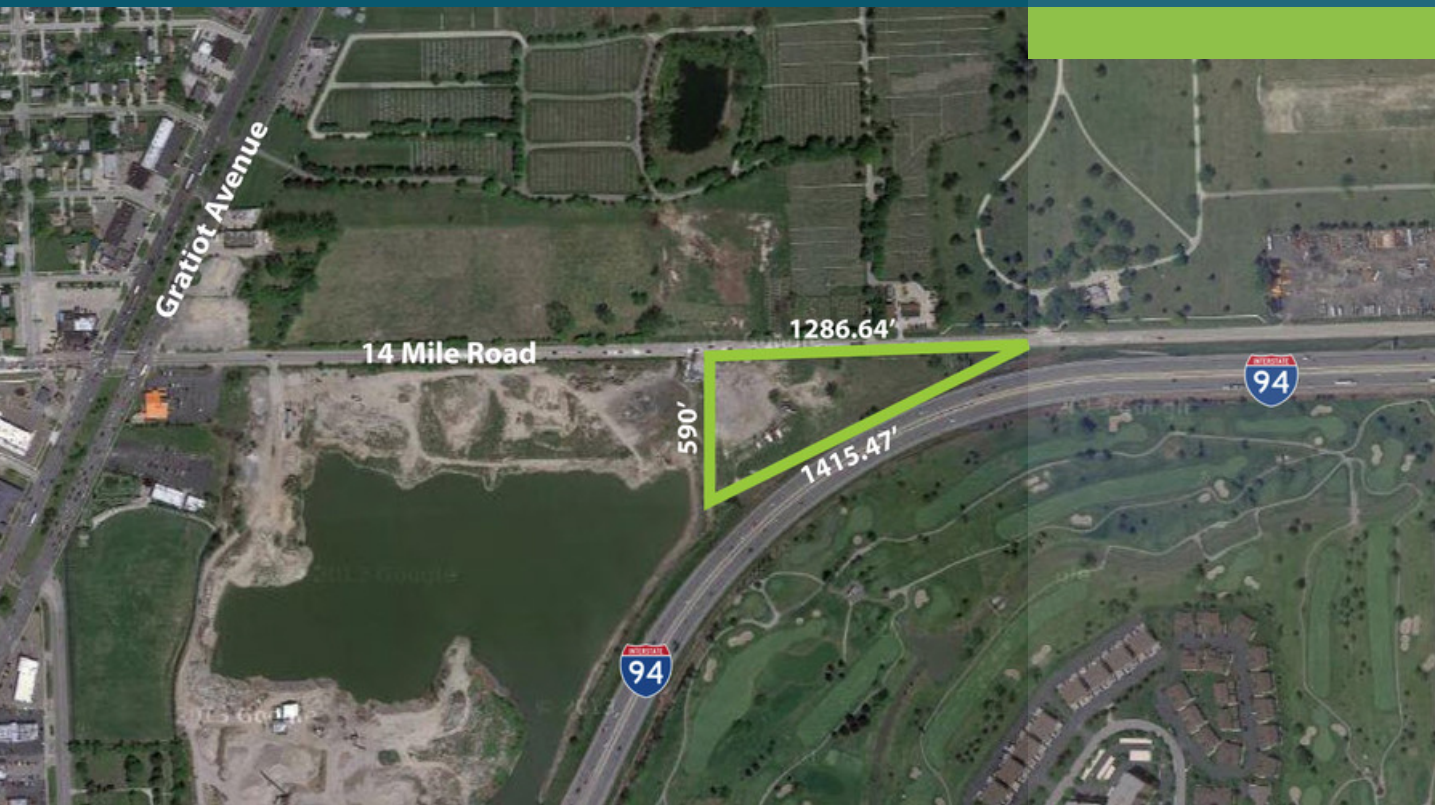


# LAND FOR SALE

## 8.71 Acres Industrial | I-94 Frontage at 14 Mile Road

14 MILE ROAD AT I-94  
ST. CLAIR SHORES, MI 48082



8,71 Acres zoned light industrial  
High visibility - I-94 & 14 Mile Road  
Water and sewer on 14 Mile Road  
Property in graded condition



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# 8.7 ACRES INDUSTRIAL WITH I-94 FRONTAGE

14 MILE ROAD AT I-94, ST. CLAIR SHORES, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

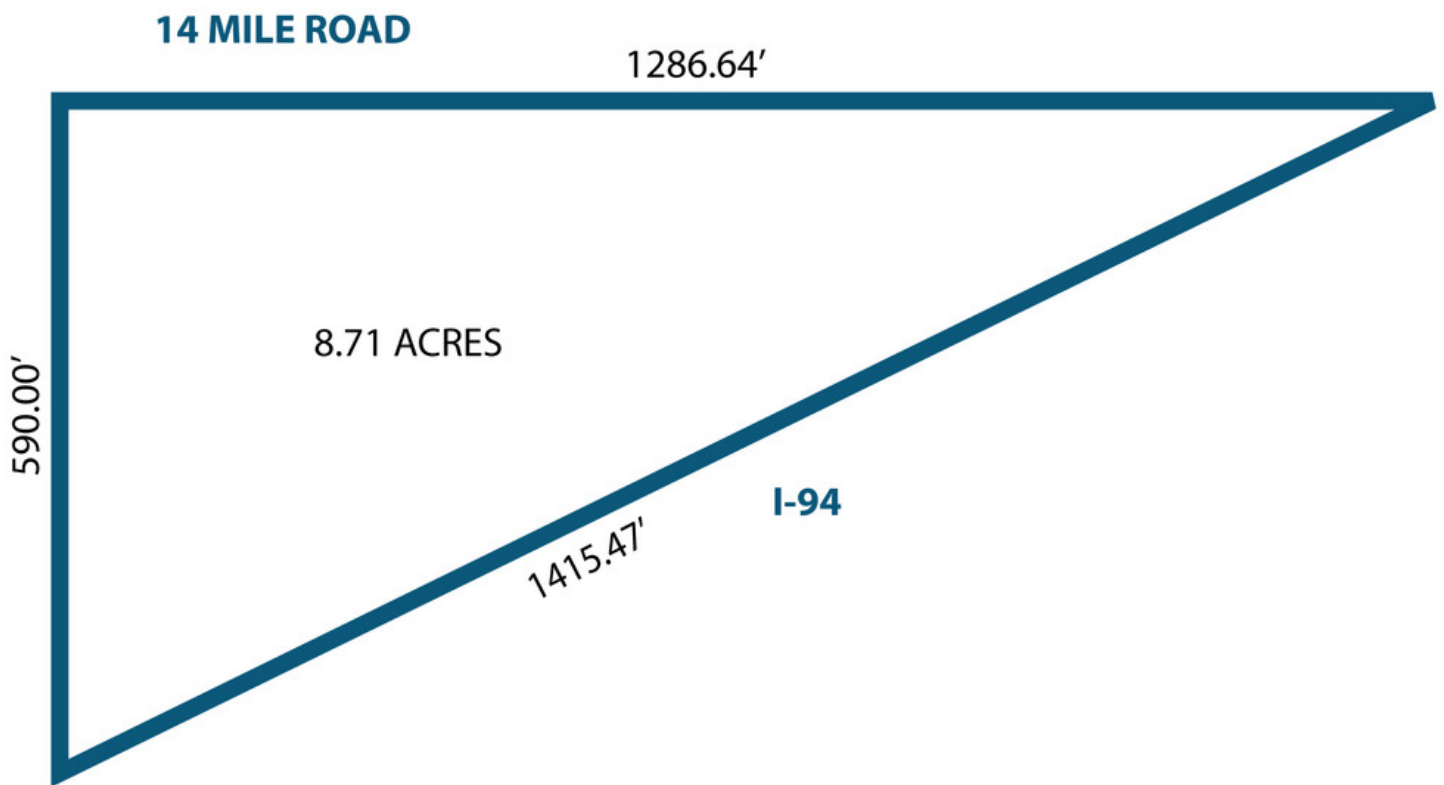
<b>Sale Price:</b>	\$1,500,000
<b>Price / SF:</b>	\$1.98
<b>Lot Size:</b>	8.7 Acres
<b>Taxes:</b>	\$1,294.92
<b>Zoning:</b>	Lt. Industrial

## PROPERTY OVERVIEW

8.71 acres, zoned light industrial. 1,451' of frontage on I-94 and 1,286.64' on 14 Mile Road in St. Clair Shores. High visibility, water and sewer on 14 Mile Road. Property is flat and graded. Current usage is outside storage. Parcel # 14-03-126-002. The two (2) billboard signs are not included.

## PROPERTY HIGHLIGHTS

- 8.71 Acres zoned light industrial
- High visibility - I-94 & 14 Mile Road
- Water and sewer on 14 Mile Road
- Property in graded condition



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