

LAND PROPERTY // FOR SALE

FOR LEASE, SALE OR BUILD TO SUIT!

44927 MICHIGAN AVENUE

CANTON, MI 48188

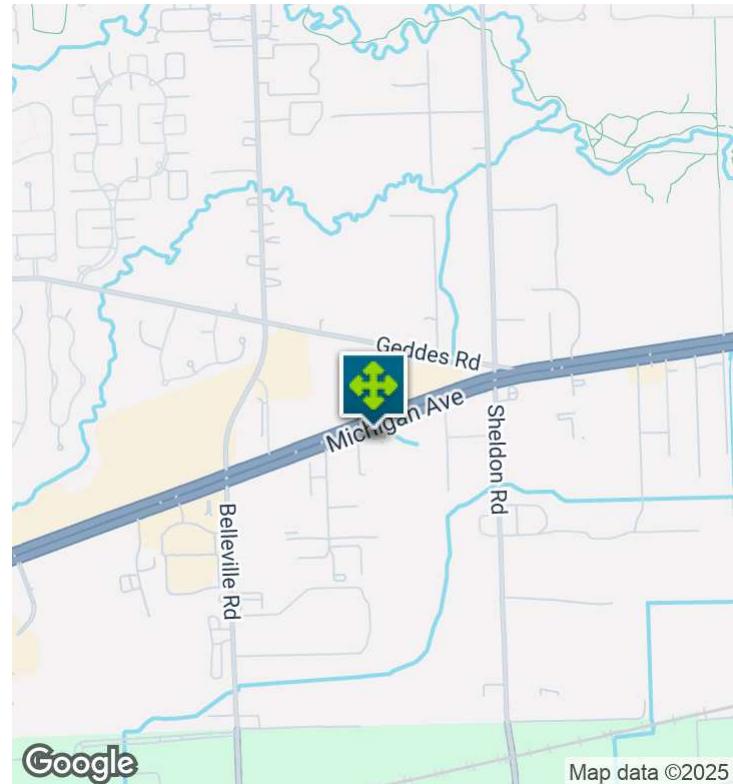
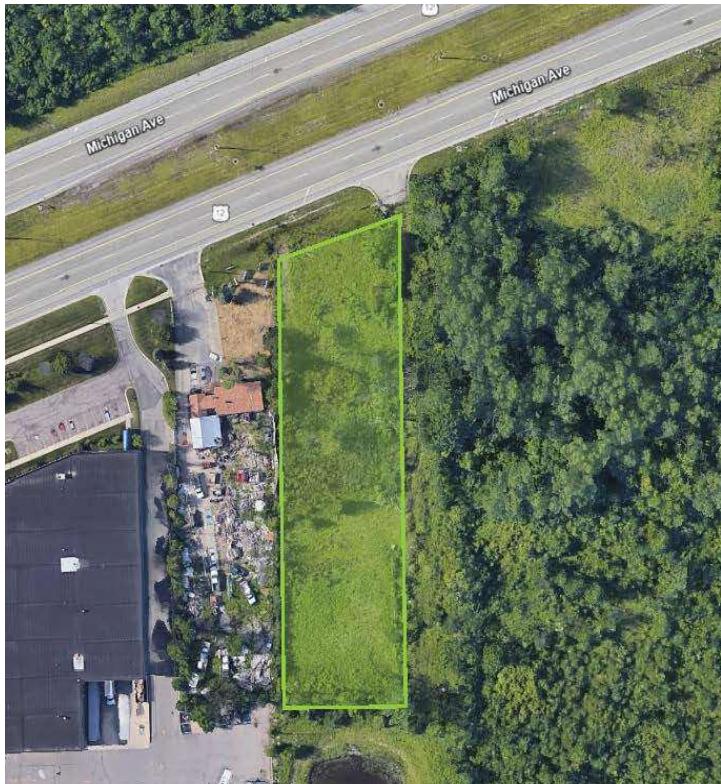


- 1.63 Acres zoned Light Industrial
- 176' of frontage on Michigan Ave
- Zoning allows for numerous industrial uses

- Prime location in Canton with quick access to I-275
- Seller Financing available

44927 MICHIGAN AVENUE, CANTON, MI 48188 // FOR SALE

EXECUTIVE SUMMARY



Sale Price

\$499,000

OFFERING SUMMARY

Lot Size:	1.63 Acres
Price / Acre:	\$306,135
Zoning:	LI-2
Market:	Detroit
Submarket:	Airport District
Traffic Count:	43,249

PROPERTY OVERVIEW

This 1.63-acre vacant lot boasts an optimal location with 176' of frontage on Michigan Avenue and LI-2 zoning, allowing for a wide range of industrial uses. With quick access to I-275 and situated in the thriving Detroit area, this property is poised to deliver substantial potential for users seeking an industrial presence in a high-demand and high-traffic location. No utilities are currently at the site.

LOCATION OVERVIEW

Located on the south side of Michigan Ave, just west of Sheldon Rd. Quick access to I-275.

PROPERTY HIGHLIGHTS

- 1.63 Acres zoned Light Industrial
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PROPERTY DETAILS

Sale Price	\$499,000
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LOCATION INFORMATION

Street Address	44927 Michigan Avenue
City, State, Zip	Canton, MI 48188
County	Wayne
Market	Detroit
Sub-market	Airport District
Cross-Streets	Michigan Ave & Sheldon Rd
Side of the Street	South
Road Type	Paved
Market Type	Large
Nearest Highway	I-275
Nearest Airport	Willow Run Airport

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	LI-2
Lot Size	1.63 Acres
APN #	71135010009300
Lot Frontage	176 ft
Lot Depth	446 ft
Corner Property	No
Traffic Count	43249
Traffic Count Street	Michigan Ave
Waterfront	No
Topography	Level

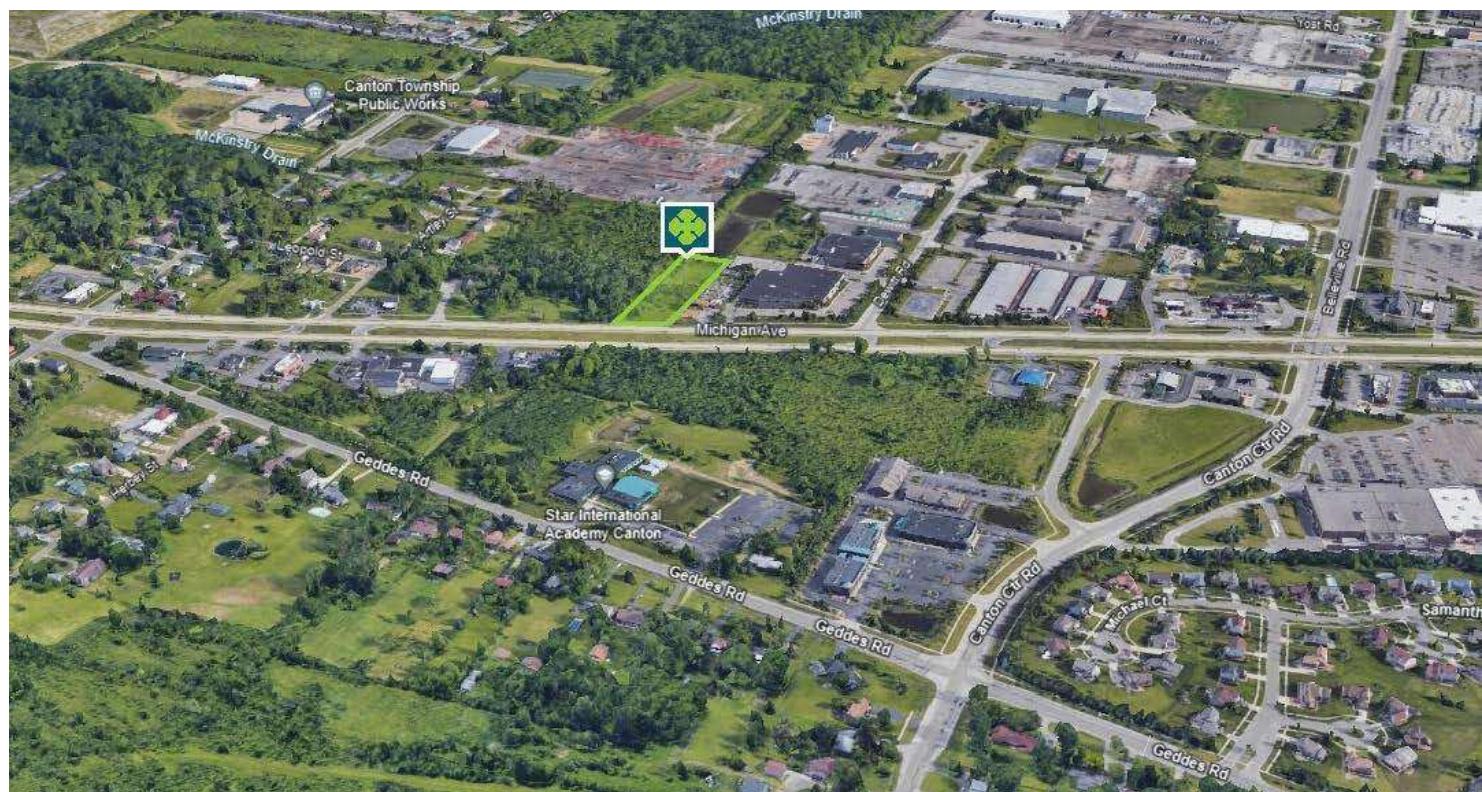
BUILDING INFORMATION

Number of Lots	1
Best Use	Industrial Use

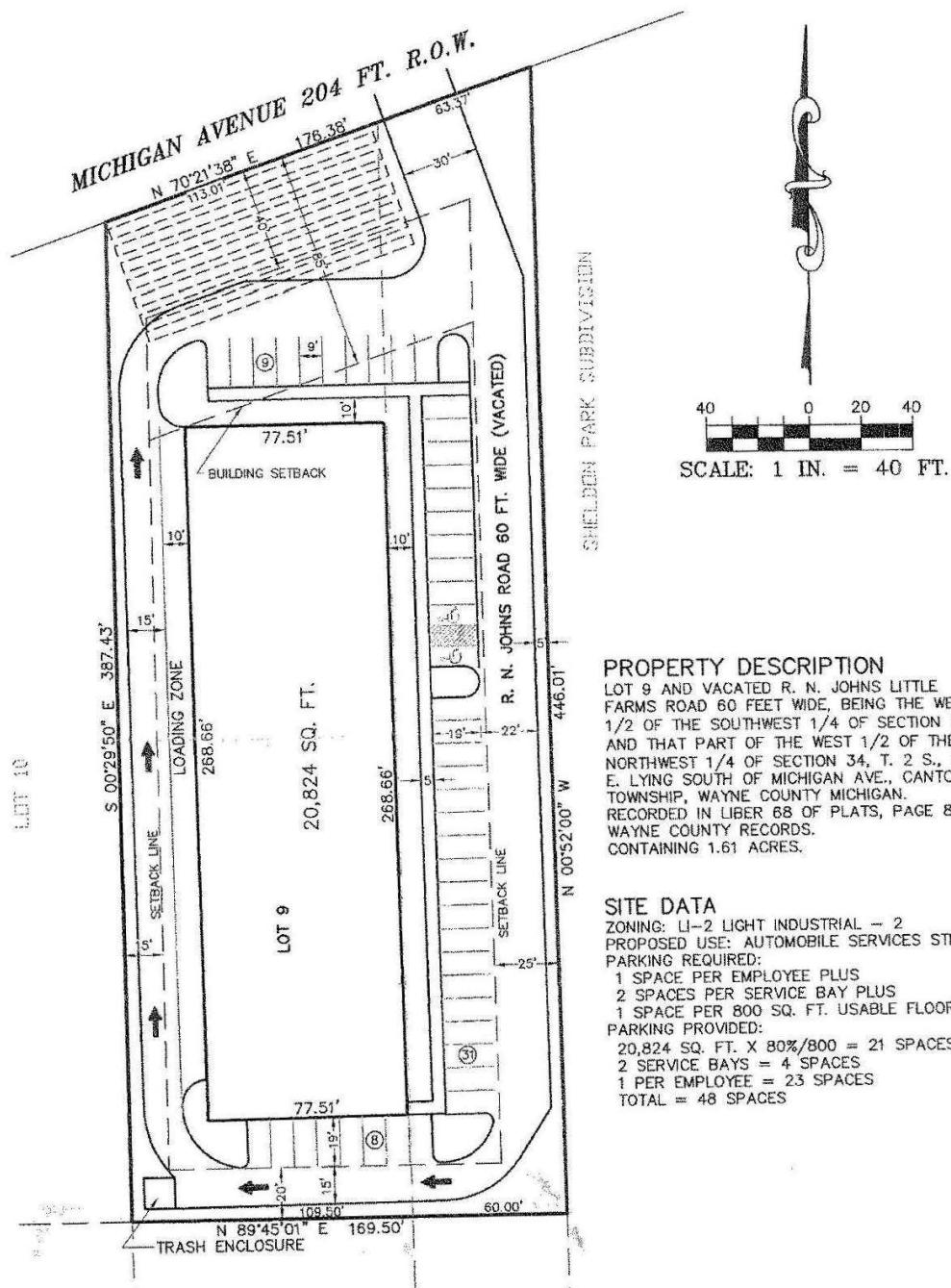


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ADDITIONAL PHOTOS

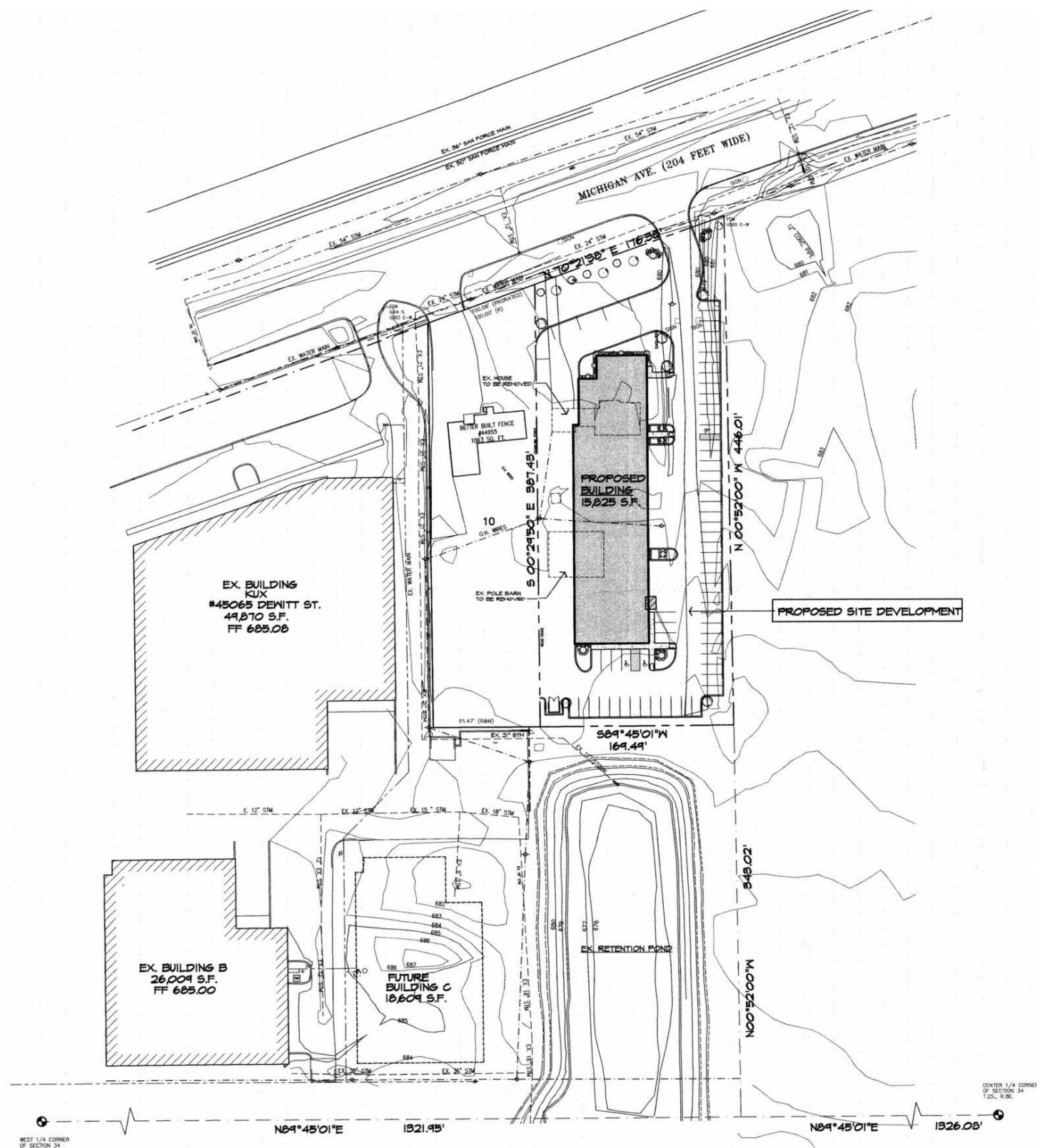


CONCEPTUAL PLAN



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EXPANDED SITE PLAN



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Acronym Selection

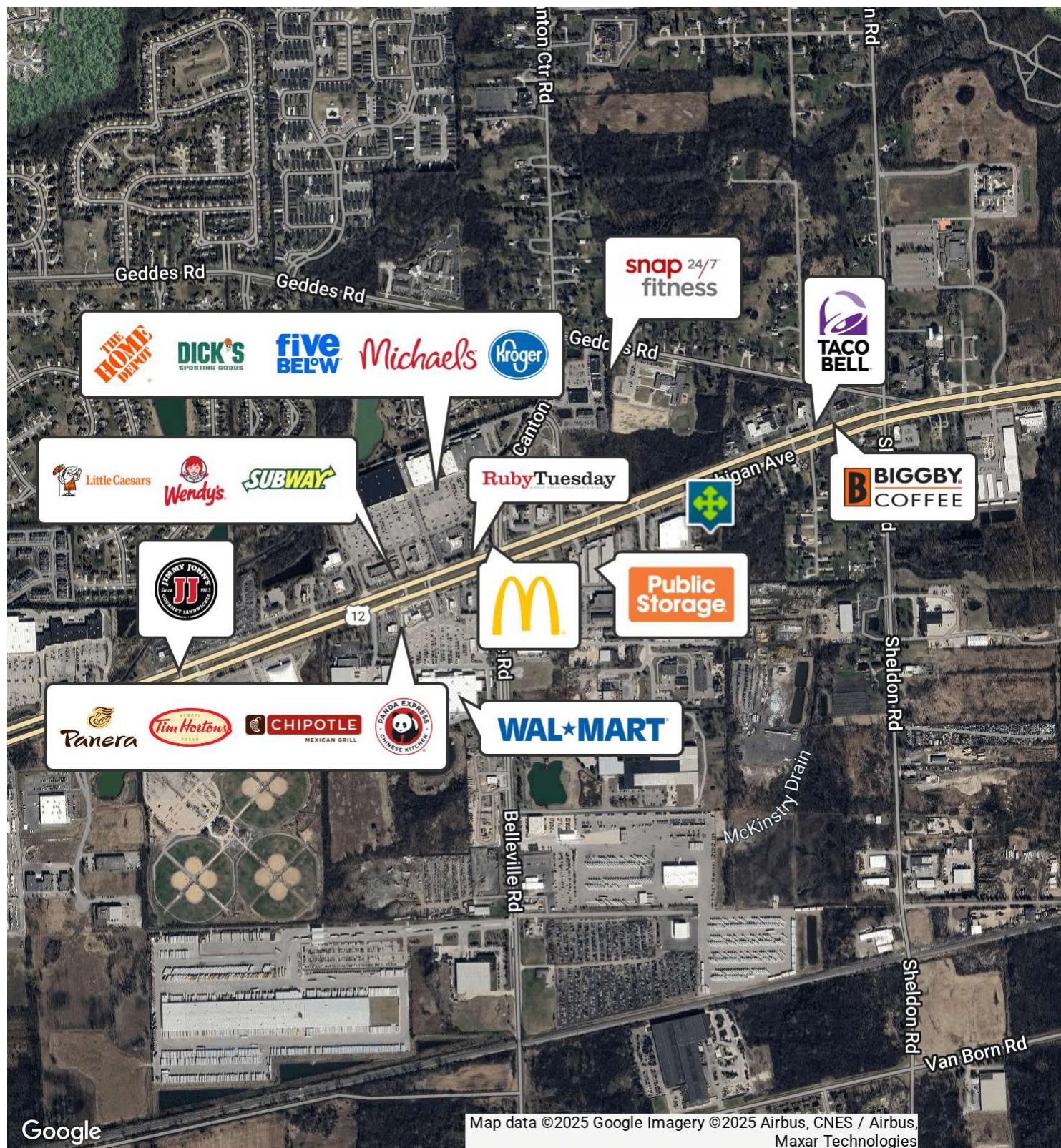
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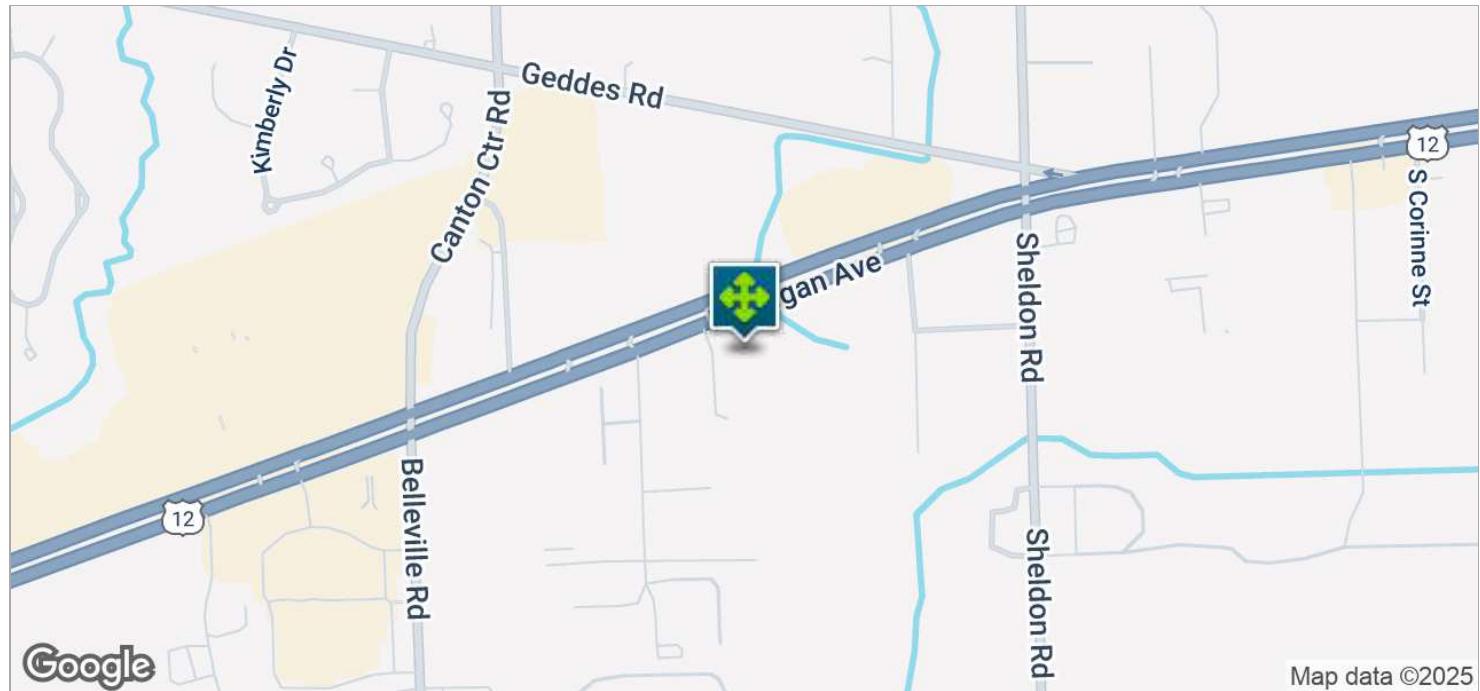
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RETAILER MAP



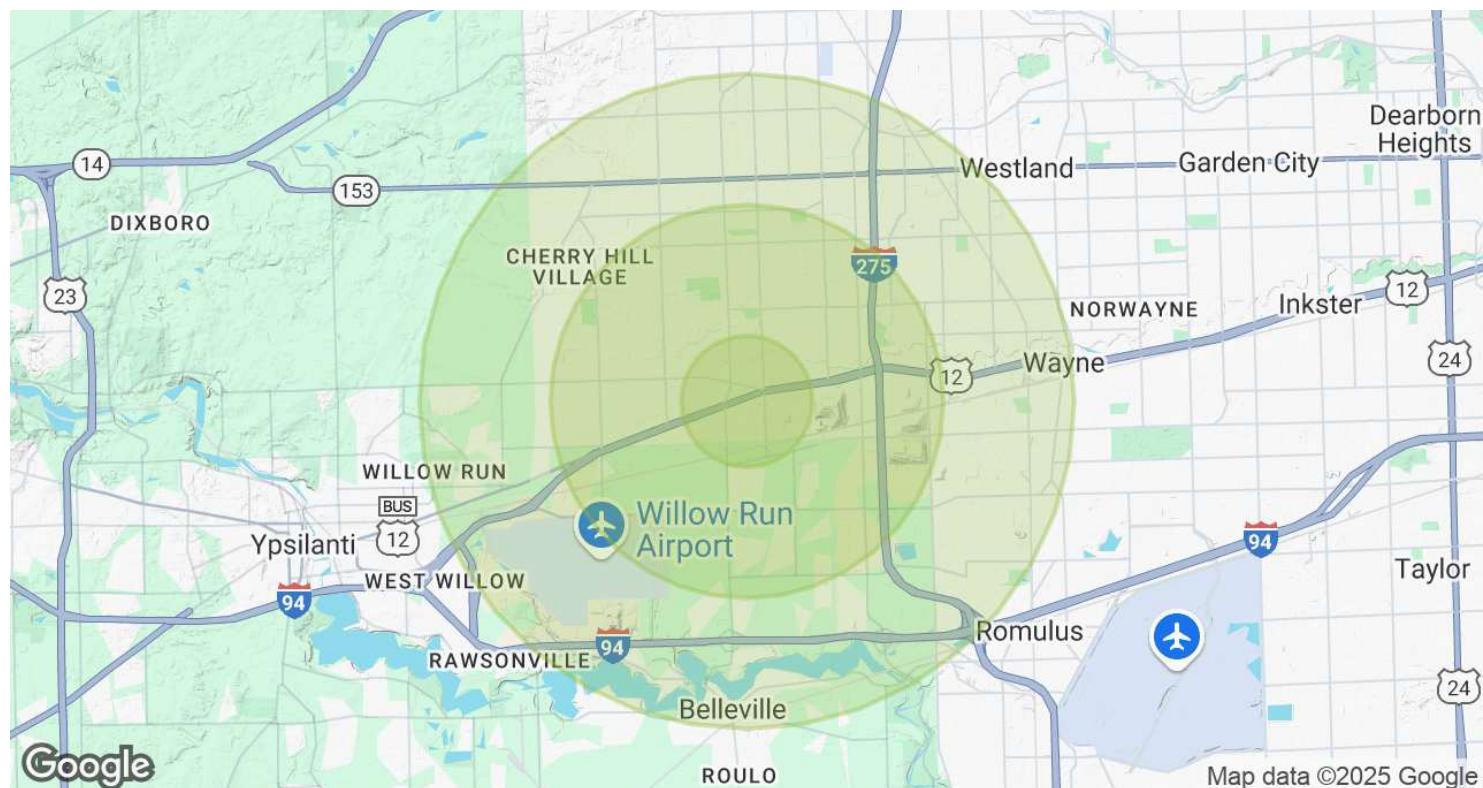
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



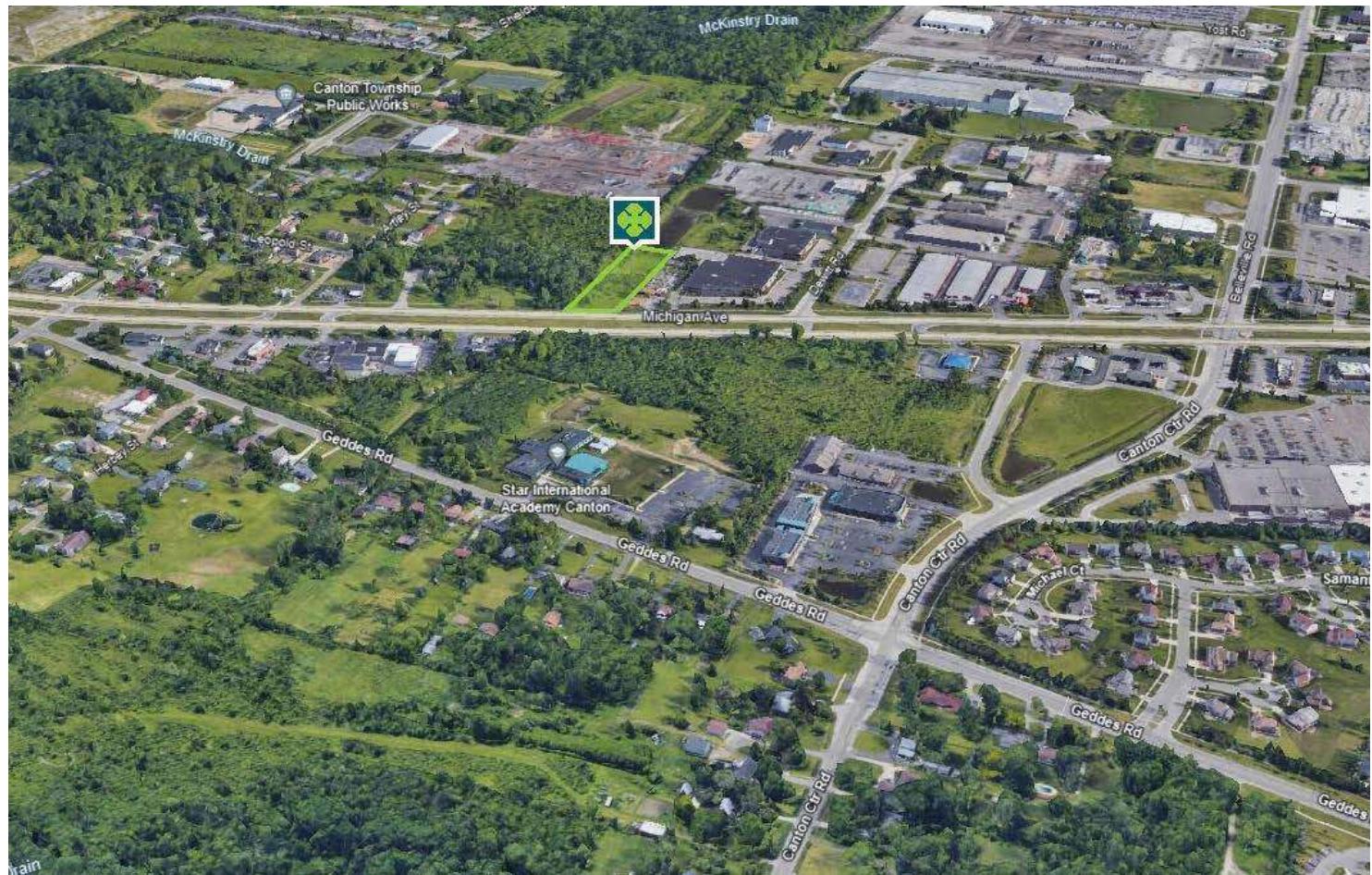
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,628	49,648	147,619
Average Age	42	40	40
Average Age (Male)	40	39	39
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,060	18,607	57,248
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$132,789	\$145,463	\$126,716
Average House Value	\$293,266	\$336,539	\$312,408

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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