

# Callander Commercial<sup>®</sup>

DEV. SITE - 80/90 IN Toll Rd, Exit 121  
71319 M-66 Highway | Sturgis

## DEV. SITE - 80/90 IN Toll Rd, Exit 121 100 ACRES - ST JOE COUNTY

Land  
For Sale  
71319 M-66 Highway  
Sturgis, Michigan

### Overview:

100+/- Acres of Commercial Land at 80/90 IN Toll Road, Exit 121. Can be divided for Retail Frontage. All utilities at site. offering a variety of tax incentives & grants (go to: [fawnrivercrossing.com](http://fawnrivercrossing.com) for a complete list) 6 motels at toll road exit. Need restaurant/gas, truck stop, etc.



### Information:

County:	St Joseph
Municipality:	Sturgis Twp
Buildings / Units:	2 Buildings / 2 Units
Occupancy Info:	Vacant
Total Acres:	94.43 Acres
Lot Dimensions:	2000 X 2642 X Irreg
Recommended Use:	Vacant Land
Zoning Code / Description:	AG1 / Commercial
Between Streets:	Bogen & Indiana Toll Rd.
Sewer / Water:	Public / Public
Utilities Attached:	Gas and Electric
Utilities Available:	All Public Utilities
School District:	Sturgis
Parcel #:	01502400600; 01502400610; 440207300002000012
RE Taxes / Year:	\$2,939 / 2017

### Contact Information:

#### Joyce Wiles

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### Sale Price:

**\$1,150,000**

NEW PRICE \$1,795,000.00 REDUCED FROM: \$2,800,000.