

**INDUSTRIAL PROPERTY // FOR SALE**

# **+/- 36,000 SF BUILDING ON 2.02 ACRES WATERFRONT ON HOLLOWAY RESERVOIR**

4820 RIVER STREET  
COLUMBIAVILLE, MI 48421



- +/- 36,000 SF
- 16' - 20' Clear Height
- 220 Volt | 1000 AMP
- 2.02 Acres of Waterfront Property



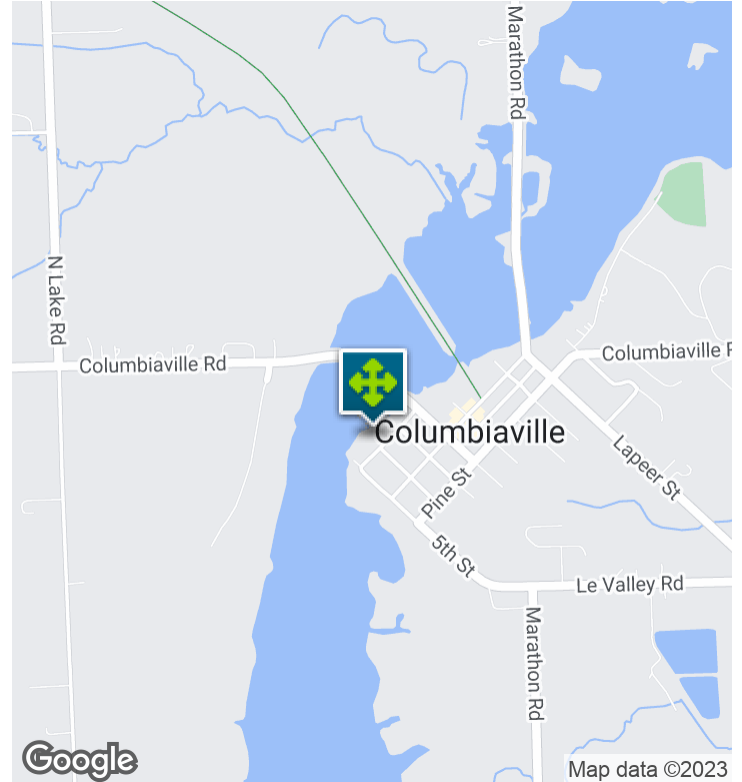
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$1,080,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	36,000 SF
<b>Available SF:</b>	36,000 SF
<b>Lot Size:</b>	2.02 Acres
<b>Price / SF:</b>	\$30.00
<b>Year Built:</b>	1970
<b>Zoning:</b>	Commercial
<b>Market:</b>	Columbiaville
<b>Submarket:</b>	Lapeer

## PROPERTY OVERVIEW

+/- 36,000 SF building on 2.02 acres, commercial use. 16' – 20' clear, 220 Volt | 1000 AMP, 300' of buss duct, three (3) – 12' x 14' doors. 880' of frontage on River St and over 900' of waterfront on the Holloway Reservoir. City utilities of water and sewer, over 100 car parking.

## LOCATION OVERVIEW

Located on River St, & Columbiaville Rd; Waterfront on Holloway Reservoir.

## PROPERTY HIGHLIGHTS

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# ADDITIONAL PHOTOS



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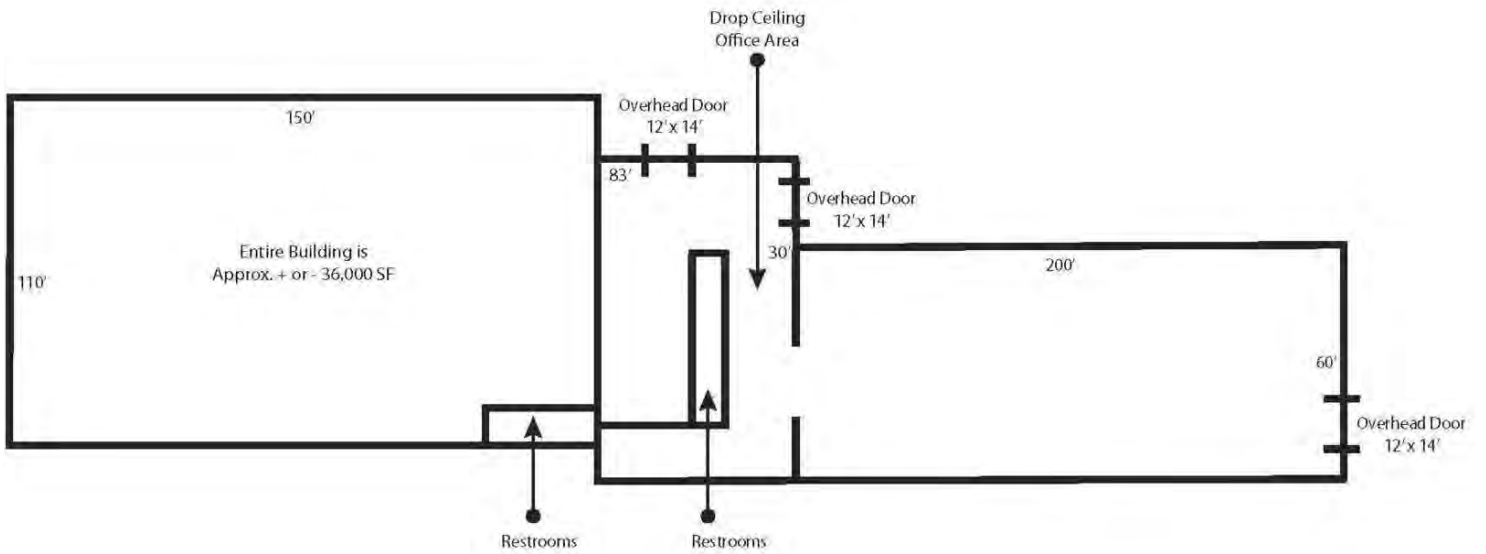
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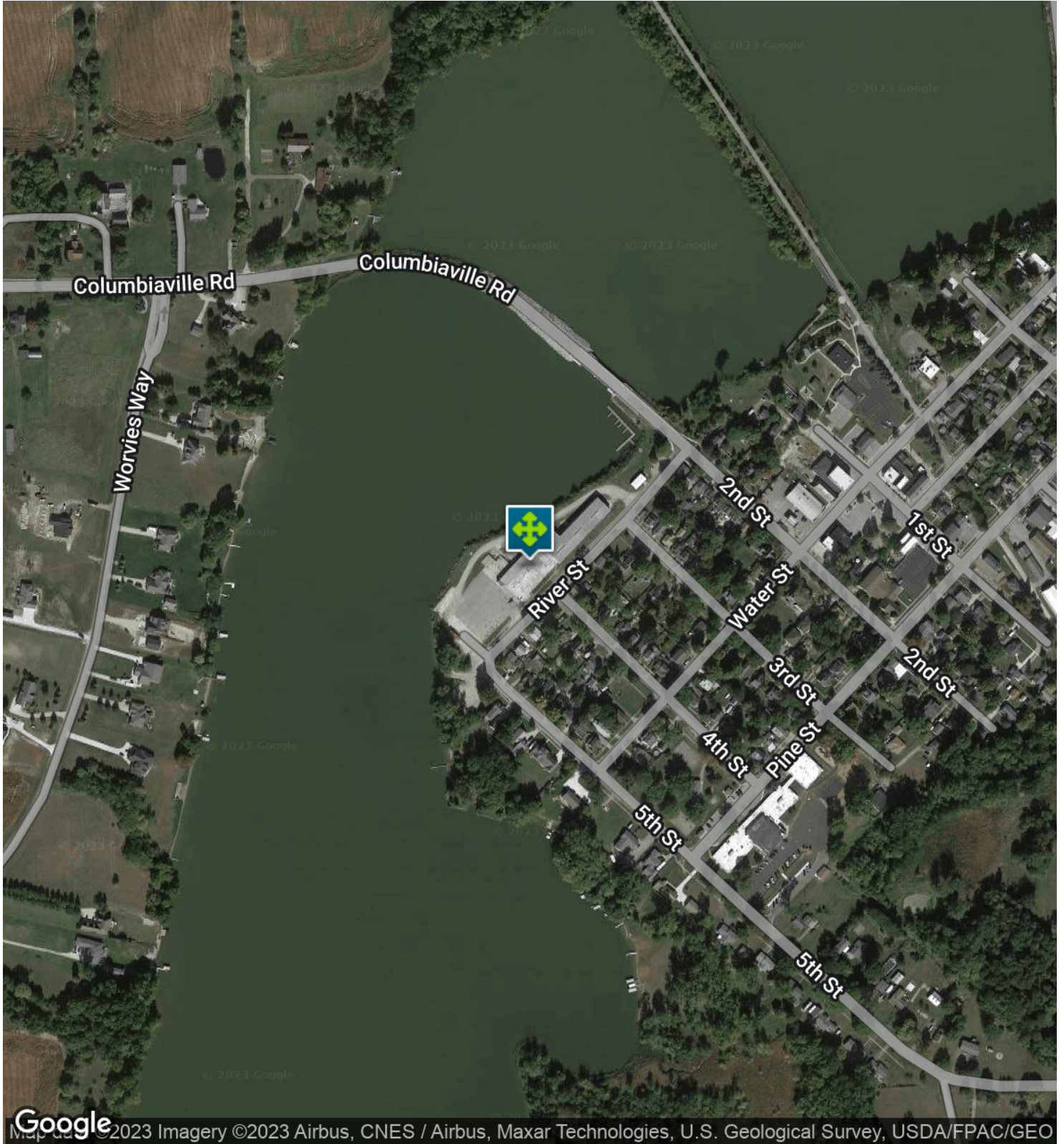
# SITE PLANS





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# AERIAL MAP



Google

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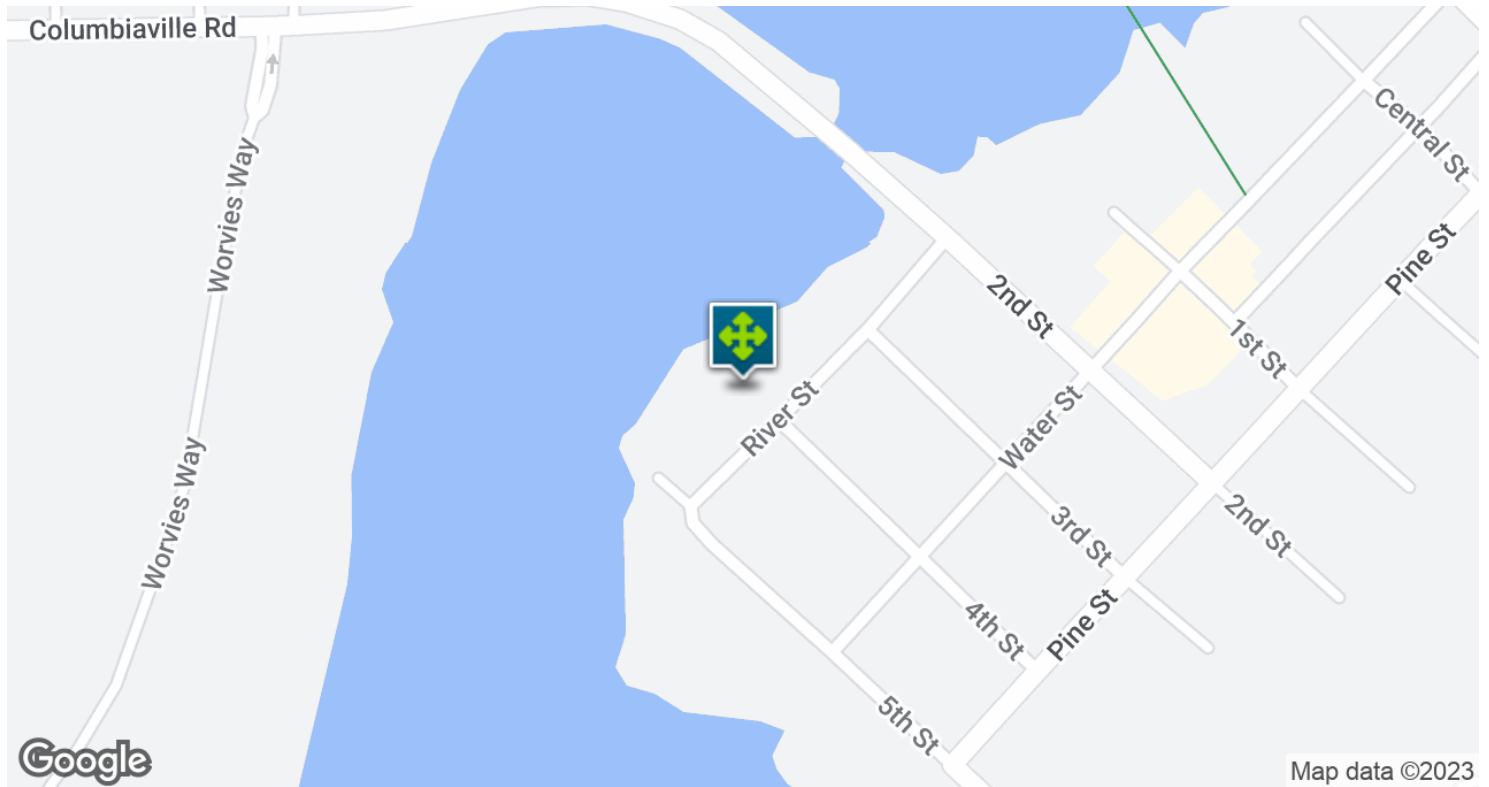
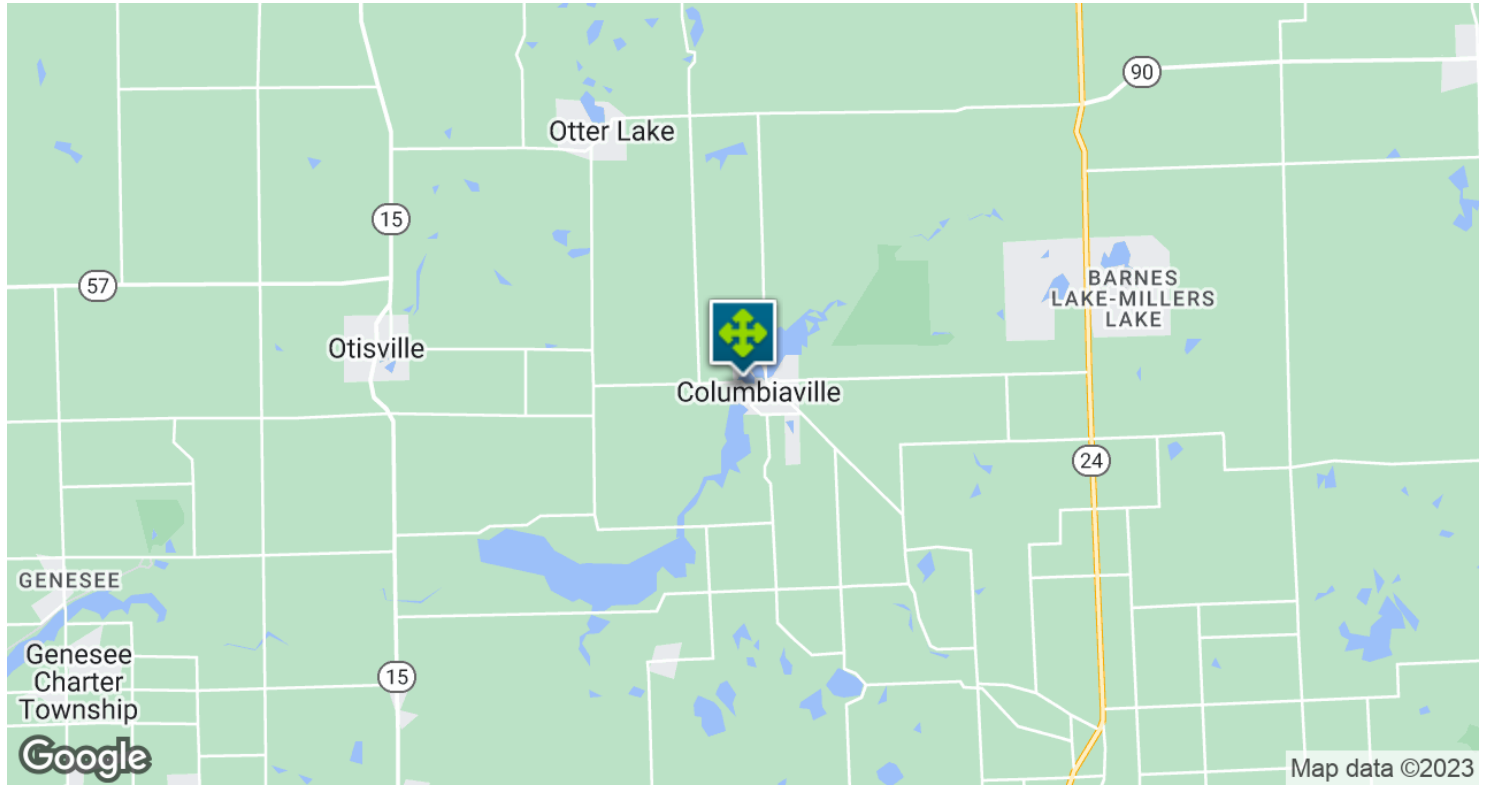
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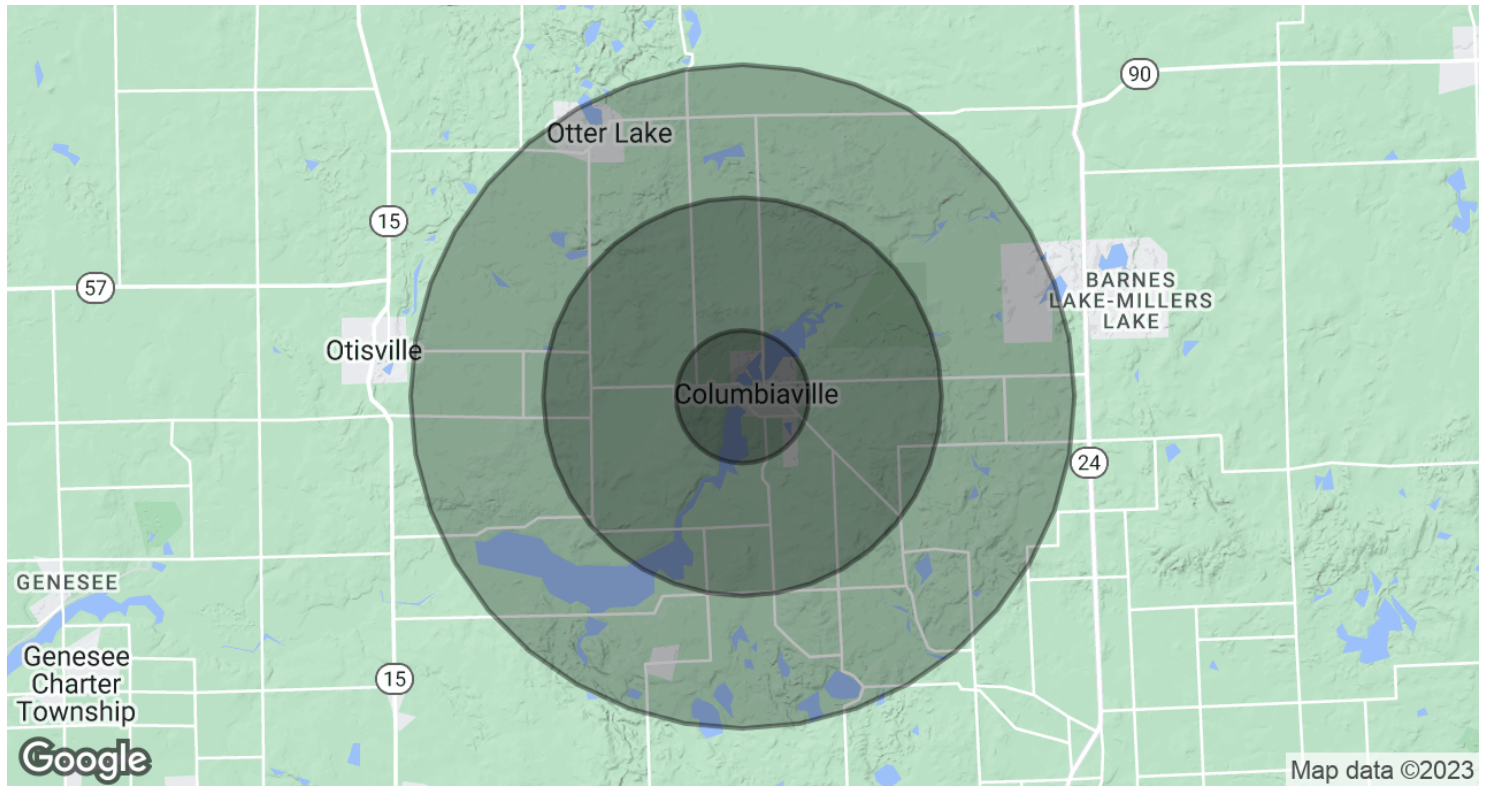


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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	398	3,472	10,673
Average Age	49.0	51.0	47.9
Average Age (Male)	42.8	48.1	45.7
Average Age (Female)	49.0	51.1	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	172	1,560	4,673
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$52,892	\$56,645	\$61,710
Average House Value	\$141,208	\$149,284	\$158,999

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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