

## LAND For Sale

**Location:** 47351 Michigan Avenue  
**Side of Street:** South  
**City:** Canton, MI  
**Cross Streets:** Beck Rd.  
**County:** Wayne

<b>Acreage:</b>	8.67	<b>Improvements:</b>	N/A
<b>Zoning:</b>	GI, General Ind	<b>Dimensions:</b>	

### UTILITIES

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

### ADJACENT LAND

<b>North:</b>	Commercial	<b>East:</b>	Industrial
<b>South:</b>	Industrial	<b>West:</b>	Comm/Industrial

### PRICING INFORMATION

<b>Asking Price:</b>	\$867,000.00	<b>Parcel #:</b>	71-131-99-0008-002
<b>Per Acre:</b>	\$100,000.00	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$2.30	<b>Taxes:</b>	\$29,454.53 (2022)
<b>Terms:</b>			

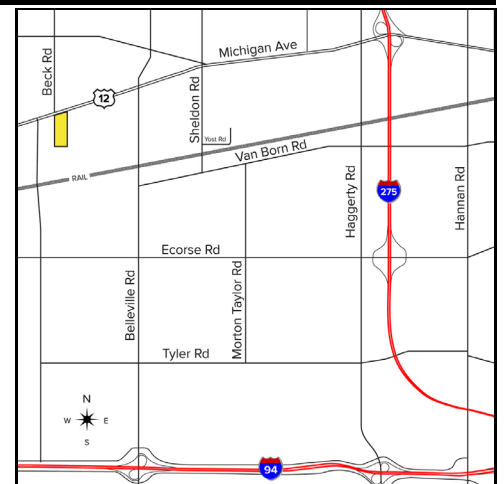
### TRAFFIC INFORMATION

<b>Yr:</b> 2022	<b>Count:</b> 27,977	Michigan Ave. W. of Beck Rd.
<b>Yr:</b> 2022	<b>Count:</b> 30,261	Michigan Ave. E. of Beck Rd.
<b>Yr:</b> 2022	<b>Count:</b> 6,928	Beck Rd. N. of Michigan Ave.
<b>Yr:</b>	<b>Count:</b>	

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	3,298	\$86,511
<b>3 Mile Radius</b>	38,740	\$111,352
<b>5 Mile Radius</b>	139,975	\$92,802

**Comments:** Prime development site on Michigan Avenue.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com  
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.