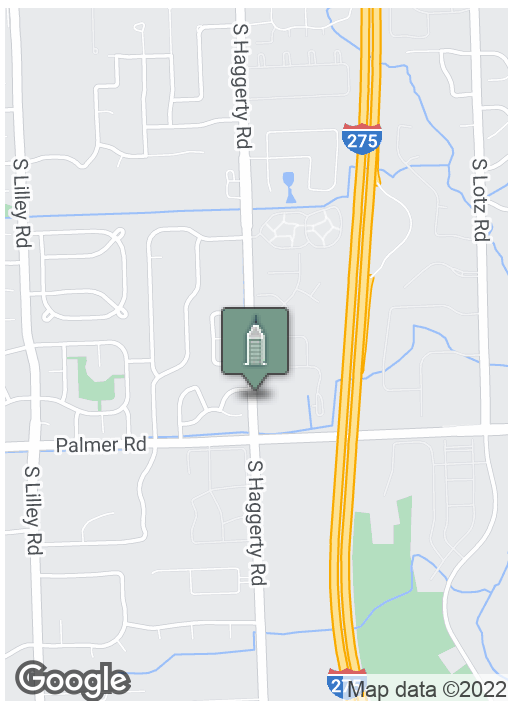


# Commercial Vacant Land - Motivated Seller

0 HAGGERTY ROAD, CANTON, MI 48188



**FOR SALE**



## SUMMARY

Sale Price:	\$395,000
Lot Size:	2.23 Acres
Zoning:	C-1 (Village Shopping District)
Annual Taxes (2022):	\$5,972.41
SEV (2022):	\$168,100

## PROPERTY OVERVIEW

2.23 acres of commercial vacant land located in Canton Township.

Zoned C-1. Ideal location for a specialty retail, bakery, flower shop, professional offices and more.

Surrounded by residential developments, small retail stores, schools, offices and commercial industries.

160 feet of road frontage on highly traveled Haggerty Road. City water and sewer available.

Motivated Owner - Owner will consider all reasonable offers. Owner will consider Land Contract to qualified buyer.

***Building relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

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## ZONING DESCRIPTION

### C-1, VILLAGE SHOPPING DISTRICT

The intent of the village shopping district is to provide residential-scale convenience and personal service uses within a planned development district or areas designated as local shopping on the future land use map of the comprehensive plan.

Principal uses include:

- Apparel.
- Bakery.
- Bookstore/stationery shop/periodicals.
- Convenience grocery.
- Delicatessen.
- Drugstore.
- Flower/gift shop.
- Toy and hobby shop.

Personal service establishments including:

- Barbershop/hair styling salon/manicure.
- Clothing alteration/shoe repair.
- Dry cleaning outlet.
- Photo processing.
- Suntan salon.
- Licensed massage establishments.

Professional offices.

Medical/dental clinics or offices.

Financial institutions (banks/savings and loan/credit union).

Restaurants (carryout and standard); delivery services shall be accessory to the primary use only.

Child and adult day care center, subject to the provisions of sections 6.02.B or E.

Planned shopping center.

Personal fitness centers, martial arts studios, dance schools, music and voice schools, and art studios.

Veterinary offices and hospitals.

Uses similar to the above.

## AREA DESCRIPTION

Canton is located in the heart of southeastern Michigan. Situated conveniently between Detroit and Ann Arbor, Canton is a community that has it all. Canton is just minutes from Metro Airport.

Canton, Michigan is home to the state's only IKEA, as well as other major retailers and employers. Canton offers many business-friendly amenities including abundant and affordable space that is easily accessible via major road, air, rail, and water transport corridors. Canton is committed to development that is well-planned, as it continues to grow into a comprehensive retail, commercial, and light industrial region.

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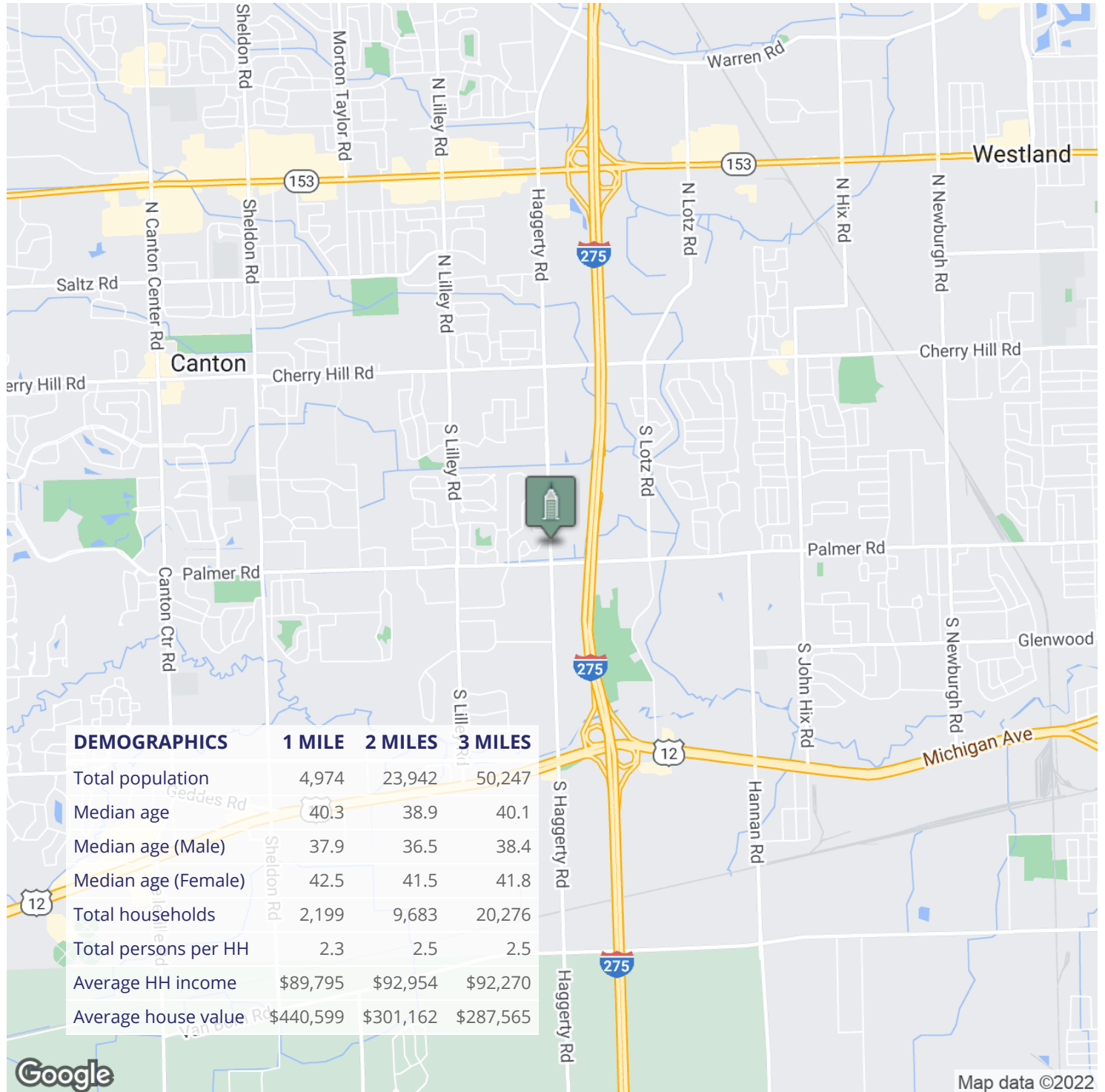
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