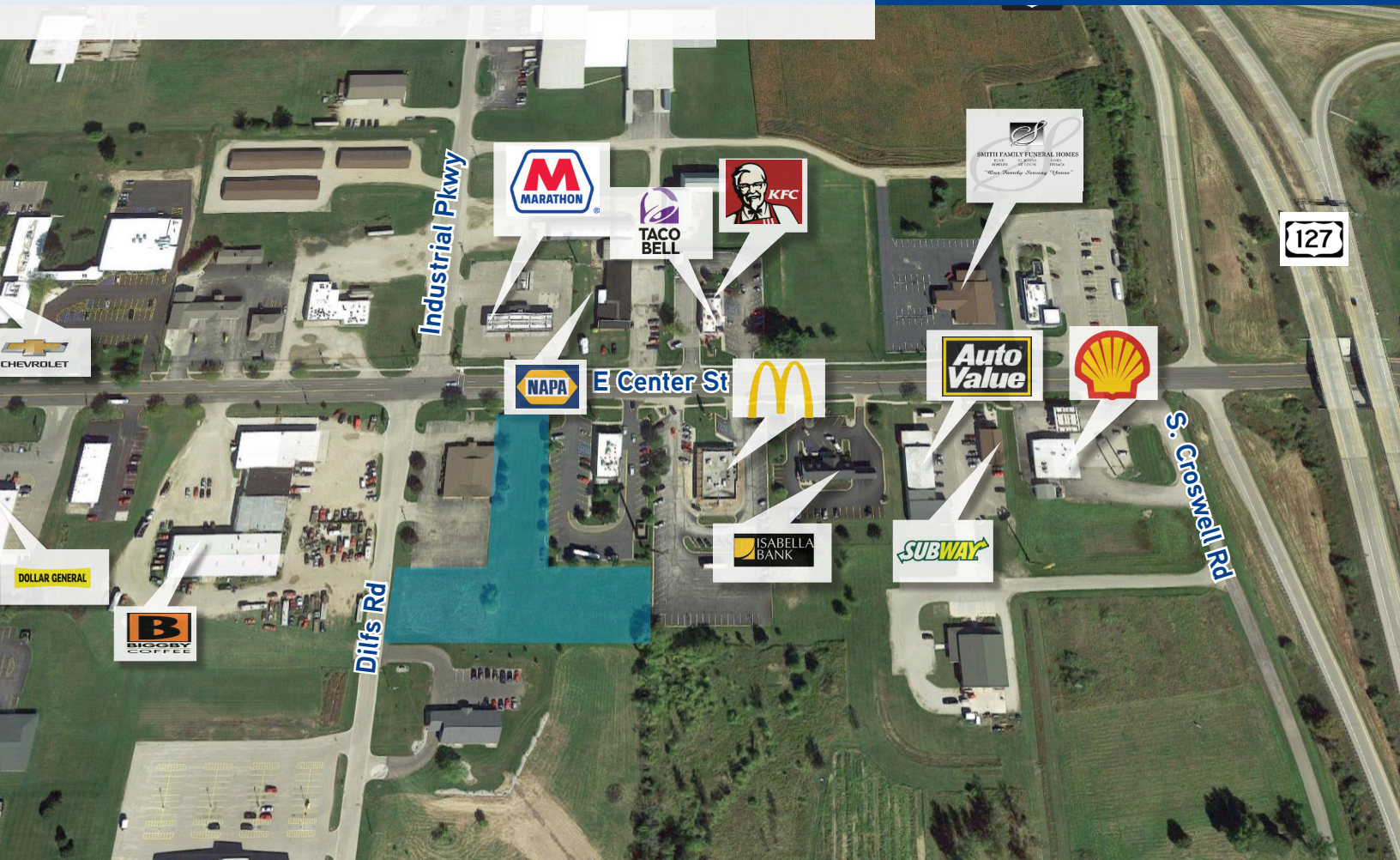


For Sale

1338 E. Center Street, Ithaca, MI

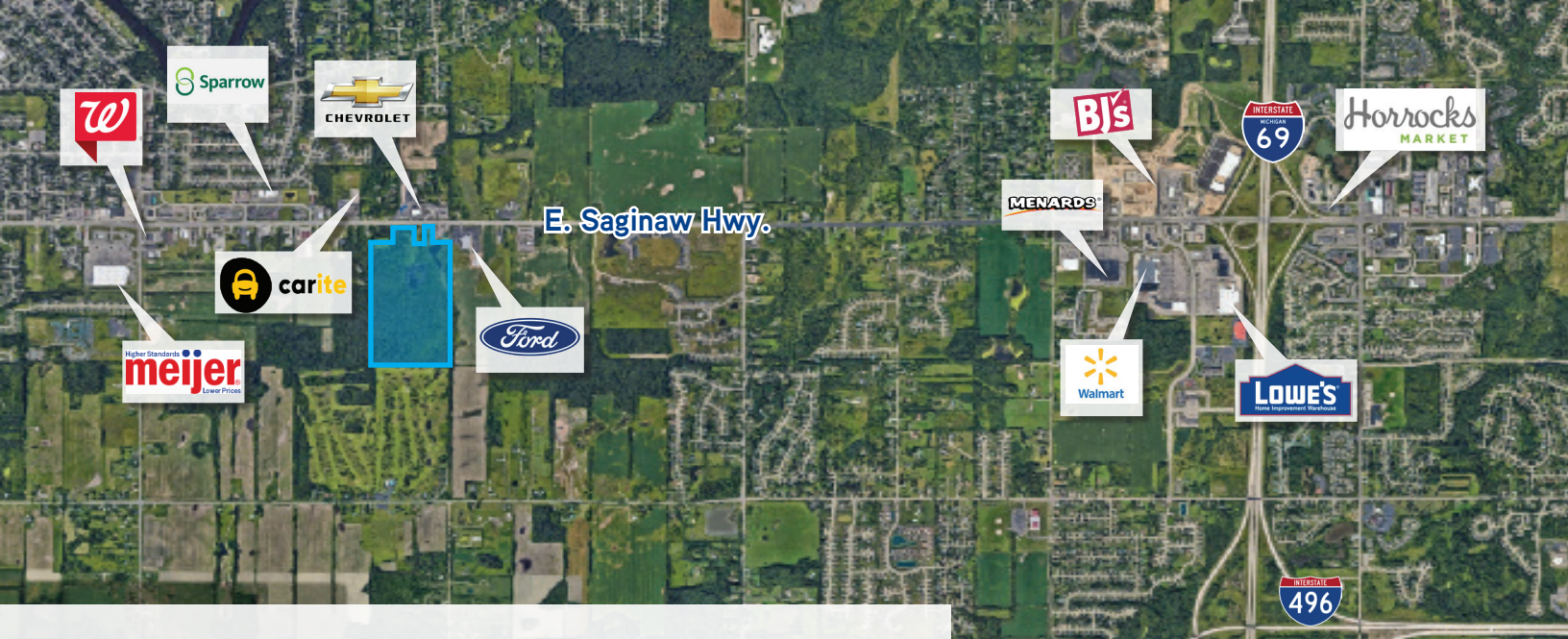


Shawn O'Brien, CCIM
Vice President
+1 517 303 5554
shawn.obrien@colliers.com



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Property Highlights

- Access to lots from both Dilts Road and Center Street
- Curb cut already installed at Center Street
- All municipal utilities to site
- Zoning allows for office and retail use
- Site is located less than one mile west of US-127 on/off ramp and within 1.5 miles of the ZFS Ithaca Soybean Process Plant

Acreage	Up to +/- 1.71 Lot A: 1.41 Acres Lot B: 0.30 Acres
Sale Price	Total: \$140,000 (81,871/Acre) Lot A: \$105,000 (\$74,468/Acre) Lot B: \$35,000 (\$116,667/Acre)
Price/Acre	\$17,967.14/Acre
County	Gratiot
Municipality	City of Ithaca
Parcel #	Lot A: 52-050-025-01 Lot B: 52-050-024-00 (Lot is a portion of office building parcel)
2021 Taxes	Lot A: +/- \$1,500 Lot B: +/- \$8,900 (includes office building)



Total Population

(5 Miles)
170,944
(10 Miles)
33,624
(15 Mile)
17,827



Income

(5 Miles)
\$72,449
(10 Miles)
\$88,630
(15 Mile)
\$92,223



Median Age

(5, 10, 15 Miles)
42.2

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