



3631 10th St
Menominee, MI 49858
PHONE: (906) 863-9905
FAX: (906) 863-7935

Price	\$479,900
	50258944

Address:	901 39th Ave	Size of Lot/Acreage:	12.431
City/Municipality:	Menominee, MI 49858	County:	Menominee
Legal Description:	SEC 26 T32N R27W PRTS OF GOV LOTS 4&5 AND ALSO PART OF LOT 7 BLK 18 OF PETERS & MORRISONS 1ST ADD DESC AS CS 1103		

Parcel #: 55-051-037-860-10

Directions:
Per City Map

Owners:	JD Investco	Type Street:	Paved	Terms:	CASH	Remarks: Discover the potential of nearly 12.5 acres of prime waterfront property with approximately 850 feet of lake frontage—perfectly suited for a visionary development. This expansive parcel is ideal for multi-family housing or for creating a series of residential lakefront lots. With approximately 9 acres already cleared, this property offers an excellent foundation for a streamlined development process. Potential Brownfield eligibility may help cover infrastructure costs and may have other economic incentives to support projects that benefit the City of Menominee. This is a rare opportunity to bring a new community vision to life on the water!
Present Use:	VL	Sidewalk:	No			
Water Frontage in ft:	Approx. 850	Water/Waste Available:	Yes			
Type of Water Frontage:	Bay	Utilities Available:	Yes			
Zoning:	D1	Water/Waste Present:	Lateral to Lot			
Acres Cleared:	9	Utilities Present:	To Property			
Acres Tillable:	N/A	Development Status:	N/A			
High or Low:	Both	Buildings Included:	None			
Timber Growth:	Yes	2023 Taxes:	\$7,265.01			
Timber Type	Hardwoods	Possession:	At Close			
Topography	Mostly Level	School District:	Menominee			
Perk Condition:	City Services	Sign:	Yes			

LISTING AGENT:	Joe Dulak	PHONE:	715-923-2898
LISTING AGENCY:	State Wide Real Estate of MI-WI, Inc.	PHONE:	906-863-9905

Information herein is not warranted and subject to change without notice.
We assume no liability for errors. We think it is correct, but buyers should check for themselves.