For Sale

1338 E. Center Street, Ithaca, MI



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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

	Up to +/- 1.71
Acreage	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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