

289 & 361
Sparks St
Galesburg, MI 49053



3.00
Total Acres



\$210,000
Total Sale Price

\$70,000
Sale Price/Acre

FOR SALE

This 3-acre vacant land offering presents an excellent opportunity for industrial development in one of the Kalamazoo area's established business corridors. Comprised of 289 Sparks Street (1.64 acres) and 361 Sparks Street (1.36 acres), the property offers an ideal site for a variety of industrial users. Located just minutes from I-94, the site provides excellent regional connectivity while benefiting from its proximity to established industrial and commercial businesses. **Each Parcel is available separately at \$70,000 per acre.**

CONTACT

LANE WELLS
direct 616 327 2623
mobile 269 240 0438
Lane.Wells@AdvantageCRE.com

TRENT WIERINGA SIOR
direct 616 327 2618
mobile 616 481 3868
Trent.Wieringa@AdvantageCRE.com

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SALE SNAPSHOT



\$114,800

Sale Price
289 Sparks Street



\$95,200

Sale Price
361 Sparks Street



\$210,000

Sale Price
289 & 361 Sparks Street

SALE INFORMATION

	289 Sparks St	361 Sparks St	289 & 361 Sparks St
Acres	1.64 Acres	1.36 Acres	3.00 Acres
Sale Price	\$114,800	\$95,200	\$210,000
Sale Price/Acre	\$70,000/Acre	\$70,000/Acre	\$70,000/Acre
Possession	At Close	At Close	At Close
Parcel Number	07-22-220-240	07-22-220-165	07-22-220-240 07-22-220-165
Zoning	LM: Light Manufacturing District		
Taxing Authority	Comstock Charter Township		
Assessed Value (2026)	\$30,700	\$25,500	\$56,200
State Equalized Value (2026)	\$30,700	\$25,500	\$56,200
Taxable Value (2026)	\$28,550	\$23,826	\$52,376
Real Estate Taxes (2025)	\$1,744.98	\$1,456.25	\$3,201.14

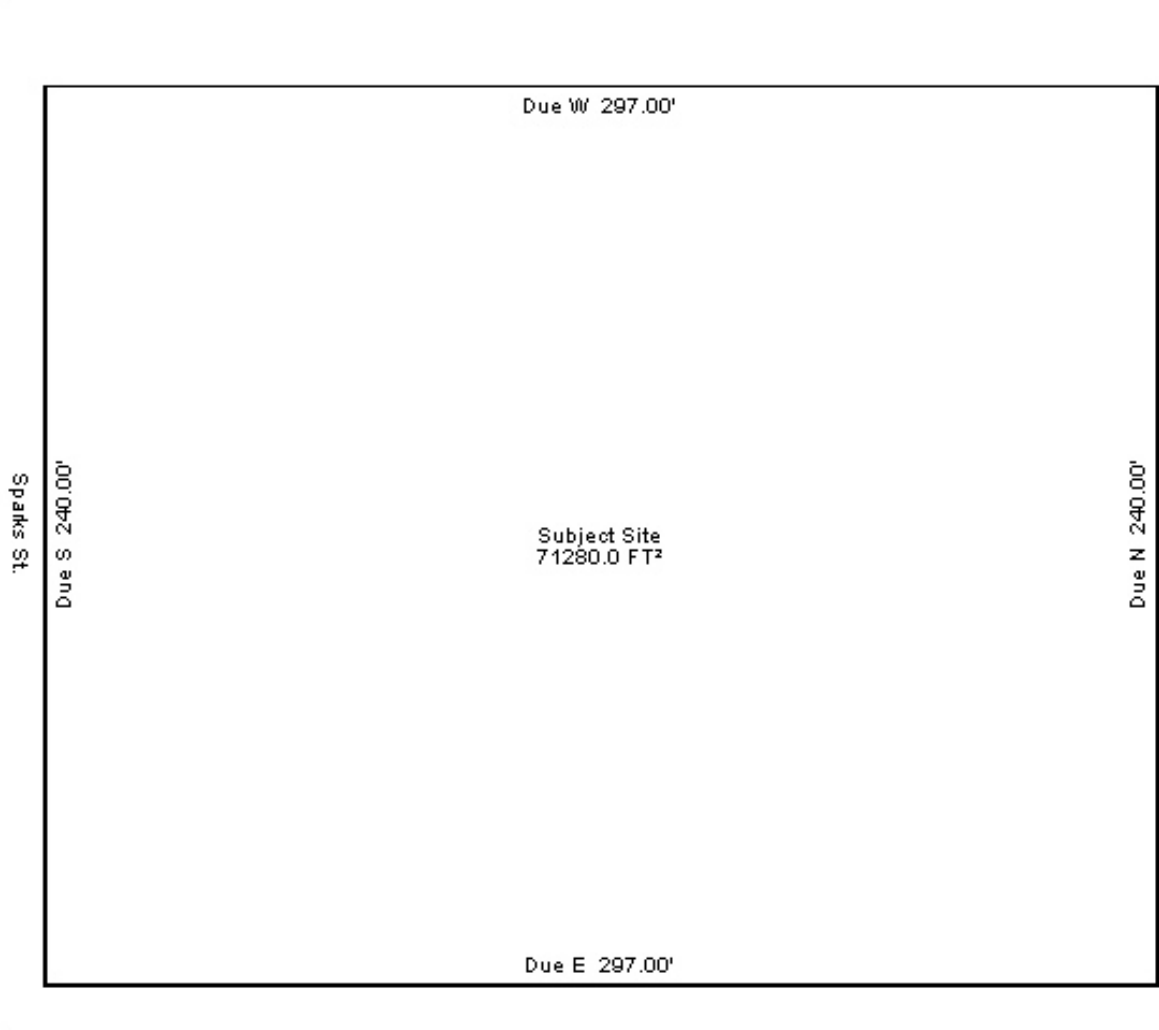


289 & 361

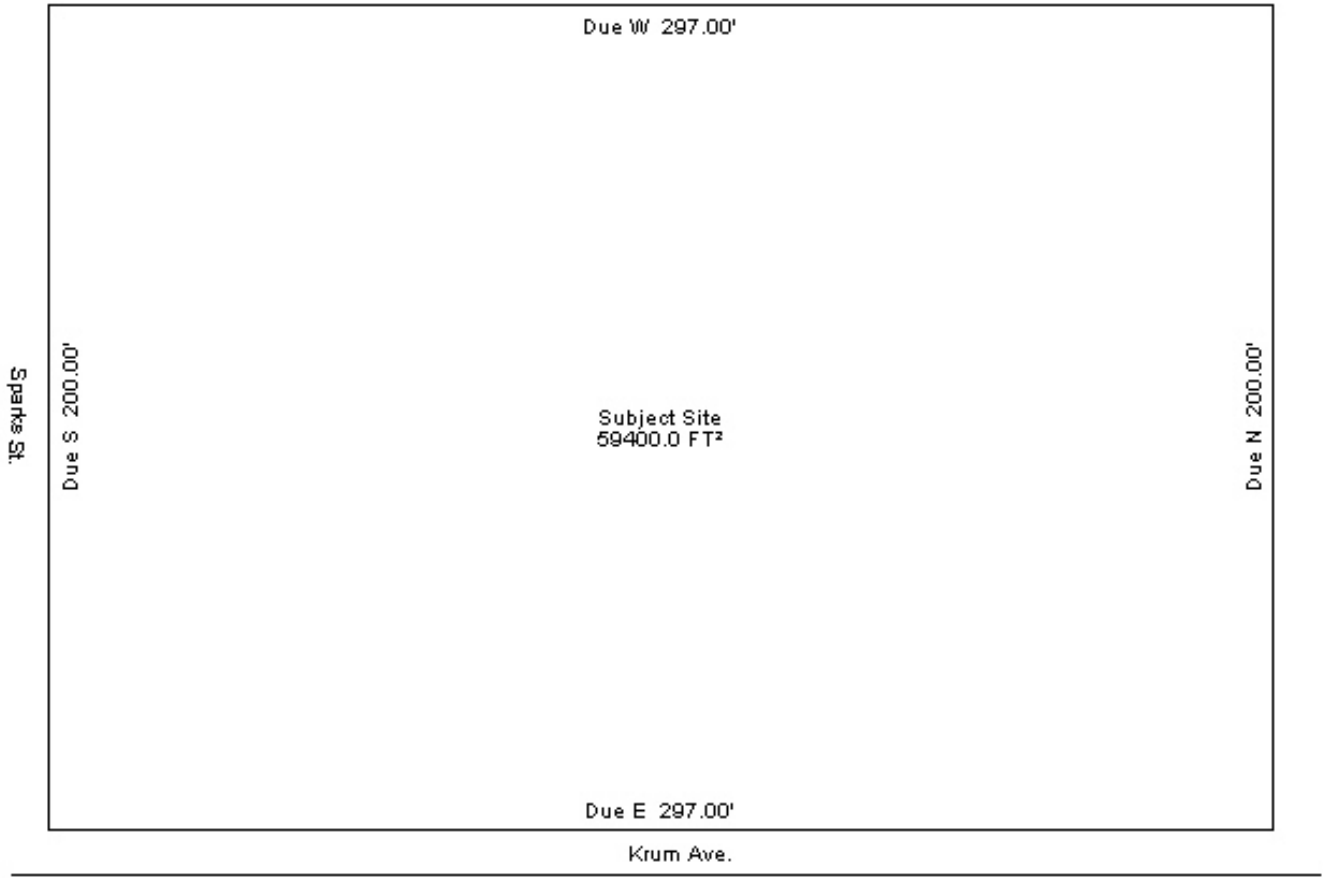
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SITE PLAN | 289 SPARKS ST



SITE PLAN | 361 SPARKS ST



ZONING ORDINANCE

1. Purpose

The intent here is to provide a district wherein those resources and services essential to good industrial development may be provided, while guarding against such development encroaching into other districts where they would be incompatible.

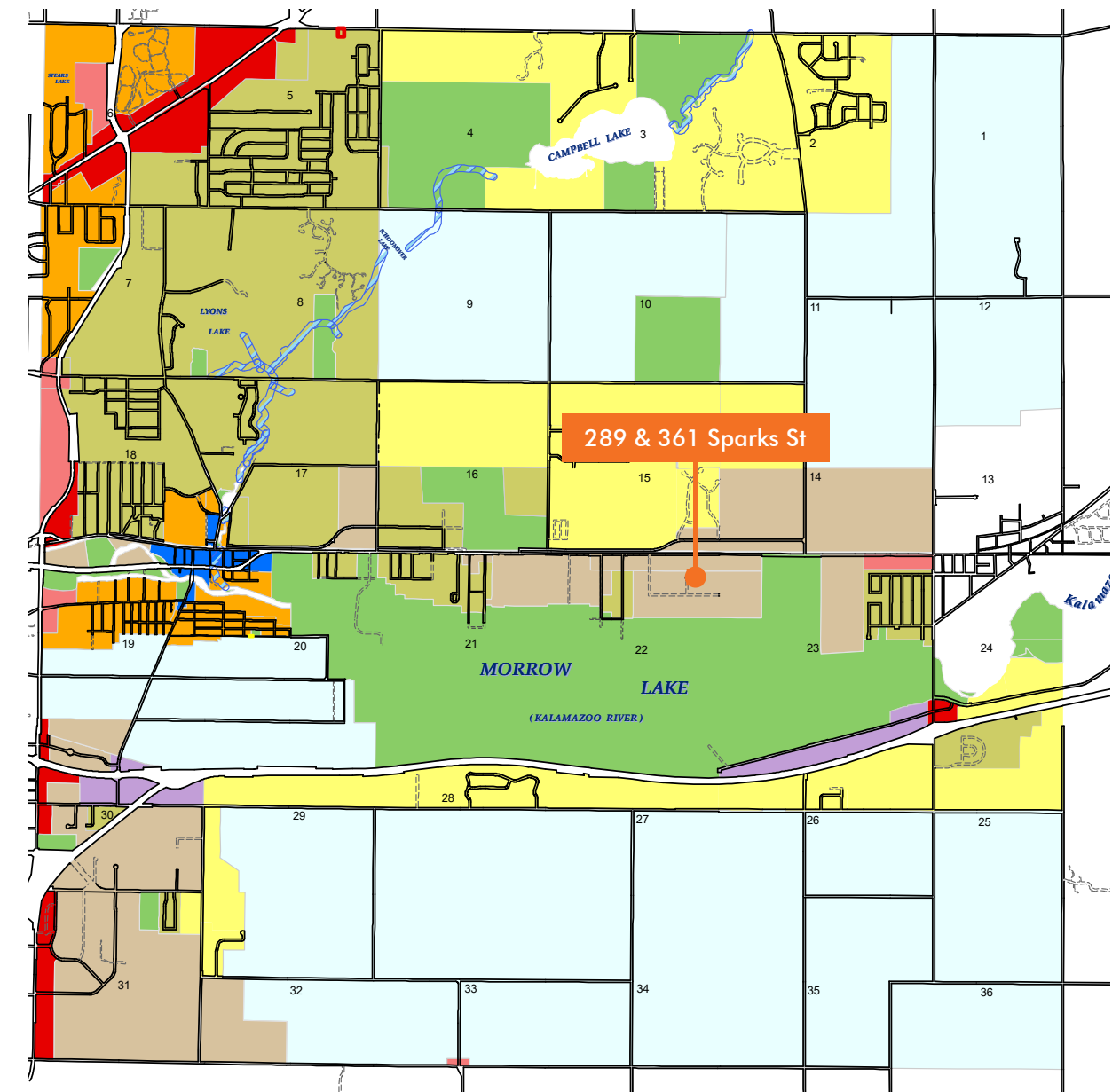
2. Permitted uses

- The sale at wholesale and warehousing of any commodity the manufacture of which is permitted in this district
- Industrial establishments, light
- Public utility and municipal buildings
- Retail and service establishments such as but not limited to the following:
 - Personal service establishments
 - Truck, tractor and trailer sales, rental and repair including outdoor display
 - Kennels and dog training facilities
 - Automobile repair facilities
 - Tire vulcanizing and recapping businesses
 - Theaters, outdoor drive-in
- Accessory buildings and uses normally incidental for any of the above uses
- Child care centers
- Breweries
- Micro breweries
- Distilleries and wineries
- Mini-storage facility
- Medical and dental appliance laboratory, tool laboratory or production facility with associated administrative offices
- Temporary outdoor sales and service
- Recreational facilities, indoor
- Recreational facilities, outdoor
- Mobile vendors
- Battery Energy Storage Systems, On-Site

3. Special land uses

- Municipal waste treatment or water treatment facilities
- Airports, heliports, landing fields and platforms, helipads, hangars, masts and other facilities for the operation of aircraft
- Automobile service stations
- Essential services
- Single-family dwellings
- Restaurants, carry out
- Restaurants, fast food
- Restaurants, sit down
- Offices and office buildings
- Heavy equipment contractor's equipment yard
- Telecommunication antennas located on structures other than telecommunication towers
- Telecommunication towers
- Primary Caregivers
- Temporary outdoor festivals and similar events
- Temporary use for anemometers and supporting towers
- Battery Energy Storage Systems, Small Off-Site
- Battery Energy Storage Systems, Large Off-Site

COMSTOCK CHARTER TOWNSHIP FUTURE LAND USE MAP

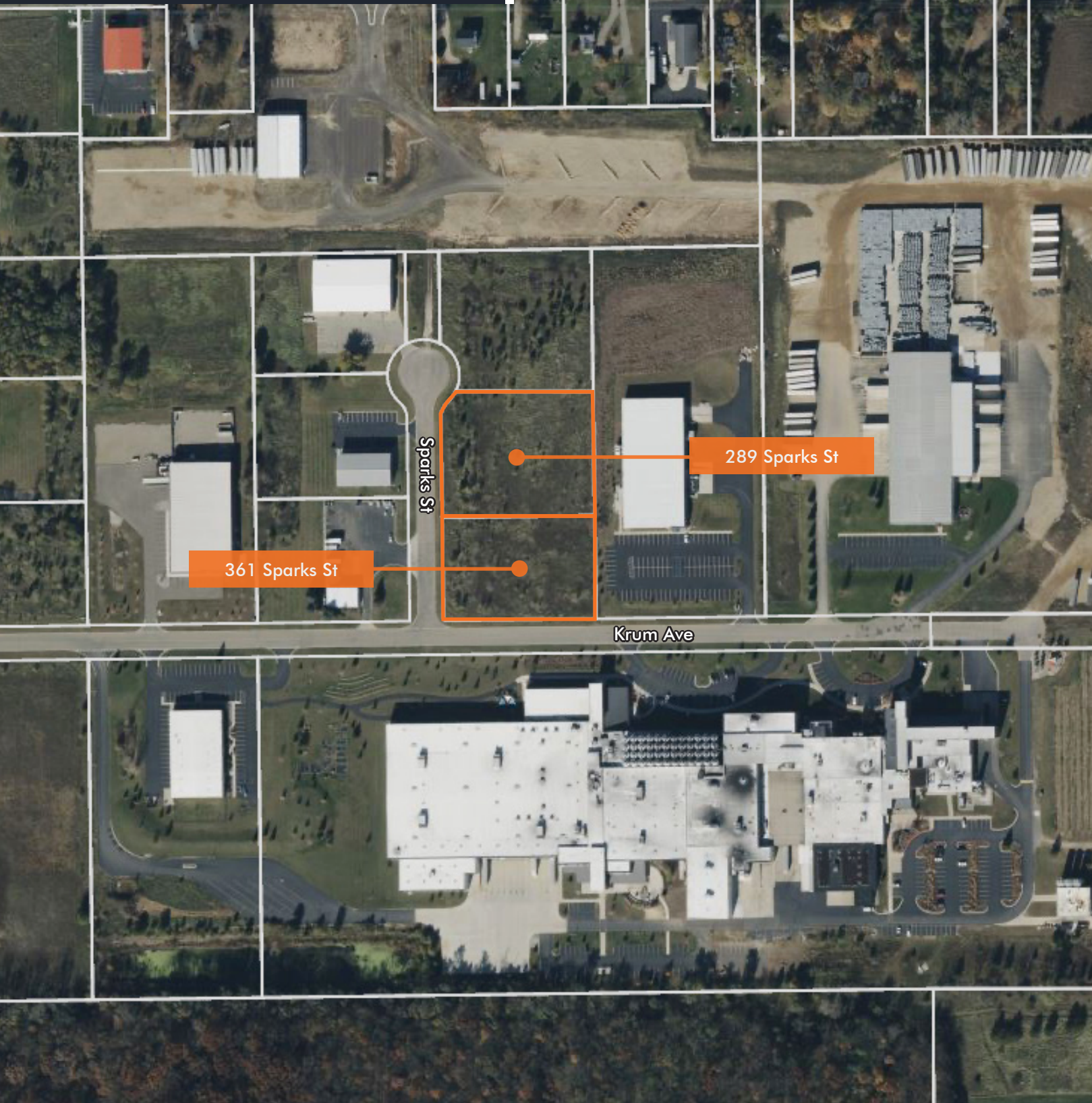


Legend

Future Land Use

	Agriculture		Core Residential		Transitional Industrial
	Suburban Residential		Town Center		General Industrial
	Compact Residential		Mixed Commercial		Parks and Open Space
			Corridor Commercial		Comstock Creek Overlay

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PROPERTY MAPPING

PROXIMITY TO

Gerald R. Ford International Airport	45 miles
Downtown Grand Rapids	57 miles
Lansing	69 miles
Detroit	134 miles
Chicago	152 miles
Indianapolis	229 miles

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3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
www.AdvantageCRE.com
616 327 2800