

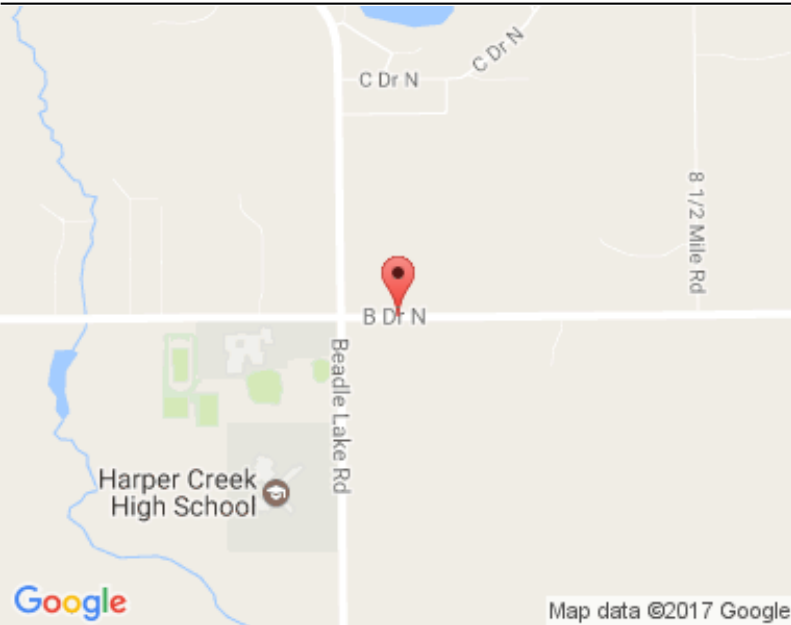
**Commercial 3 Acre Parcel**  
7589 N B Drive North | Battle Creek

## Commercial 3 Acre Parcel Exit 100 off I-94 to Binder Park Zoo

Land  
For Sale  
7589 N B Drive North  
Battle Creek, Michigan

### Overview:

Great 3 acre parcel just off the corner. Property is situated just off the corner of busy intersection of B Drive & Beadle Lake Road at exit 100 off I-94. Situated across the street from Johnny's Shell Station and Harper Creek High & Middle Schools. House located on property needs to be torn down.



### Information:

County:	Calhoun
Municipality:	Emmett Township
Total Acres:	3 Acres
Recommended Use:	Commercial
Zoning Code / Description:	LC / Local Commercial
Between Streets:	Beadle Lake & Silver Spring Lane
Street Type:	Public
Sewer / Water:	Septic / Well
Utilities Attached:	Gas and Electric
Parcel #:	131002903802
RE Taxes / Year:	\$2,680.05 / 2017

### Contact Information:

**Sandy Edwards** (CCIM)  
(269) 373-8102 [direct]  
(269) 207-0971 [mobile]  
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### Sale Price:

**\$269,900**  
PRICE REDUCED !!