

1.5 ACRES
LAND



FOR SALE



8038 Maple Ridge Rd

Alger, Michigan 48610

Property Highlights

- Zoned Highway Commercial District (HC)
- 1.50 Acres of Land
- 300 ft Frontage on Maple Ridge Rd
- 2017 Survey Available
- No Known Wetlands
- Utilities Available at the Street
- 1.50 Miles from Village of Alger
- Permitted Uses: General Retail, Drive-Thru, Restaurants, Hotels & Motels, Forestry Related Businesses, Motor Vehicle Service Operations, Storage Facilities, Contractors & Builders Establishments, Commercial Recreation, Theaters, Residential Dwellings - Single Family, Duplex, Multi-Family Planned Developments, and General Agricultural Uses (Except Large Scale Livestock Enterprises)
- Not Permitted - Opted Out of Cannabis

OFFERING SUMMARY

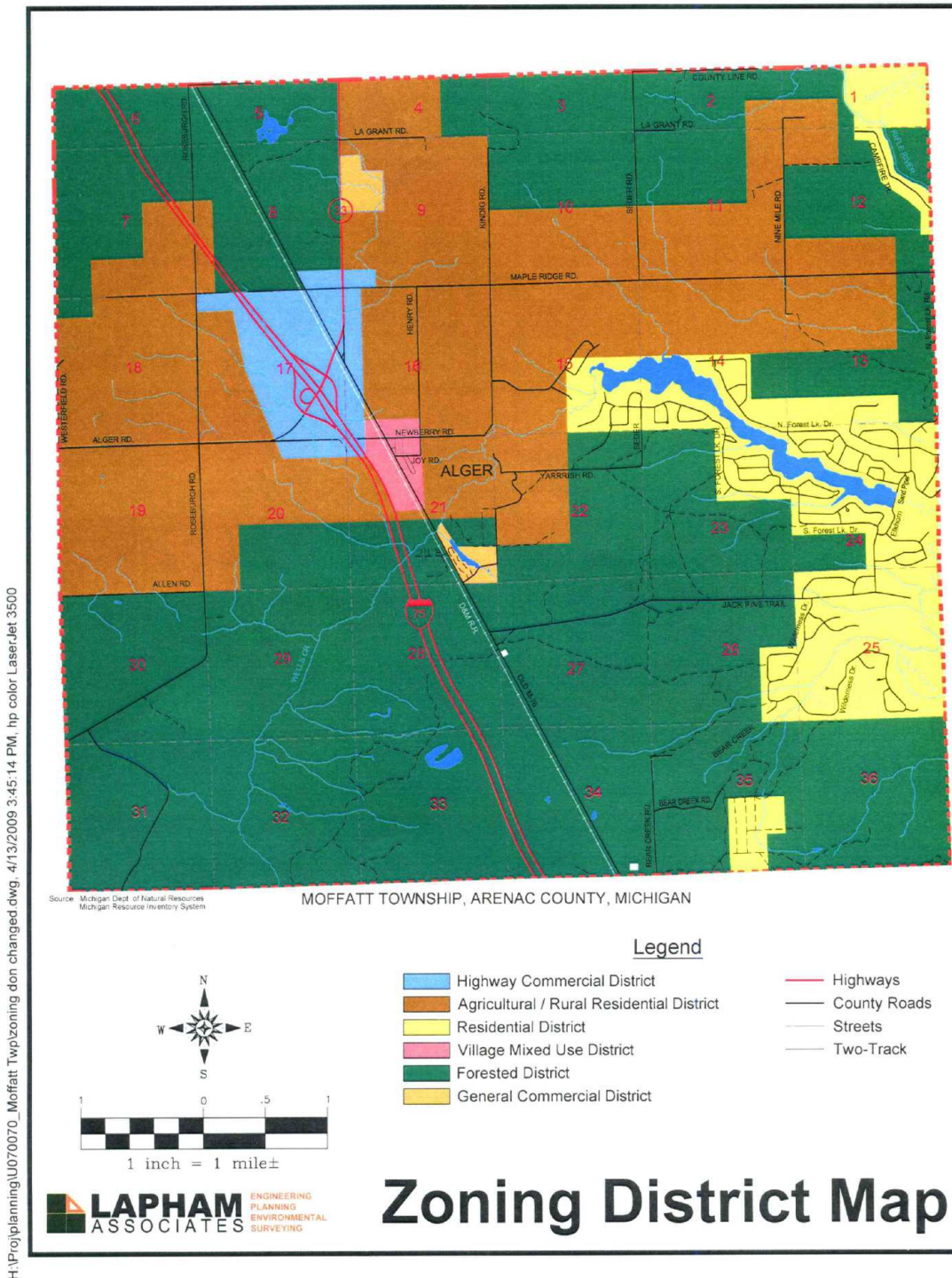
Sale Price:	\$250,000
Lot Size:	1.5 Acres

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Total Households	1,466	2,634	6,478
Total Population	3,269	5,921	14,662
Average HH Income	\$63,686	\$63,603	\$67,659

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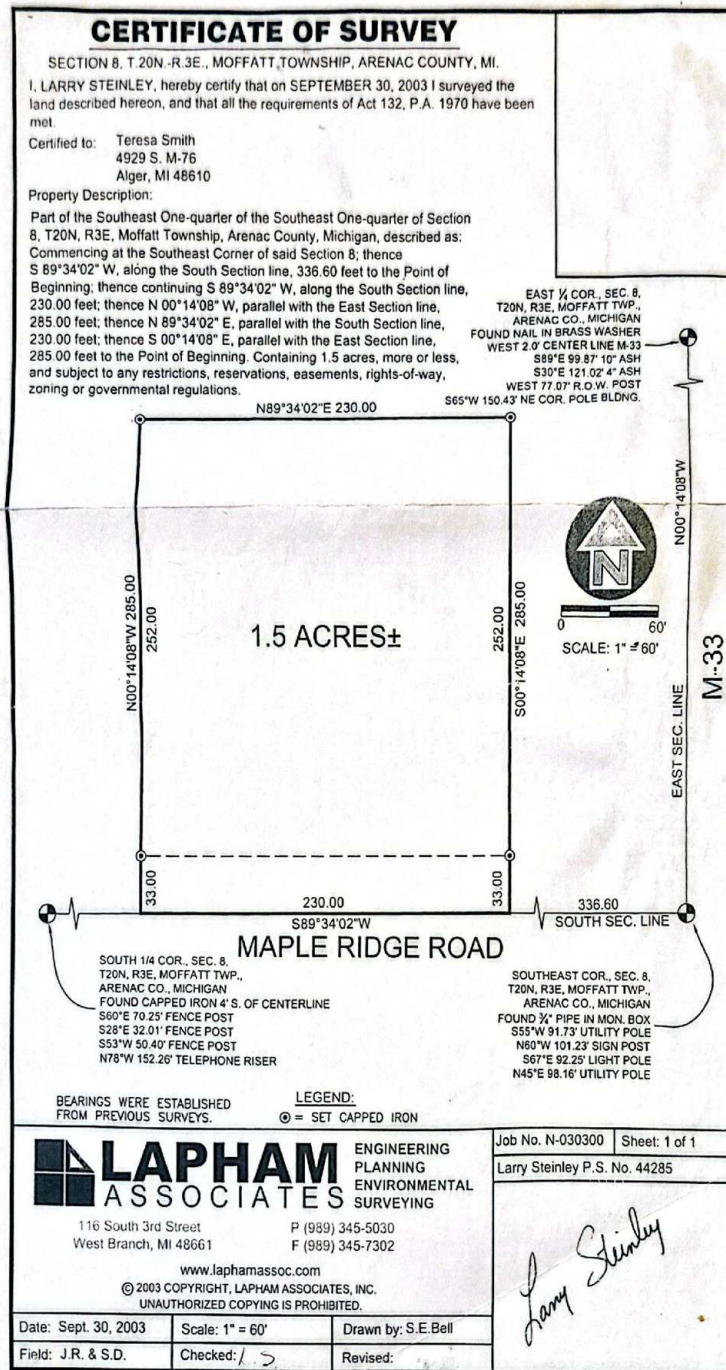
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NAI Farbman

Commercial Real Estate Services, Worldwide.

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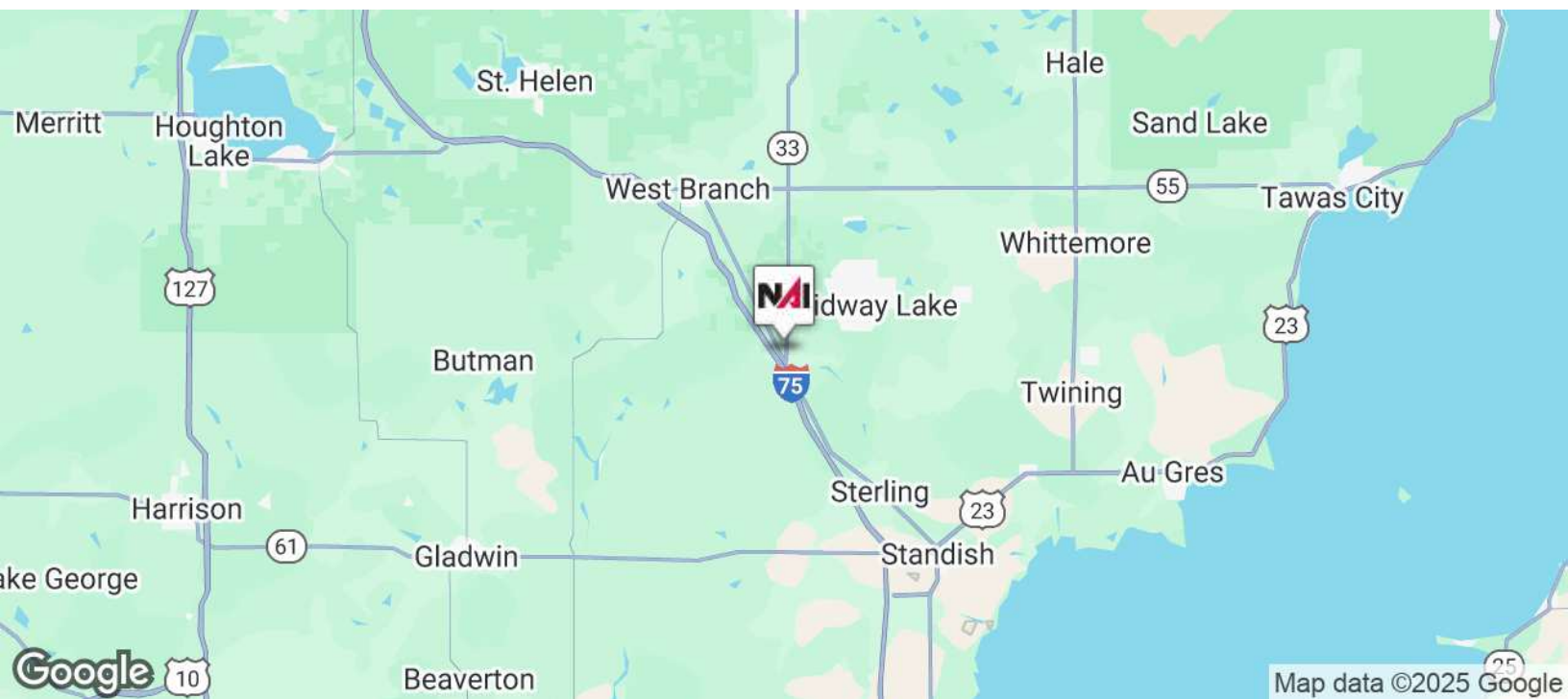
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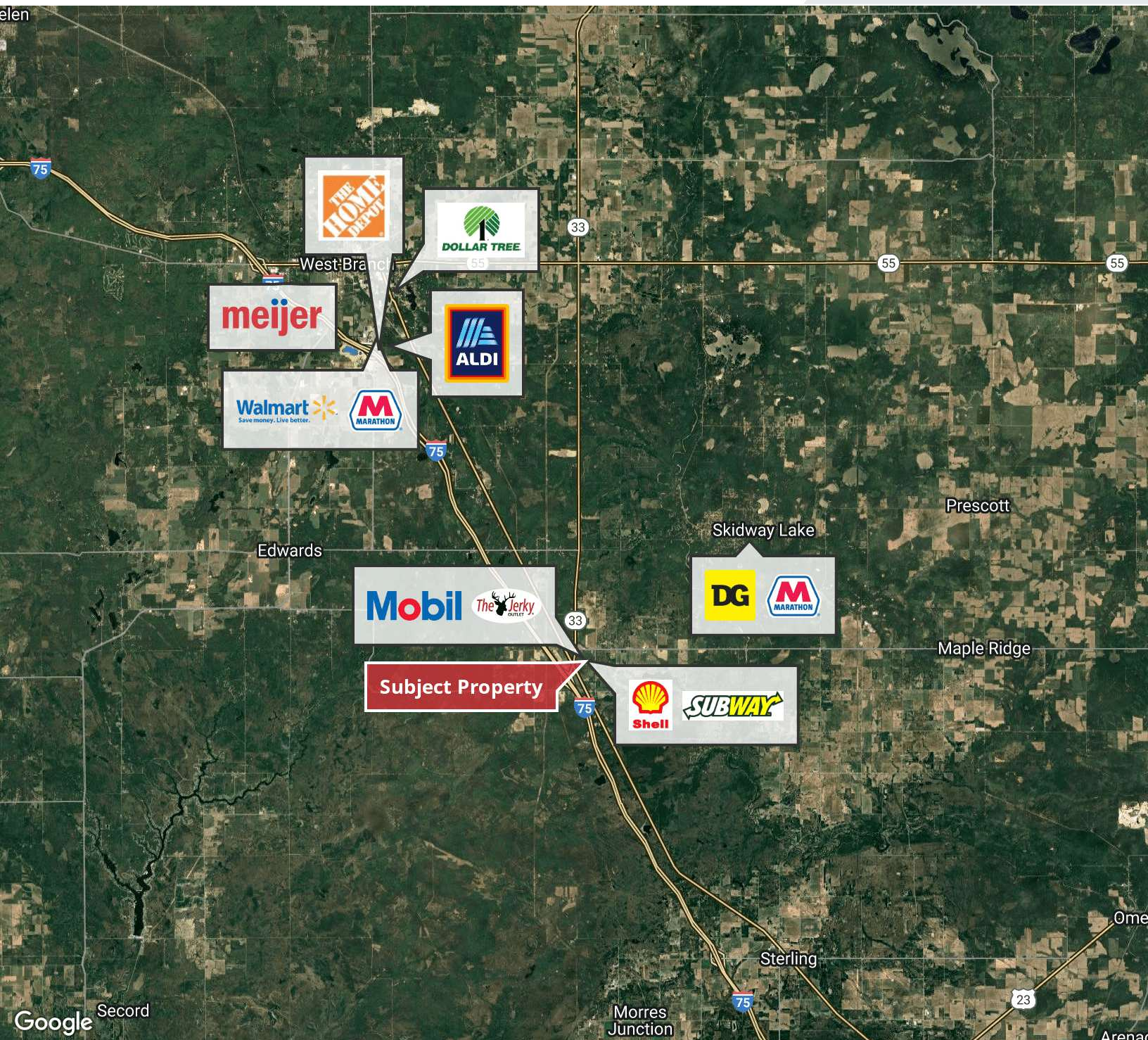
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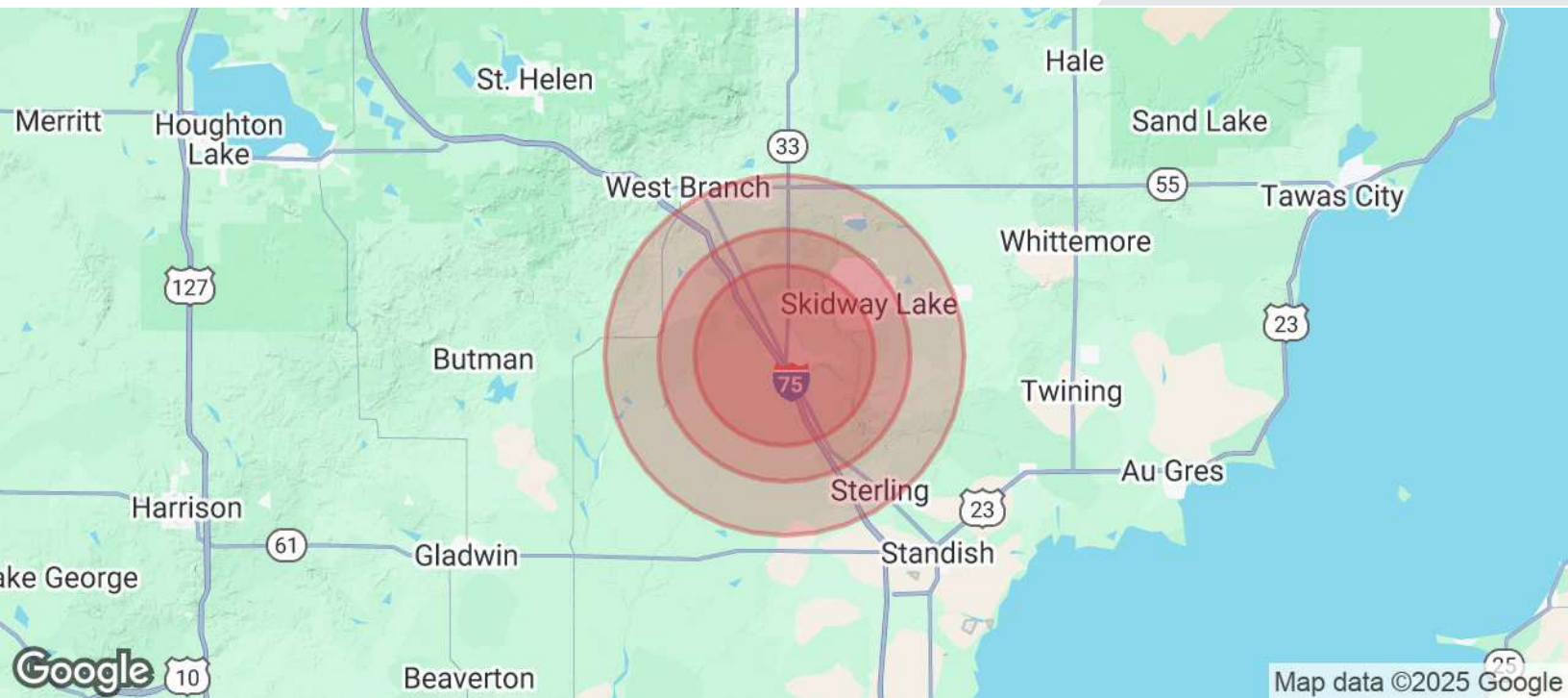
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POPULATION	5 MILES	7 MILES	10 MILES
Total Population	3,269	5,921	14,662
Average Age	47	47	46
Average Age (Male)	47	47	46
Average Age (Female)	47	46	46
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	1,466	2,634	6,478
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$63,686	\$63,603	\$67,659
Average House Value	\$130,269	\$130,647	\$156,059

Demographics data derived from AlphaMap