

FULLY ENTITLED MULTIFAMILY CONVERSION

201 N. NEEPER, CAPAC, MI 48014



PROPERTY DESCRIPTION

Interior demolition complete, ready for construction
 Extremely cooperative municipality
 commercial kitchen space included in Phase 1

PROPERTY HIGHLIGHTS

- Ready for permits for Phase 1 (18 Units)
- All Architectural included

OFFERING SUMMARY

Sale Price:	\$625,000
Number of Units:	18-28
Lot Size:	3.8 Acres
Building Size:	52,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	651	1,086	1,522
Total Population	1,473	2,545	3,625
Average HH Income	\$53,650	\$59,698	\$66,494

PASQUALE (LINO) SCAMARDELLA

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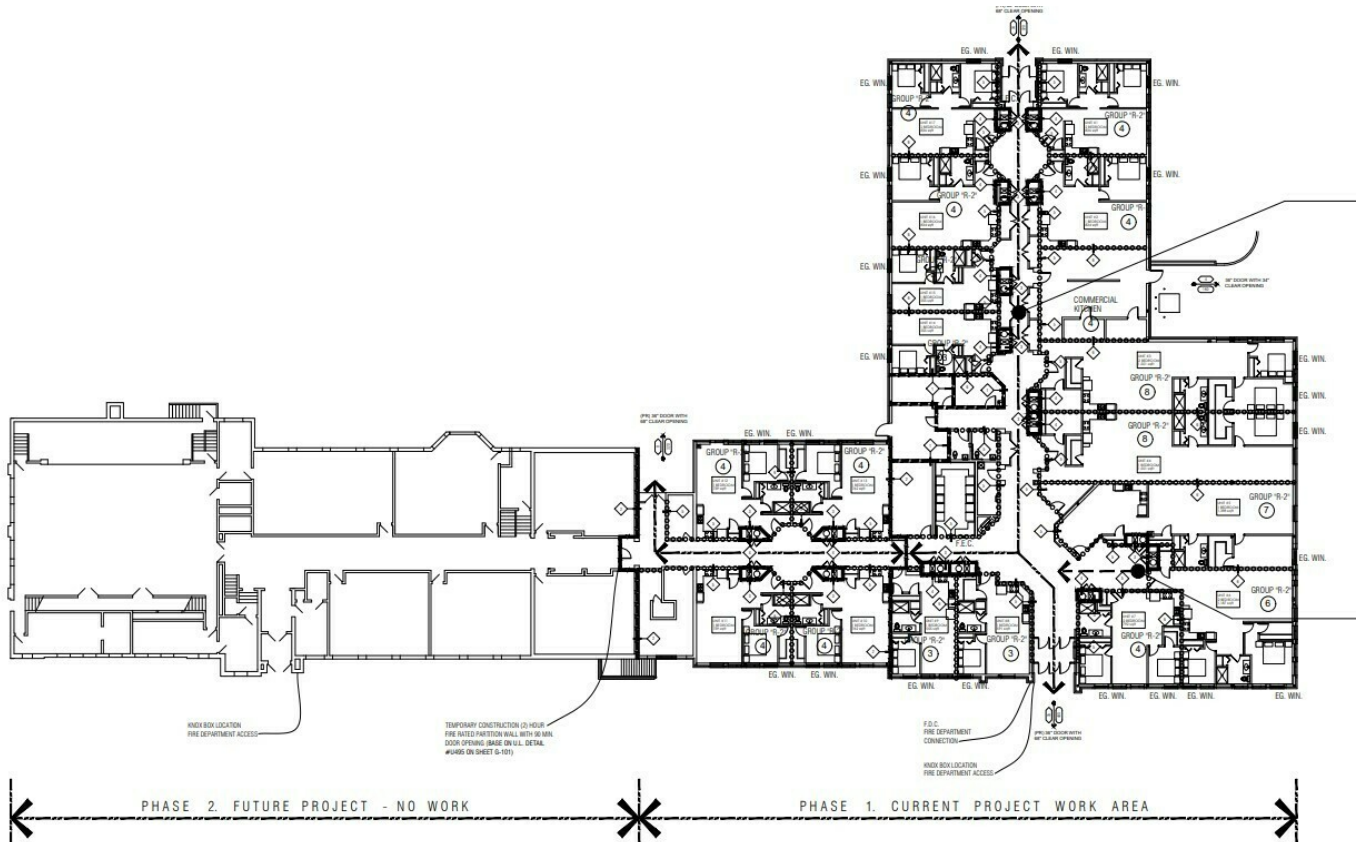
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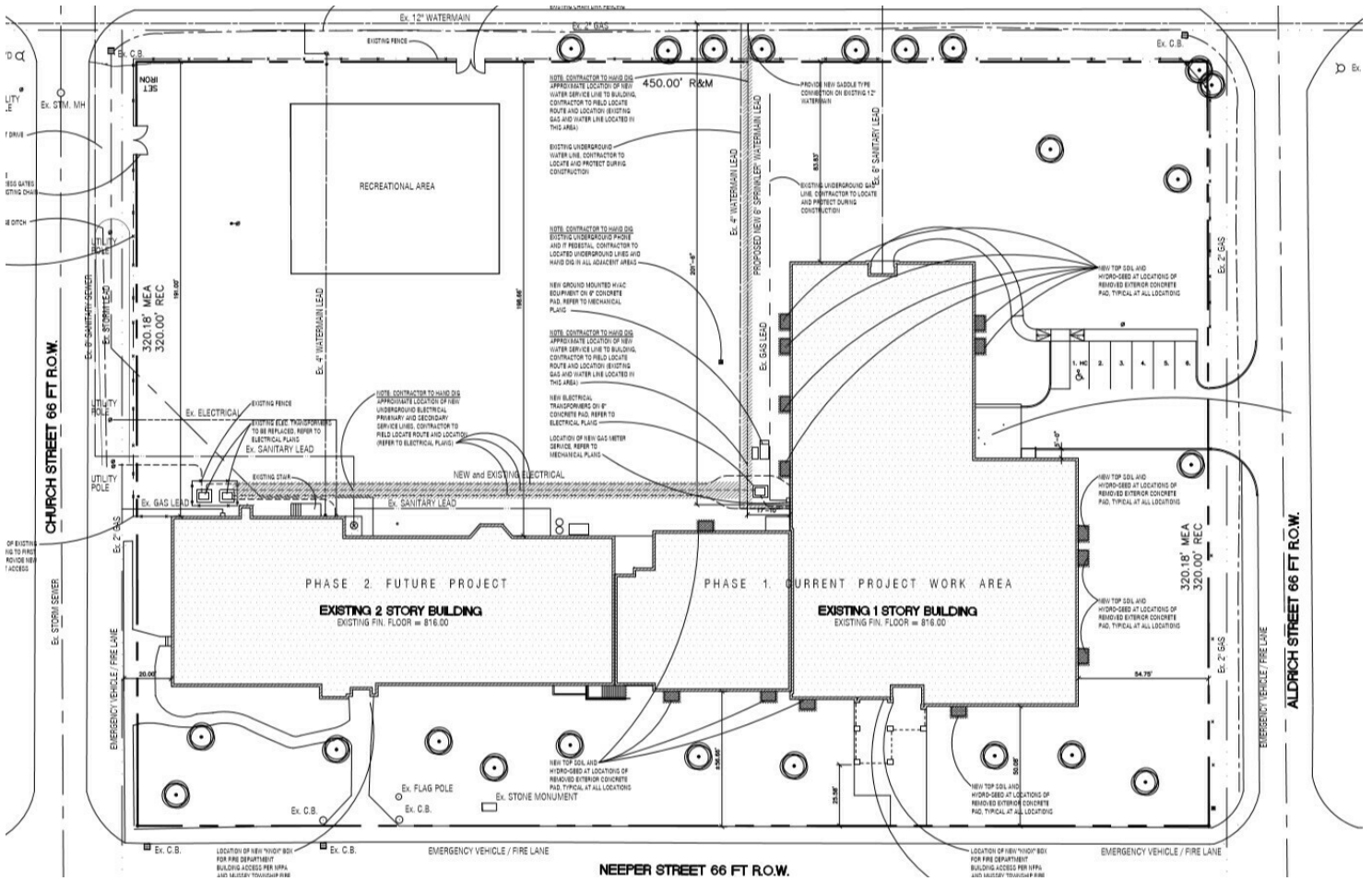


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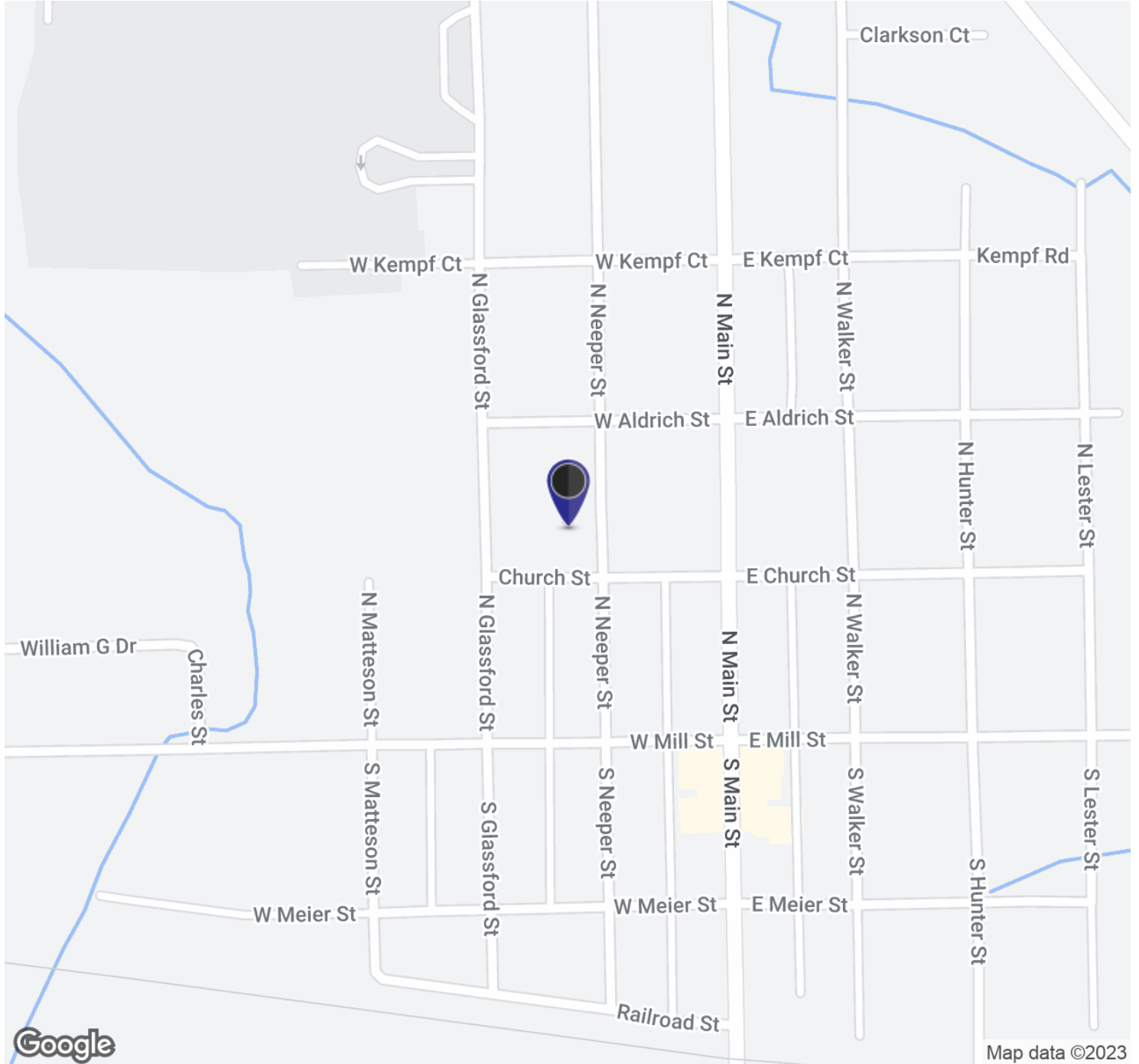
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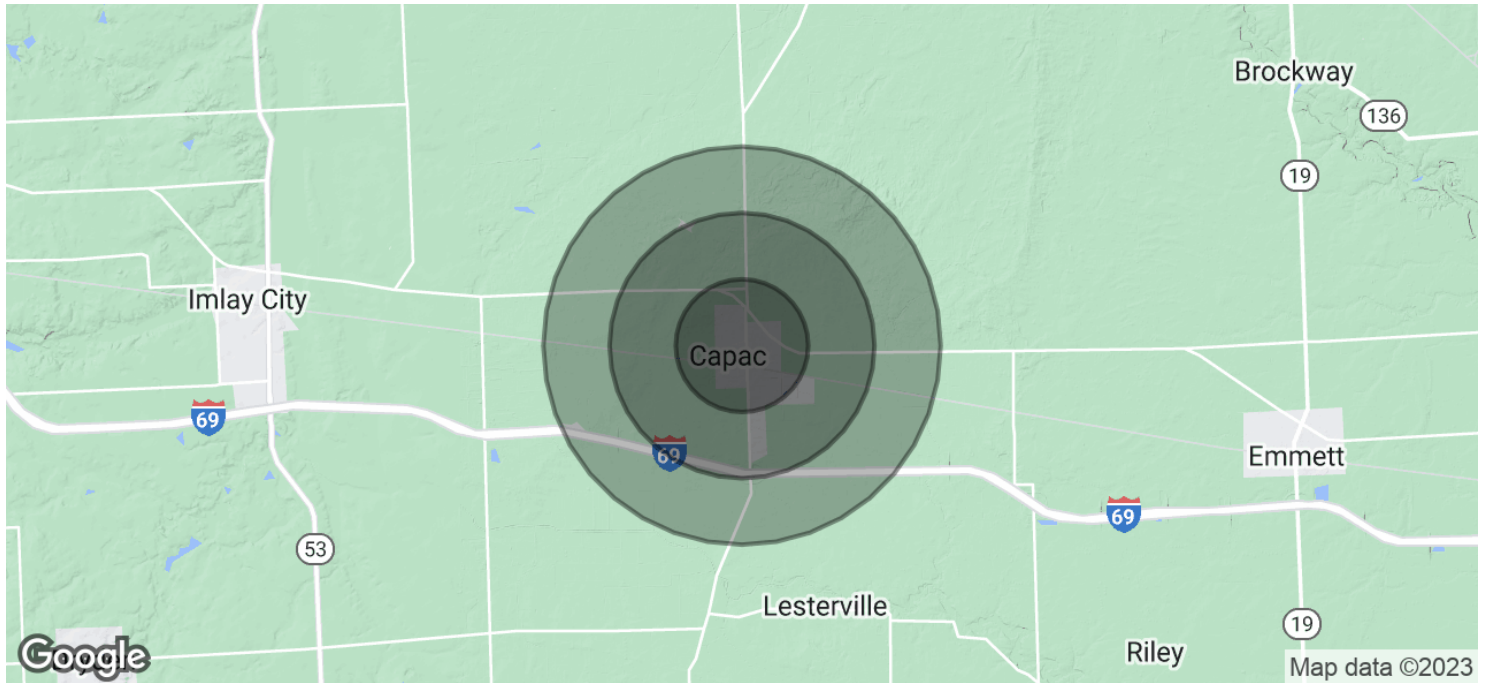
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,473	2,545	3,625
Average Age	39.8	40.9	42.5
Average Age (Male)	39.7	41.2	43.2
Average Age (Female)	41.4	42.5	43.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	651	1,086	1,522
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$53,650	\$59,698	\$66,494
Average House Value	\$98,241	\$116,035	\$142,824

* Demographic data derived from 2020 ACS - US Census