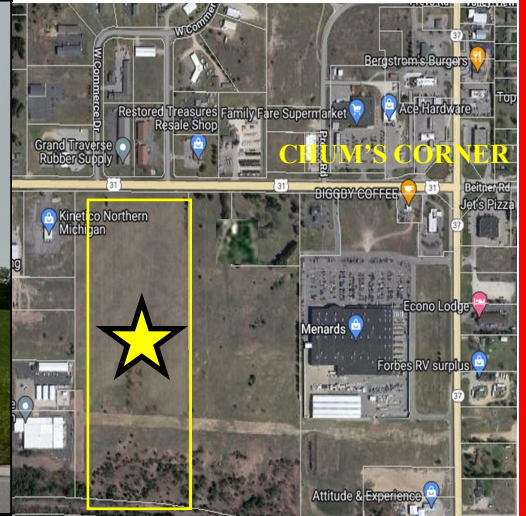


# PRIME Commercial Acreage

31 Acres—Vacant  
FOR SALE \$2,613,600



## Just West Chum's Corner On US-31 S Near Menard's

- One of the few large commercial properties remaining in the Chums Corner Area on a Major Highway.
- Municipal Sewer and Water opens the door for many development opportunities.
- You might consider a Planned Unit Development where you could integrate Retail on the Hwy, and Lite Industrial in the Middle and then High Density on the South end of said property.
- The South part offers a ridge with views and sloping terrain, with a stream at the bottom. The Soils are sandy/gravelly, there is some rolling terrain.
- A 66' Gas/Sewer Easement exists on the Southern 1/3 part of property

MLS# 1911156

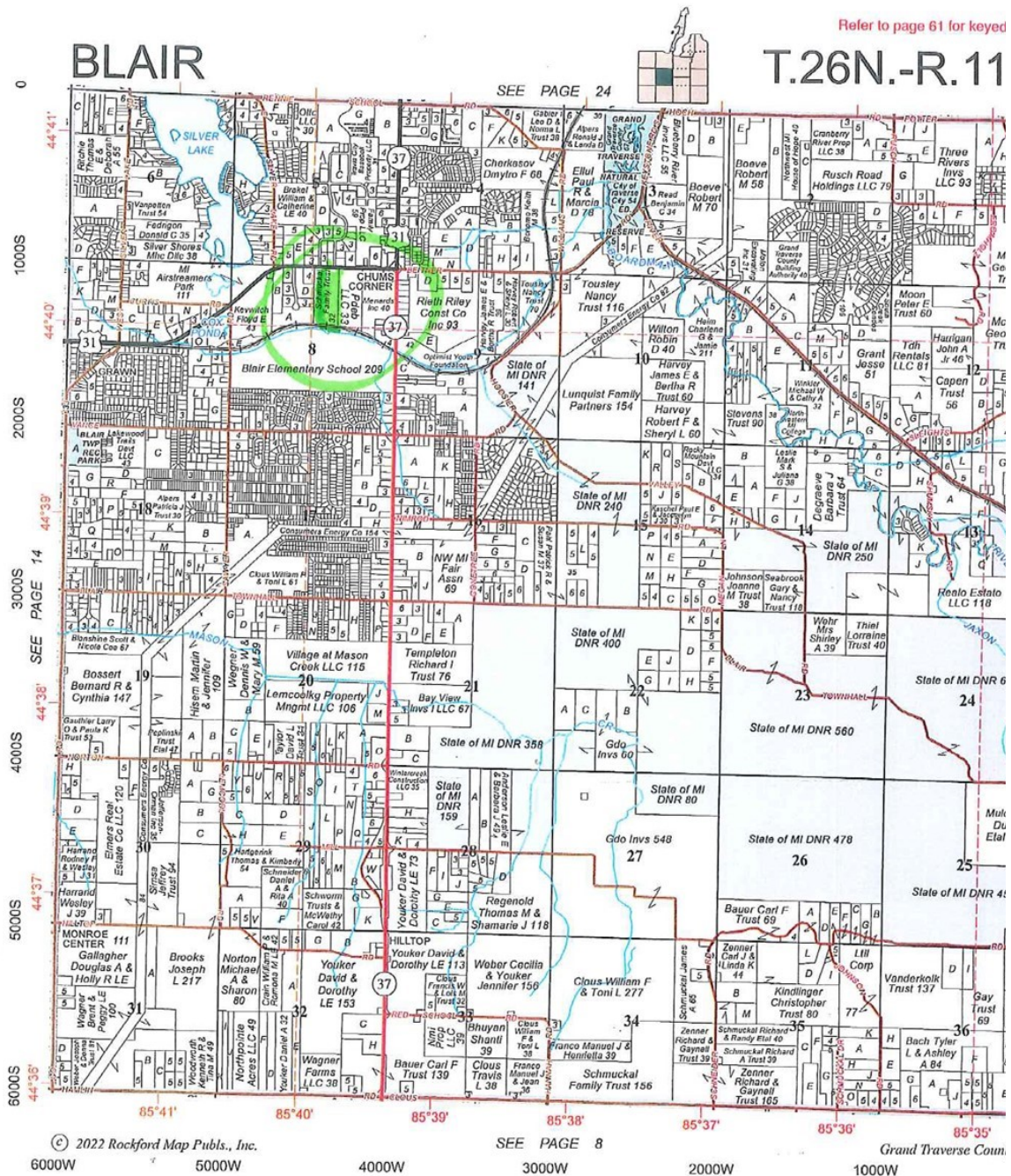
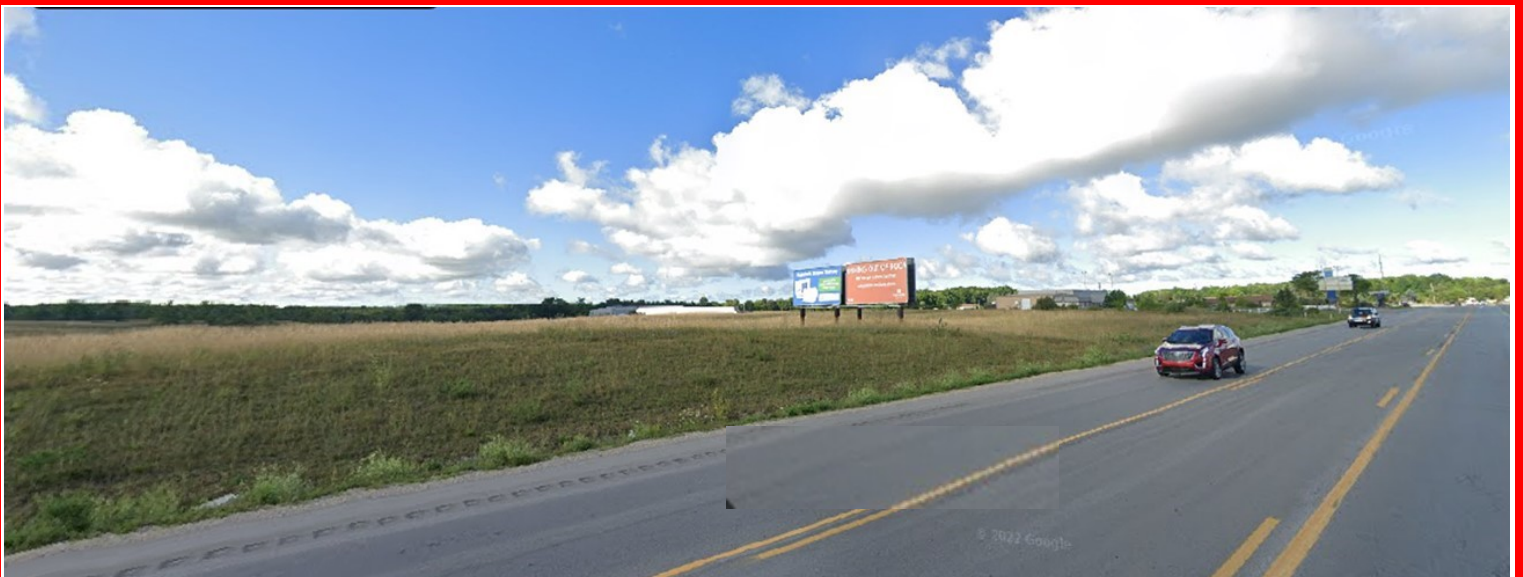
**James A. Schmuckal, Realtor**

Cell 231-620-2260 or Office 231-946-5100

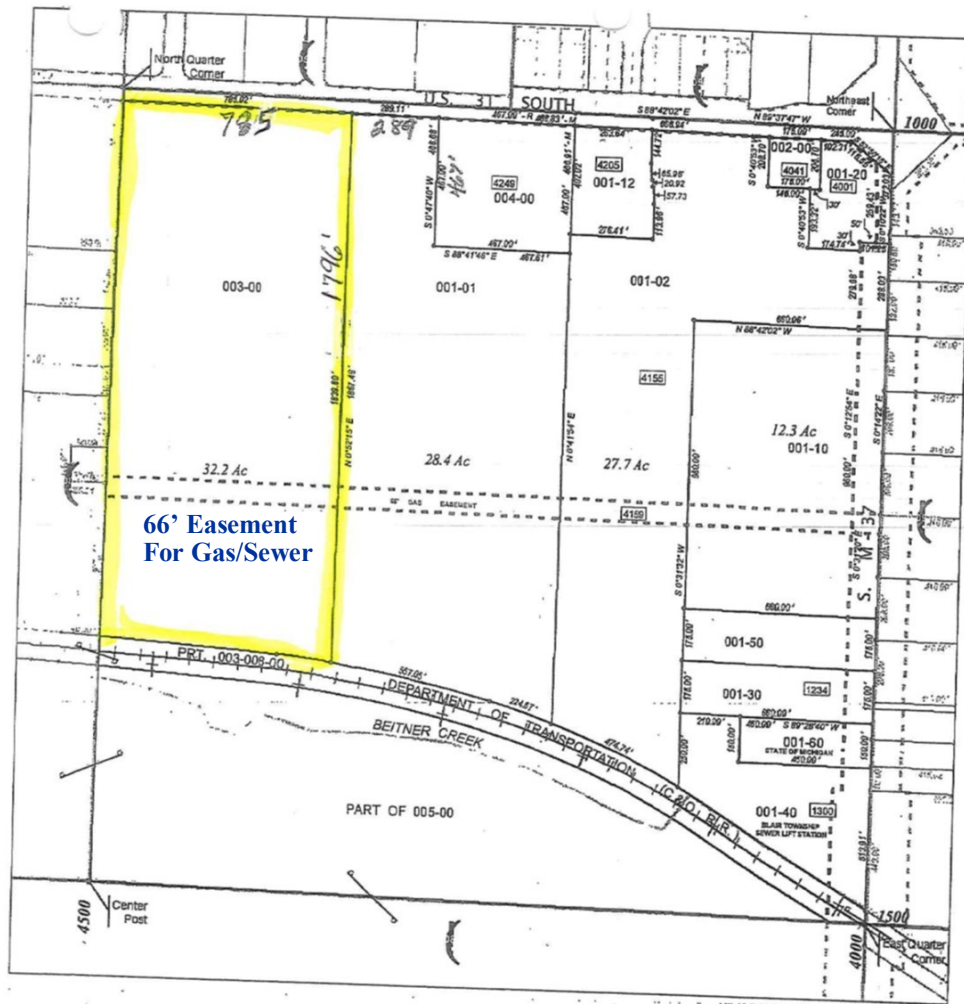
"Your Commercial, Industrial, & Residential Specialist"

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0-0820  
**Blair**  
Grand Traverse County, Michigan

T26N-R11W

Section 08

NE 1/4

28-02-008-###

400 Feet  
1 inch equals 400 feet

**LEGEND**

Parcel Lines	
Parcel Identification Number	016-10
Lot Number	
Address	
Platted Lines	
Parcel Ownership Mark	
Dimensions	
Direction	N 1° 22' 30" E
Acres	29.6 Ac.
Subdivisions and Condominiums	
Subdivision and Condominium ID	
Drain Easement	
Government Lots	
Electrical Easement	
Section Posts	
Road Easement	
Road Name	
Railroad	
Rivers & Streams	
Lakes and Ponds	
Page Reference	
Miscellaneous Lines	
Address Range	6000 - 7000

This map is based on digital databases prepared by Grand Traverse County, Grand Traverse County does not warrant, expressly or implicitly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital database is current or potentially accurate.

GTC-GIS / June 4 2006

