



## LAND For Sale

**Location:** 9344 Gratiot Avenue  
**Side of Street:** North  
**City:** Columbus Twp., MI  
**Cross Streets:** Bauman Road  
**County:** St. Clair

<b>Acreage:</b>	195.61	<b>Improvements:</b>	N/A
<b>Zoning:</b>	Residential	<b>Dimensions:</b>	

### UTILITIES

<b>Sanitary Sewer:</b>	No	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	No	<b>Outside Storage:</b>	No
<b>Water:</b>	Well	<b>Rail Siding:</b>	No

### ADJACENT LAND

<b>North:</b>	Residential	<b>East:</b>	Residential
<b>South:</b>	Residential	<b>West:</b>	Residential

### PRICING INFORMATION

<b>Asking Price:</b>	\$978,050.00	<b>Parcel #:</b>	74-16-028-4001-001
<b>Per Acre:</b>	\$5,000.00	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$0.12	<b>Taxes:</b>	\$9,856.32 (2017)
<b>Terms:</b>	Cash		

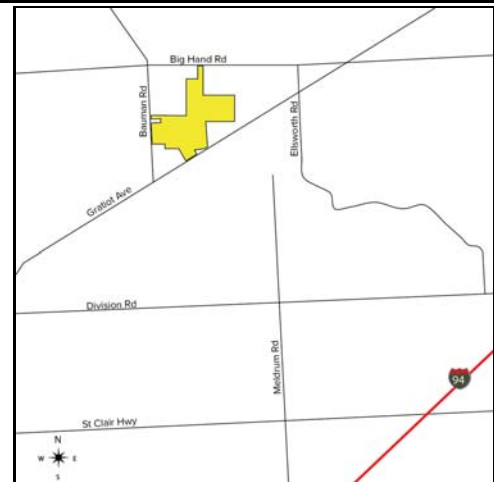
### TRAFFIC INFORMATION

<b>Yr:</b> 2015	<b>Count:</b> 3,713	Gratiot Ave./Bauman & Palms
<b>Yr:</b> 2015	<b>Count:</b> 2,016	Bauman/Gratiot Ave. & Dolan
<b>Yr:</b> 2015	<b>Count:</b> 530	Arlington/Bartel & Gratiot Ave.
<b>Yr:</b>	<b>Count:</b>	

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	438	\$57,513
<b>3 Mile Radius</b>	3,595	\$69,101
<b>5 Mile Radius</b>	13,891	\$61,560

**Comments:** 3 parcels make up 195.61 acres/well/septic.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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