

6610, 6626, 6640 SECOR ROAD  
LAMBERTVILLE, MI 48144  
(BEDFORD TOWNSHIP)

VACANT LAND FOR SALE  
2.894 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

<b>Price:</b>	\$500,000.00
<b>Acreage:</b>	2.864
<b>Dimensions:</b>	334.5' x 377'
<b>Closest Cross Street:</b>	Smith Road
<b>County:</b>	Monroe
<b>Zoning:</b>	R-2 A ( C 1 zone change)
<b>Easements:</b>	Of record
<b>Curb Cuts:</b>	TBD
<b>Topography:</b>	Flat
<b>Survey Available:</b>	No
<b>Environmental Report:</b>	No



For more information, please contact:

**KEN MARCINIAK, SIOR**  
(419) 249 6302  
kmarciniak@signatureassociates.com

**JASON SHEPPARD**  
(419) 249 6316  
jsheppard@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

### PROPERTY DESCRIPTION

Drainage:	Storm sewer
Improvements:	None
Restrictions:	Per zoning
Sign on Property:	Yes
Adjacent Land	
North:	Suburban residential
South:	Neighborhood business
East:	Suburban residential
West:	Neighborhood business

### UTILITIES

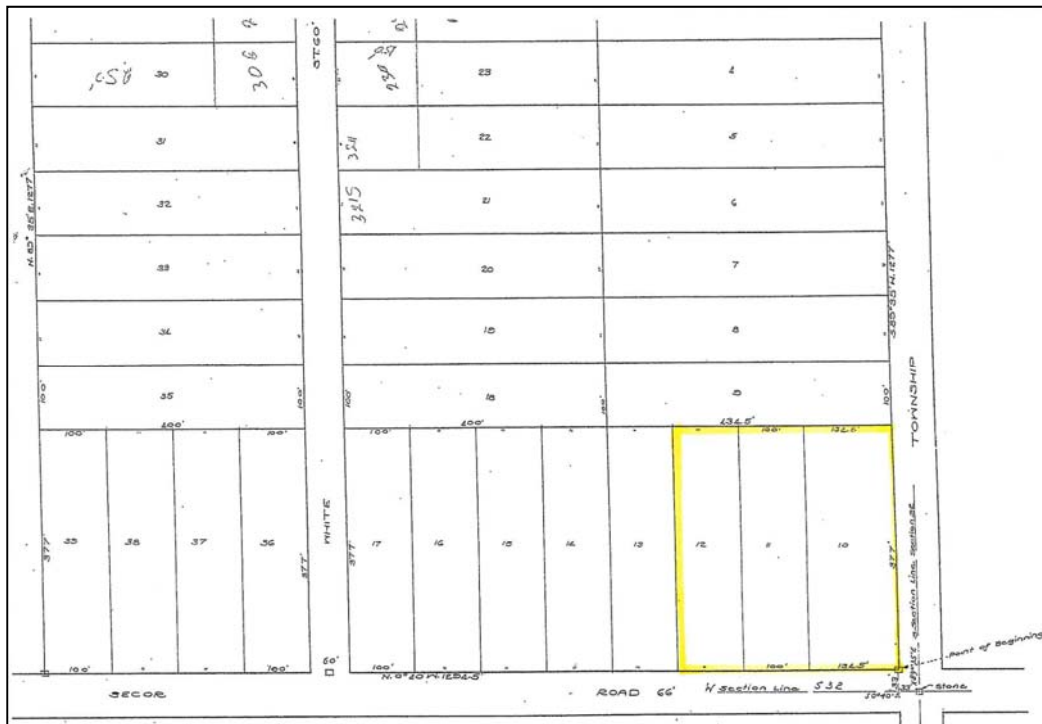
Electric:	Consumers Energy
Gas:	Michigan Gas Utilities
Water:	South County Water – 8' east side of Secor Road.
Sanitary Sewer:	Yes – Drawings on file
Storm Sewer:	Secor Road

### 2017 REAL ESTATE TAXES

TD:	582645010-011-012
Total Annual Taxes:	\$1,676.84

### Comments:

- 8" water main on the east side of Secor Road.
- Bedford Planning and Zoning is aware that this property will be submitted to them for zoning modification.
- Copy of sanitary prints on file.



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