1,900 feet of <u>Commercial Frontage on M-72</u> \$550,000; \$650,000; \$1,100,000







Three Sales Options Available:

A) \$550,000—13.75 acres—\$0.92/sf—The West 1,000 ft. Frontage B) \$650,000—11.21 acres—\$1.33/sf—on Corner C) \$1,100,000 for all 25 acres

Land Contract Terms Possible

Acreage across M-72 may be available

On M-72, Four Miles East of Acme Only minutes from the Turtle Creek Casino

- Exceptional Long Term Real Estate Investment
- ◆ One of the few commercial parcels available on M-72 within 4 miles of Acme
- Land division complete, Survey available
- MDOT approved for common curb cut on east end of property
- Soil Testing & Health Department reports available
- ♦ Commercial zoning extends 500' south of the centerline of M-72 (pie-shaped area to south zoned agricultural). North acreage may also be available.
- ◆ Acreage on North side of M-72 may be available also

See listing agent for details-*Listing Agent is property Owner

MLS# 1869021,1869026,1869023

James A. Schmuckal, Realtor

Call Jim Maitland (231)883-8902 or jmaitland11@hotmail.com

office@schmuckalrealtor.com or https://www.jaschmuckal.com 231-946-5100 (office)

Aerial Map



Vicinity Map



Survey with Driveways

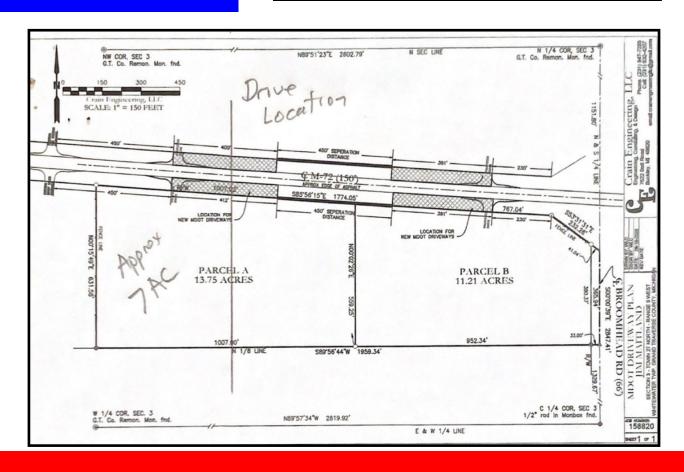


Exhibit 'A' Legal Descriptions and Survey

The Seller's offering three options on this 25 acre parcel, located in Section 3, Whitewater Township:

Property A: The West 13.75 acres (approximately 1,007 foot of M-72 highway frontage) is available for \$550,000

Property B: The East 11.21 acres (at the Southwest corner of M-72 and Broomhead) is available for \$650,000

Property C: The entire 25 acre parcel (which is A & B above combined) is available for \$1,100,000.

Drawing of 3 Options

