

1747 M 32 West, Alpena, MI 49707

201840418 Land Active \$295,000

Provided as a courtesy of
Heather LaVanture
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County: Alpena **Modifier:** Alpena **Cross Streets:** T31N, R8E
Sub-Area: **Municipality:** **Subdivision:**

Auction or For Sale: **List Price/Acre:** **Listing Agreement:**
Reserved Prospect: **Sub Agency (\$/%):** **Sub Agency Type:**
Trans Coord (\$/%):

Property Sub-Type: **Lot Measurement:** **Lot Square Footage:** 43,560
Lot Acres: 1 **Lot Dimensions:** 132x331x132x330
Listing Number Display: **Waterfront:** No
School District: Alpena **Body of Water:**

Tax ID #: 012-029-000-307-00 **Taxable Value:** **SEV:**
Seller's Annual Property Tax: **Tax Year:** **Homestead %:**
Spec Assessment & Type: No **Zoning:** Commercial

Public Remarks: Prime commercial opportunity on high-traffic M-32 West in Alpena! This 132' x 330' parcel offers outstanding visibility and exposure in one of Alpena's busiest commercial corridors - perfect for retail, office, service business, storage, or future development. Convenient access from both M-32 and Kline Road provides excellent ingress and egress, with the driveway already in place for added value and convenience. Property includes an existing 1,600 sq ft building on site, offering immediate use potential or a foundation for expansion. High daily traffic counts make this an ideal location to maximize business exposure and customer accessibility. Endless possibilities await! Square footage is approximate and should be verified by the buyer or buyer's agent.

Exclusions:

Sold Price/Acre: **Status Comments:**

Directions: M-32 West across from ALDI
Legal:

Lot Description: Level Street Type: Paved	Terms Available: Cash	Mineral Rights: Unknown
Latitude: 45.060847		Longitude: -83.487428
Days on Market: 1	List Price: 295,000	
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