

Commercial Vacant Land

2317 M-52, Chelsea, MI 48118



For Sale

FOR SALE



PROPERTY HIGHLIGHTS

- 3.7 acres in Chelsea
- Located south of I-94
- Zoned AG, Master Planned for Mixed Use
- Multiple uses include hospitality, office, industrial, retail, and multi-family
- Sylvan Township just south of Chelsea
- 2,000 SF home with barn
- Value is in land for redevelopment
- NO SHOWINGS OF THE HOME AS IT IS TENANT OCCUPIED.
DO NOT WALK THE PROPERTY WITHOUT LISTING BROKER

OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	3.7 Acres
2025 SEV:	\$155,900
2025 Taxes:	\$4,903.58
Parcels:	F-06-24-200-010 F-06-24-200-011

DEMOGRAPHICS

	1 MILE	5 MILES	15 MILES
Total Households	289	4,664	71,947
Total Population	691	11,696	178,033
Average HH Income	\$98,248	\$125,914	\$130,145

Charlie Koenn

734.926.0230

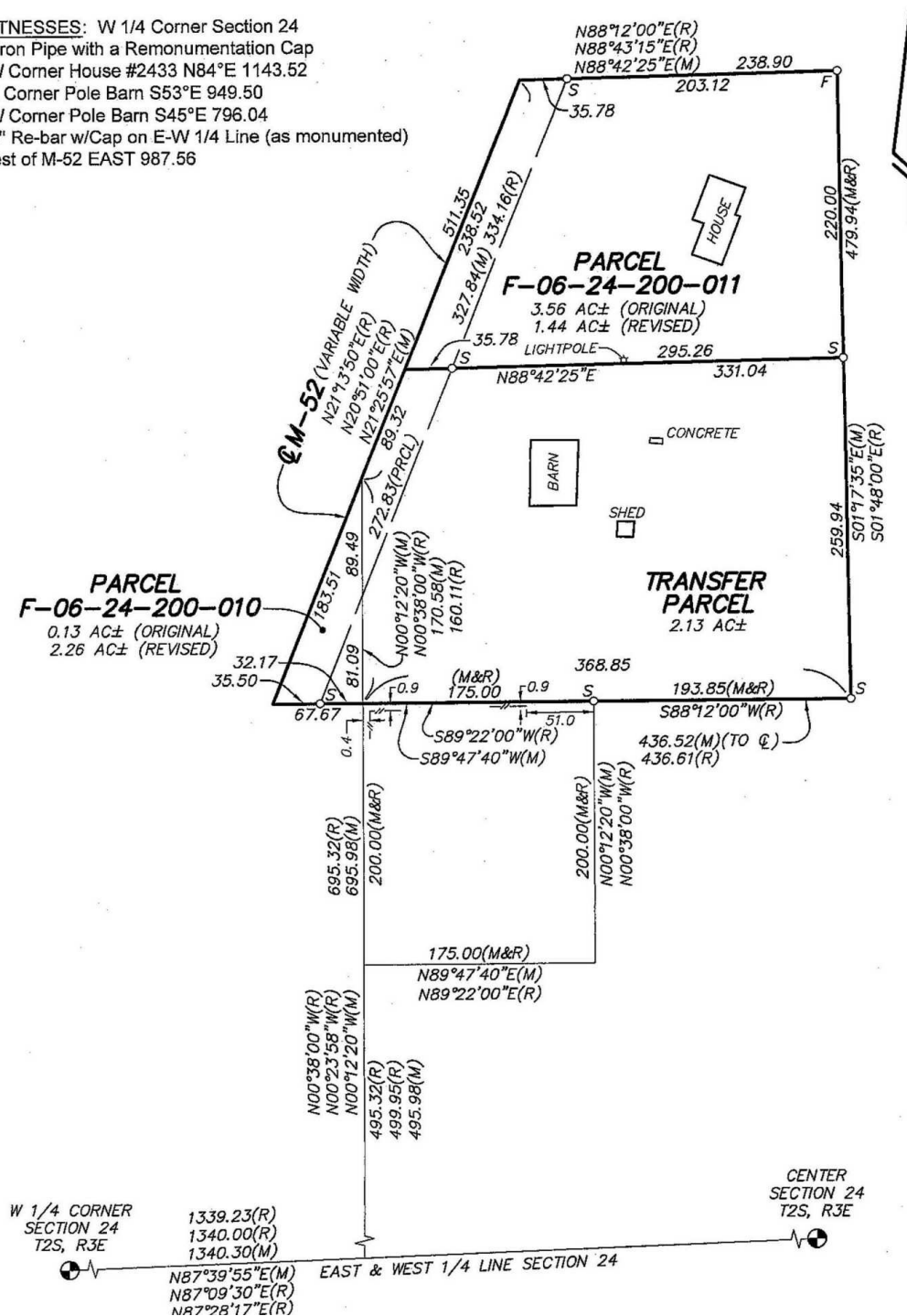
ckoenn@swishercommercial.com

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WITNESSES: W 1/4 Corner Section 24
1" Iron Pipe with a Remonumentation Cap
SW Corner House #2433 N84°E 1143.52
NE Corner Pole Barn S53°E 949.50
NW Corner Pole Barn S45°E 796.04
3/4" Re-bar w/Cap on E-W 1/4 Line (as monumented)
West of M-52 EAST 987.56



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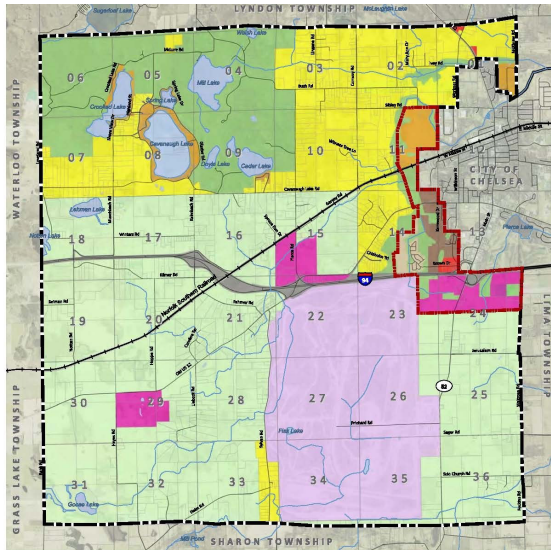
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FUTURE LAND USE

Sylvan Township
Washtenaw County

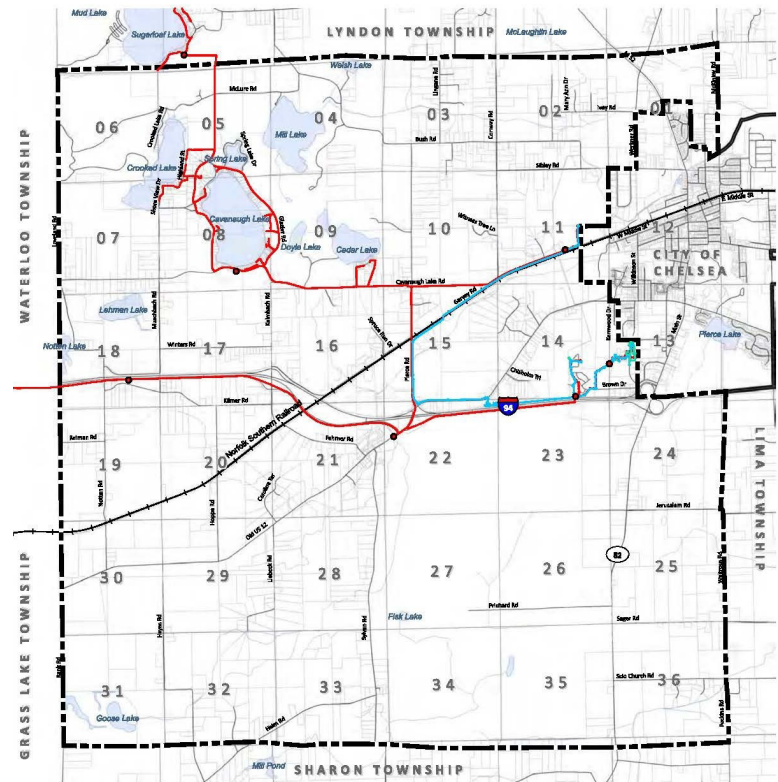
Carlisle/Wortman Associates
Source: Washtenaw County GIS
Michigan Open GIS

Table 6 - Master Plan Land Use Classifications / Zoning District Comparison

Master Plan Land Use Designations	Zoning District Classifications
Open Space/ Agriculture/ Rural Residential	AG, Agriculture
Low Density Residential	AG, Agriculture LR, Low Density Residential SR-1, Single-Family One
Medium Density Residential	Currently no zoning district accommodates
High Density Residential	MR, Multiple-Family Residential
Manufactured Housing Community	MHP, Manufactured Housing Community
Local Commercial	LC, Local Commercial
Mixed Use	GC, General Commercial HC, Highway Commercial MR, Multiple-Family Residential BP, Business Park I, Industrial
Industrial	I, Industrial I-ART, Industrial-Automotive Research and Testing
Recreation / Conservation	RC, Recreation Conservation

Based on the future land use classifications presented, the following existing zoning district classifications are not represented: MU-1, Municipal Use District and P-5, Private Sites Dedicated to Common Use. Uses listed as permitted and special uses in these districts should be incorporated into the above listed zoning classifications as appropriate.

In addition, due to the limited areas available within the Township for commercial and industrial development, further consolidating or re-evaluating the General Commercial (GC), Highway Commercial (HC), and Business Park (BP) zoning regulations should be considered.



SANITARY SEWER AND WATER

Sylvan Township
Washtenaw County

Carlisle/Wortman Associates
Source: Washtenaw County GIS, Midwestern Consulting
Michigan Open GIS
12-1-16

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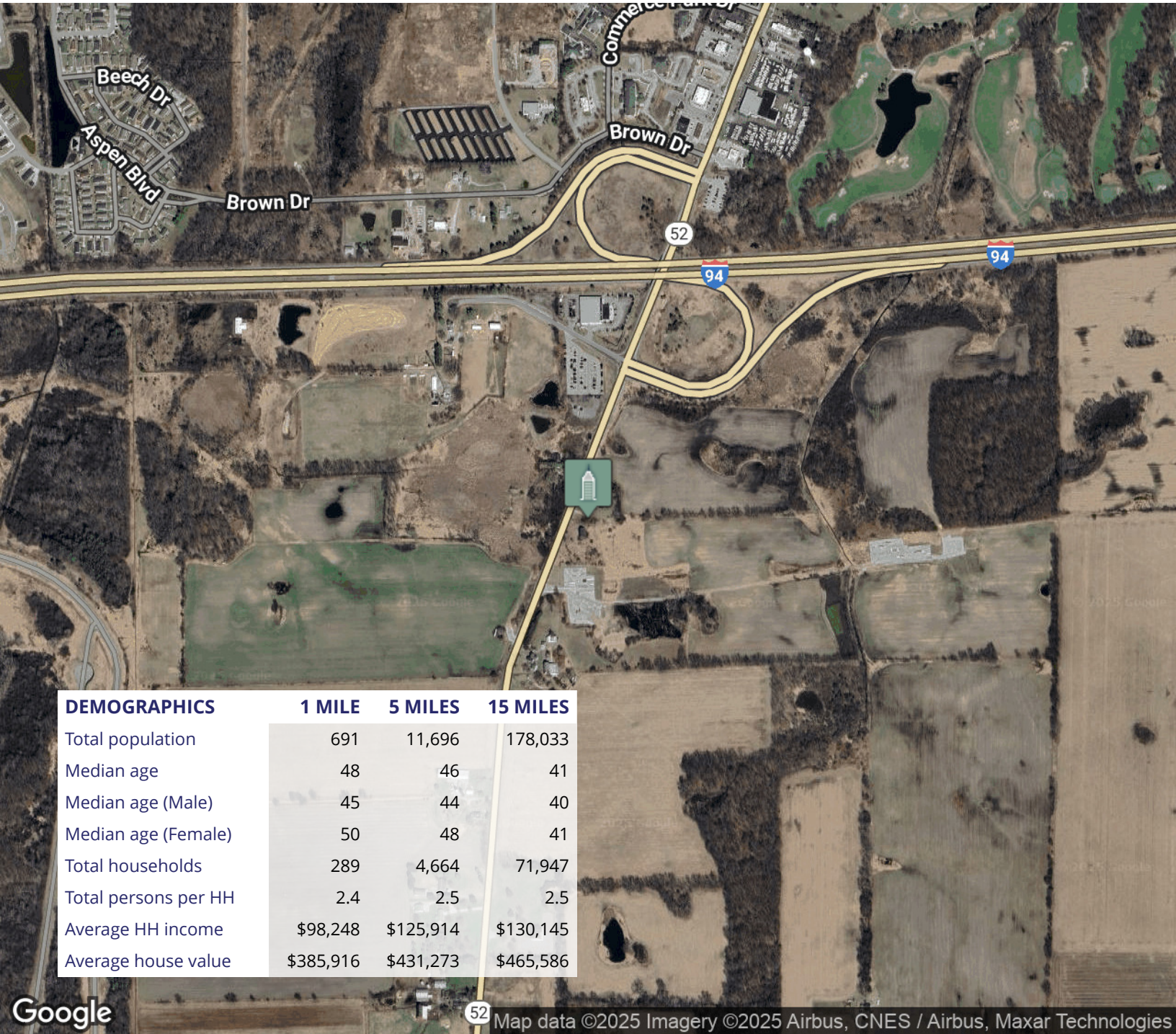
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