



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

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Facsimile (248) 637-9897
www.Lmcap.com



Location: 10476 St. Clair Highway

City: Casco Twp

County: St. Clair

Zip Code: 48064

Intersection: St Clair Hwy/County Line Rd

Parcel ID Number 74-12-006-4012-000

Acres: 3.64 +/- **Zoning:** B-2 **Frontage:** 568 **Depth:** 278

UTILITIES

Sanitary Services: No **Water Service:** Well **Gas:** Yes **Electric:**

STORAGE / RAIL / ADDITIONAL INFORMATION

Outside Storage:

Rail Siding:

Front Yard Setback 145'

Side Yard Setback 20'

Additional Information: Great commercial development opportunity on a hard corner East of Gratiot. Located on the same intersection as Muttonville Crossing and Richmond Shopping Center.

ECONOMIC DATA

Sale Price \$299,500.00 **Per Acre:** \$82,280.22 **Square Foot Price:** \$1.89

Agent: A. Greiner\A. Iafrate