

FOR SALE

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

415 Main St Lake City, MI 49651



SALE PRICE

\$450,000

Kent Mueller
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BELL & MUELLER
COMMERCIAL REAL ESTATE
GROUP



**COLDWELL BANKER
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SALE PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

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OFFERING SUMMARY

Lot Size: 0.72 Acres

Lot Dimensions: 156.36' x 200'

Zoning: Commercial Vacant

PROPERTY OVERVIEW

****Prime Commercial Real Estate Opportunity - High-Traffic Corner Parcel in NW Michigan****
Discover an exceptional development opportunity at the bustling traffic light of M-66 and M-55 in Lake City. Located across from McDonald's and a busy gas station, this large, level corner lot boasts premium visibility and accessibility, with frontage on three streets and city services readily available. Near a busy traffic light and on the main town's thoroughfare, the site enjoys consistent exposure to high vehicle traffic, making it ideal for businesses seeking maximum visibility. Access is convenient and reliable with paved, county-maintained roads surrounding the property. The level terrain offers a blank slate for seamless development, perfectly suited for office space, health services, or retail ventures. Positioned in a growing area this property is a rare find for developers and investors looking to capitalize on a strategic location.

PROPERTY HIGHLIGHTS

- Located on main thoroughfare through Lake City at the traffic light of M-66 and M-55
- Intersection contains a McDonald's, a Mobile Gas Station and a Shopping Center
- Frontage on three streets
- City Services Available
- Level Lot Provides Maximum Visibility
- Perfectly Suited for Office, Retail or Health Services
- Growing Area of Northwest Michigan

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DETAILS PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

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SALE PRICE

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LOCATION INFORMATION

Building Name	Prime Commercial Real Estate Opportunity
Street Address	415 Main St
City, State, Zip	Lake City, MI 49651
County	Missaukee
Township	Lake Township
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	M-66
Nearest Airport	Home Acres Sky Ranch Arprt-Y91

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail or Office
Zoning	Commercial Vacant
Lot Size	0.72 Acres
Lot Depth	200 ft
Lot Width	156.36 ft
Corner Property	Yes
Waterfront	No
Rail Access	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Energy Delivery	Hookups for Natural Gas
Waste	City Services
Power	City Services
Water	City Services

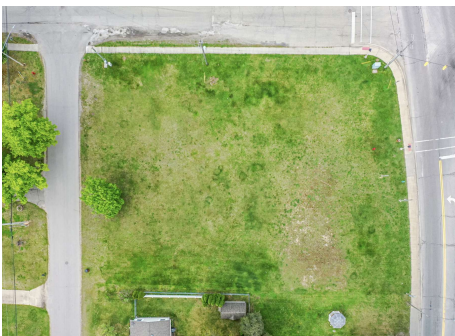
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PHOTOS PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

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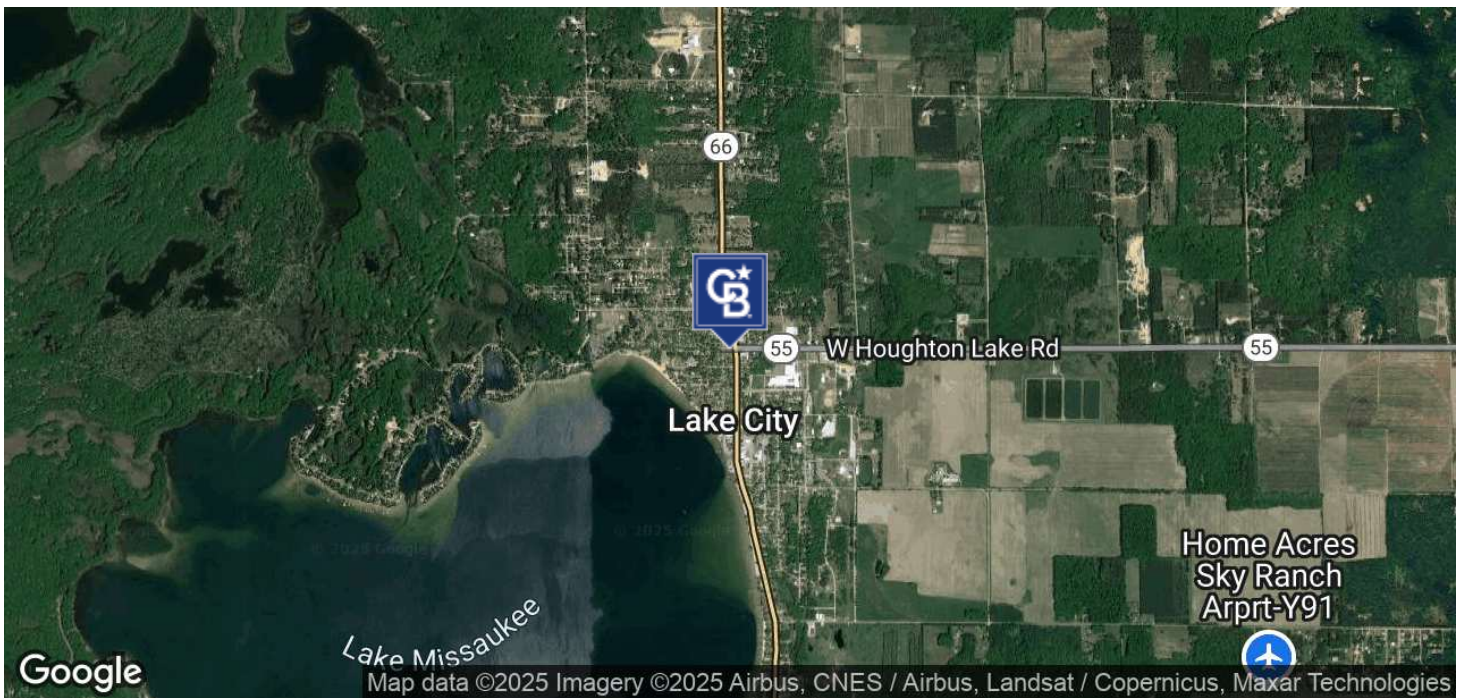
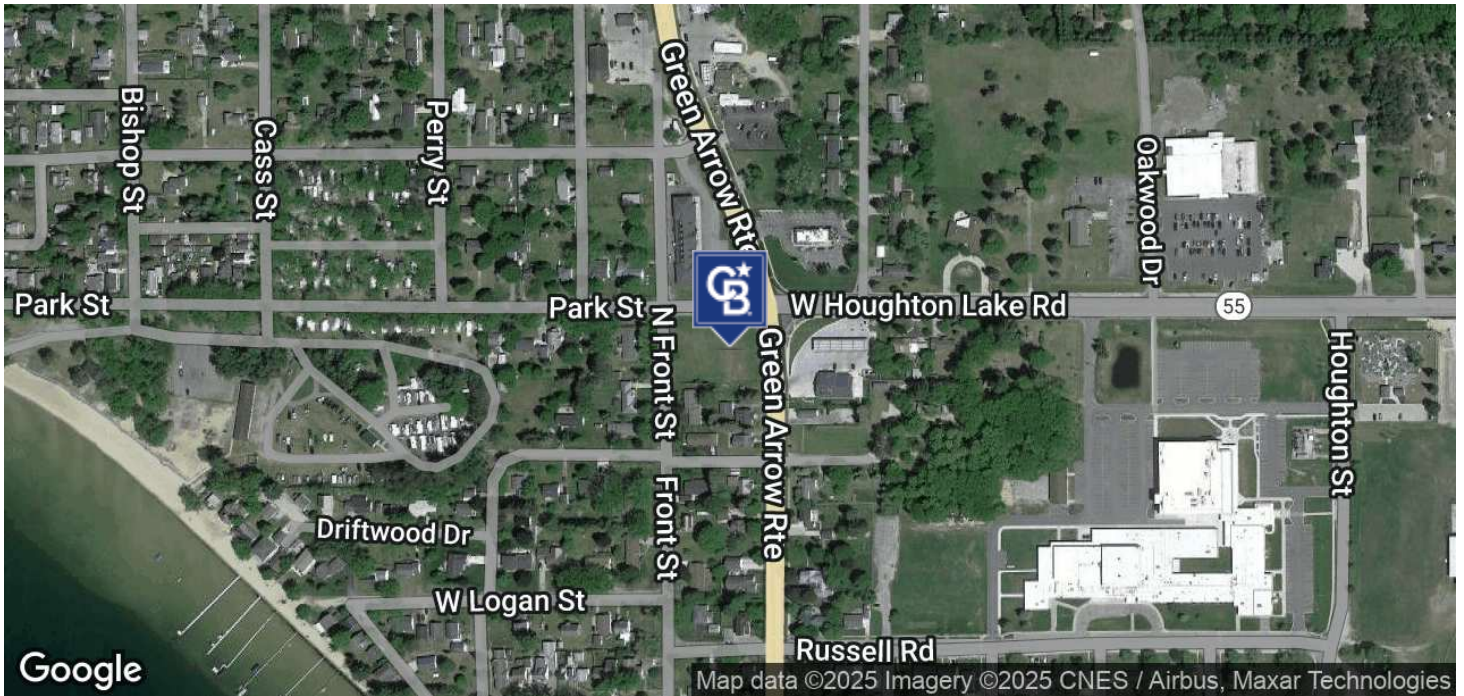


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LOCATION MAPS

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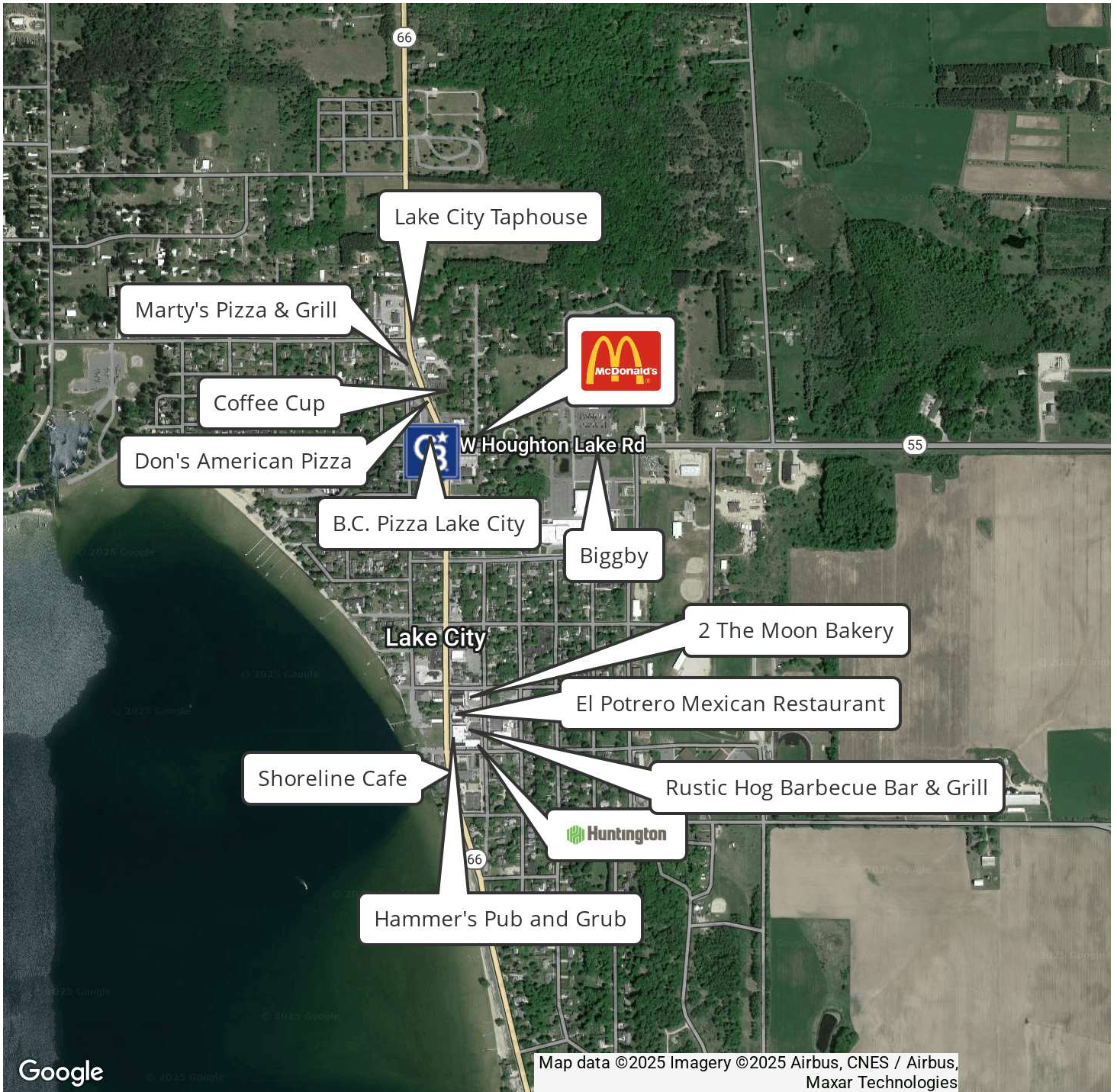


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RETAILER MAP

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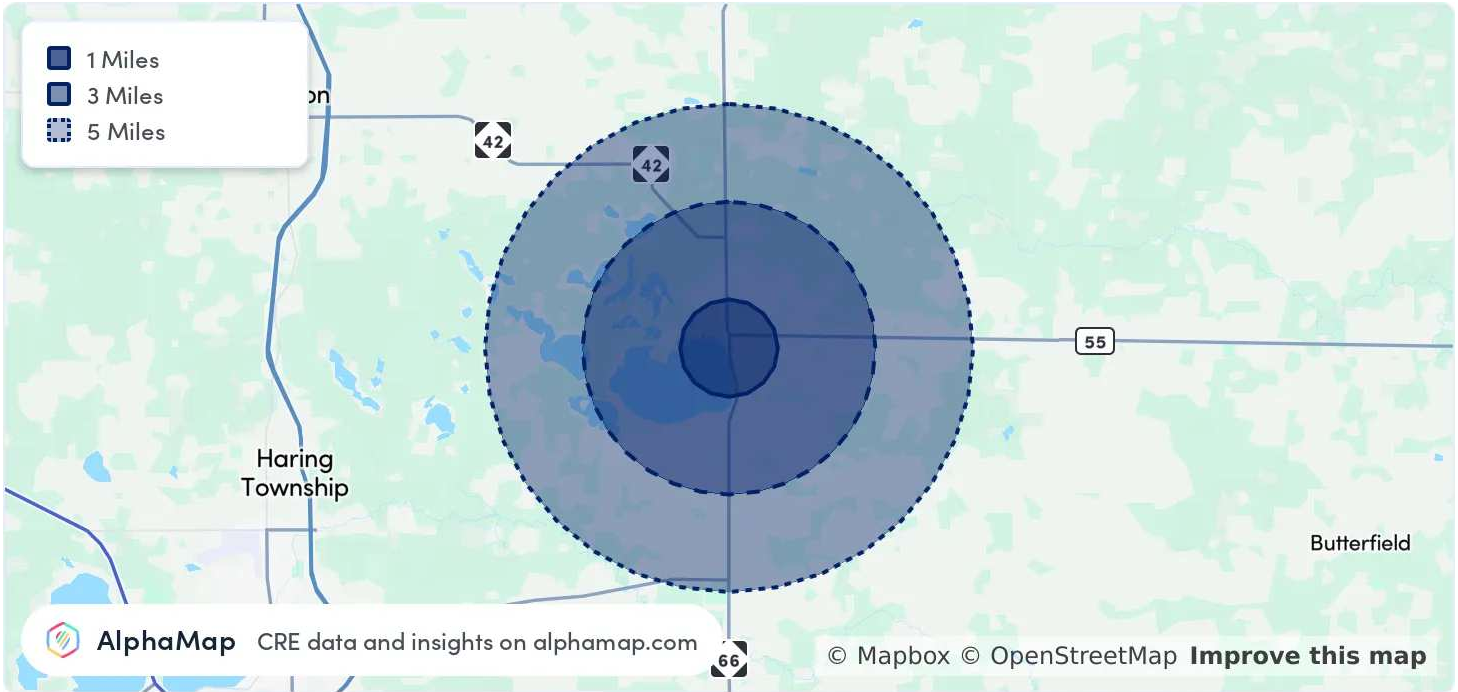
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DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	1,349	3,160	5,528
Average Age	45	45	44
Average Age (Male)	44	44	44
Average Age (Female)	46	45	44
HOUSEHOLD & INCOME			
Total Households	561	1,301	2,236
Persons per HH	2.4	2.4	2.5
Average HH Income	\$77,087	\$78,350	\$79,490
Average House Value	\$230,433	\$243,382	\$249,990
Per Capita Income	\$32,119	\$32,645	\$31,796

Map and demographics data derived from AlphaMap

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FOR MORE INFORMATION ON THE LISTING TEAM SCAN THE CODE BELOW:



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