

FOR SALE

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

00 M 66 McBain, MI 49657



SALE PRICE

\$229,900

Daniella Bell

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Kent Mueller

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PROPERTY DESCRIPTION

Prime Commercial Development Opportunity! This property boasts a generous double lot situated strategically on the bustling M-66, offering unparalleled visibility and high traffic exposure. Located in close proximity to a traffic light, accessibility is optimized for both customers and deliveries. With convenient access and curb cut directly off M-66, as well as access from Grace St and an alley at the rear, this property offers exceptional flexibility for various business ventures. These adjacent lots combine to make 0.6 acres with 207' of frontage on Stoney Corners Rd. (M-66). This would be an excellent location for a small office or retail user. The level ground provides a blank canvas for development, ensuring ease of construction and maximizing the potential of the space. City services are readily available, streamlining the development process. Whether you're looking to establish a retail outlet, restaurant, office space, or any other commercial venture, this property presents an ideal canvas for success. Don't miss this opportunity to secure your place in a thriving commercial corridor!

OFFERING SUMMARY

Sale Price:	\$229,900
Lot Size:	0.6 Acres
Building Size:	25,884 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	286	552	1,163
Total Population	751	1,456	3,113
Average HH Income	\$82,455	\$83,637	\$83,881

PROPERTY HIGHLIGHTS

- High visibility on bustling M-66
- Ideal for retail or office
- Generous Double Lot
- City services readily available
- Proximity to major roadways

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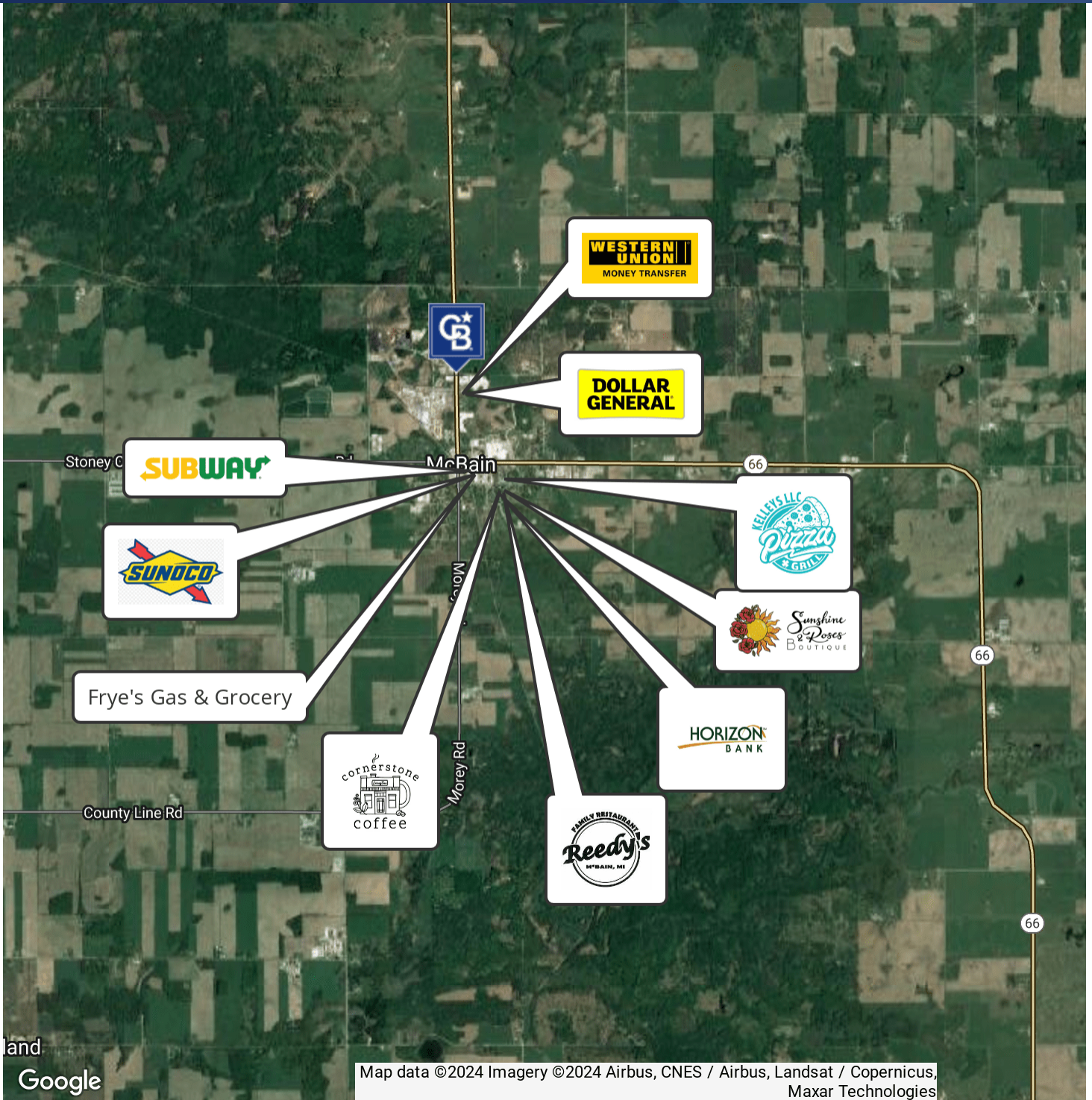


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RETAILER MAP

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

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land
Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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PHOTOS

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LOCATION MAP

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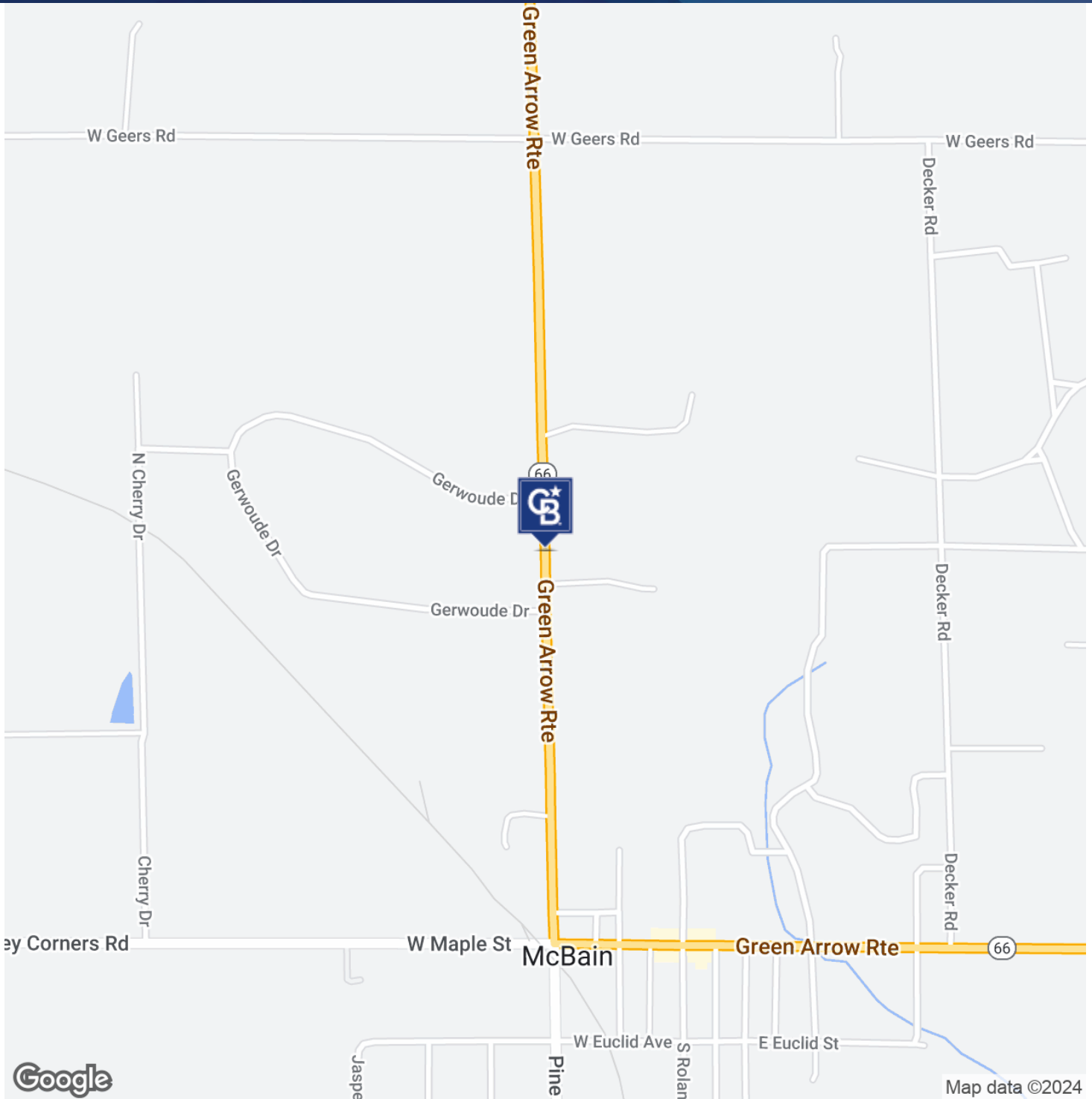


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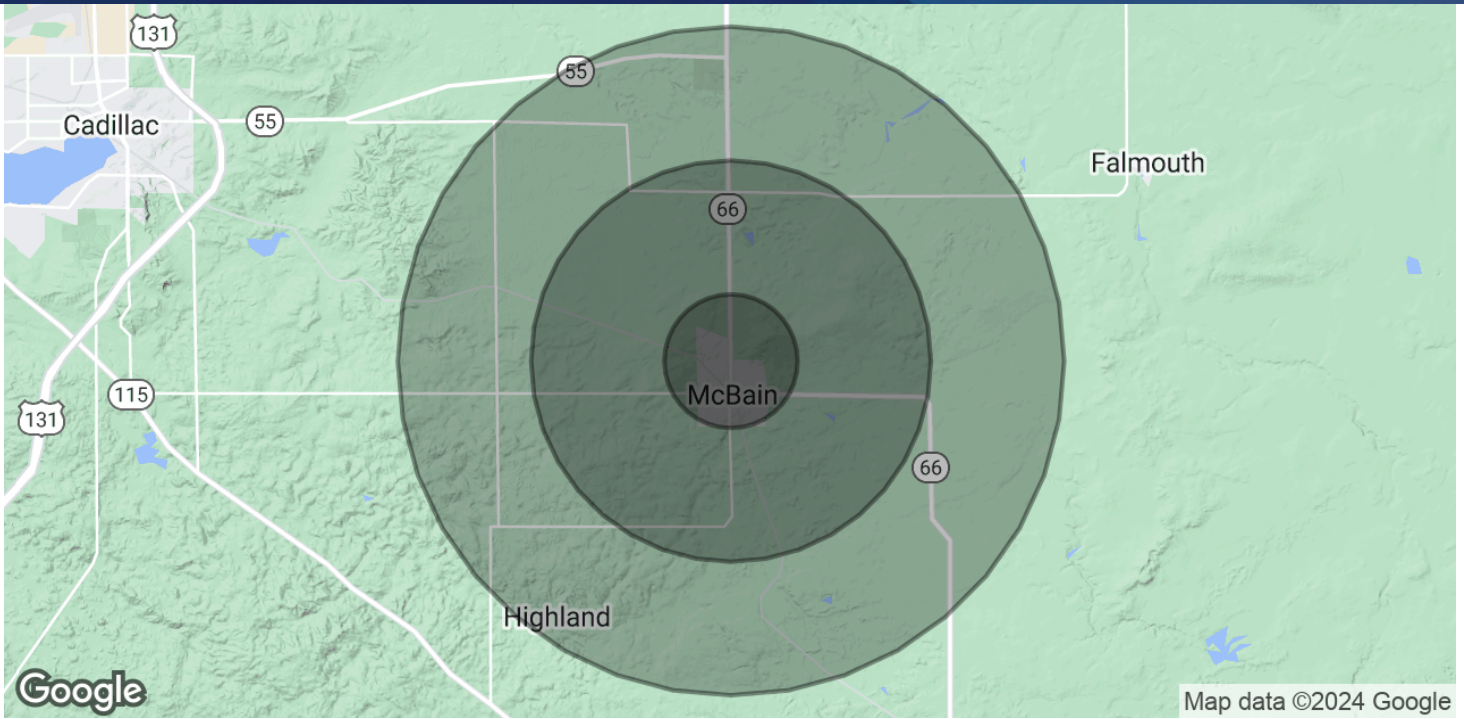


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DEMOGRAPHICS

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	751	1,456	3,113
Average Age	42	41	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	286	552	1,163
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$82,455	\$83,637	\$83,881
Average House Value	\$229,677	\$233,230	\$224,108

Demographics data derived from AlphaMap

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



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