



# Callander Commercial<sup>®</sup>

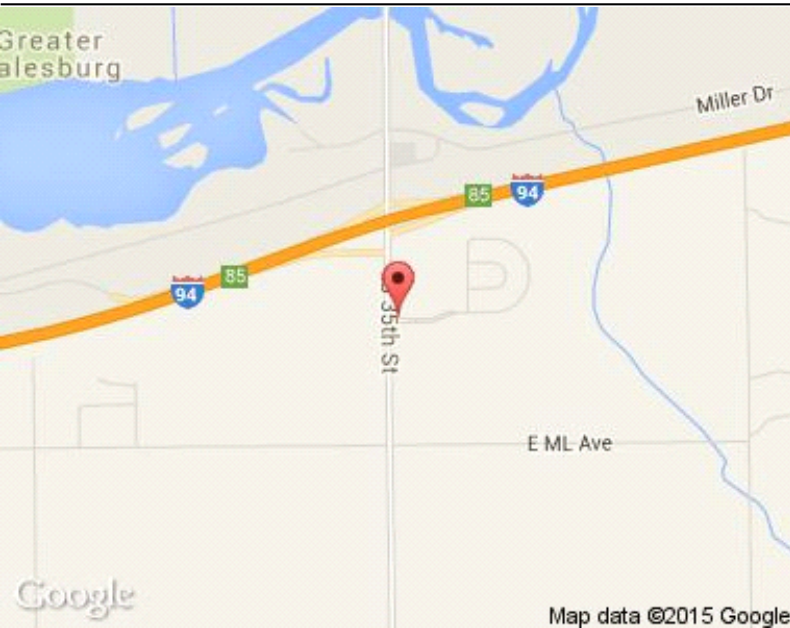
Commercial Expressway Land \$25,000/acre  
1801 S 35th Street | Kalamazoo

## Commercial Expressway Land \$25,000/acre I-94 Exit 85 -18 acres, Commercial \$450,000.

Land  
For Sale  
1801 S 35th Street  
Kalamazoo, Michigan

### Overview:

18.1 ac of prime retail acreage at the intersection of expressway I-94 & 35th Street(Exit 85)All utilities to site.Excellent site for Multi-family.Curb cut in place.Good location for service plaza hotel or retail,4 exits from Firekeepers Casino in Battle Creek. Great Visibility.Phase I Environmental & Survey avail



### Information:

County:	Kalamazoo
Municipality:	Comstock Twp
Total Acres:	18.10 Acres
Recommended Use:	Vacant Land
Zoning Code / Description:	C3 / Commercial
Between Streets:	I-94 & E ML Avenue
Street Type:	Paved
Sewer / Water:	Public / Public
Utilities Attached:	Gas and Electric
Utilities Available:	All Public Utilities
Parcel #:	3900725220021
RE Taxes / Year:	\$19,384 / 2014

### Contact Information:

#### Joyce Wiles

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### Sale Price:

**\$449,900**  
REDUCED from \$2,500,000.