

**RED CARPET®
KEIM**
DYNAMICS, INC.

SALE PRICE: \$1,600,000.00
LEASE: \$
REFERENCE: 12840

PHONE: 810-648-3700

CLASSIFICATION: BUSINESS

LOCATION: M-46 and Gates

CITY: Sandusky

TOTAL SF:

INTERSECTION: M-46 & Gates

COUNTY: Sanilac

AGE:

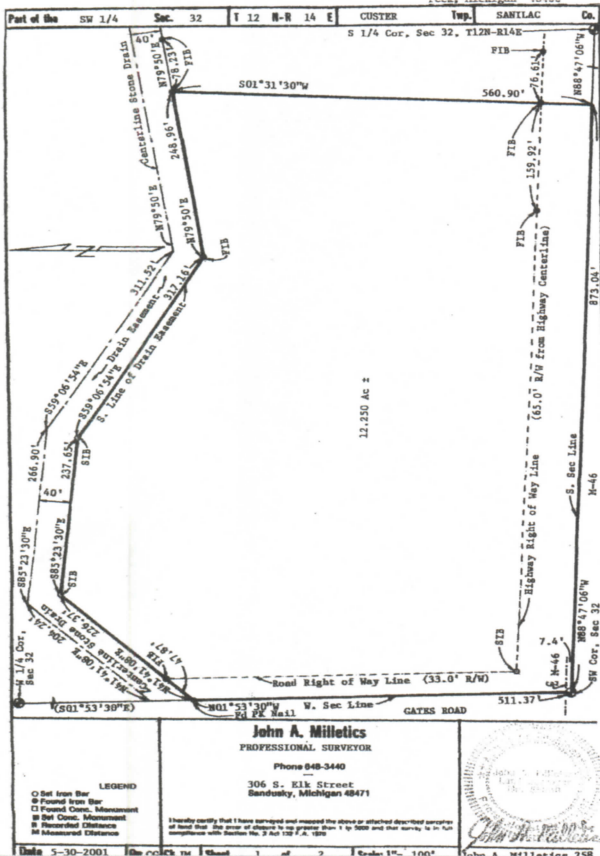
PARKING:

STORAGE:

TAXES: Summer: \$646

Winter: \$3605

TAX ID.: 320-032-400-470-00



ADDITIONAL INFORMATION

12.4 ACRES OF DEVELOPMENT PROPERTY ON THE CORNER OF GATES & WEST SANILAC (M-46)

SELLER MAY HELP WITH A BUILD-OUT

ATTACHED DAILED DRAWING OF POTENTIAL BUILDING LAYS APPROVED BY DNR ETC.

DAILY TRAFFIC COUNT: *Estimate 10001 to 20000 vehicle per 24 hours* source MDOT

LISTING
AGENT

MIKE PATTERSON

COMMISSION SPLIT

4.0 % BUYERS AGENT

| | | |
|--|--|------------------------------|
| Class: Real-Commercial (201) | School District: 76210 (Sandusky) | Assessed: \$64,300.00 |
| Homestead %: 0 | SEV: \$64,300.00 | Taxable: \$64,300.00 |
| Sale Date: | Sale Price: \$0.00 | Acres: 12.25 |

Legal Description:

T12N R14E SEC 32 COM AT SW COR OF SEC 32 RUNN TH 511.37 FT, N 41DEG E 226.37 FT, S 85 DEG E 237.65 FT, S 59 DEG E 317.16 FT, N 79 DEG E 248.96 FT, S 560.9 FT, W 873.04 FT TO POB 12.25 A MORE OR LESS INCLUDING RD ROW.

Popuation: 5745

Median House Price: \$88,400

Median House Hold Income: \$37,146

Kmart - Walmart

Subject Property

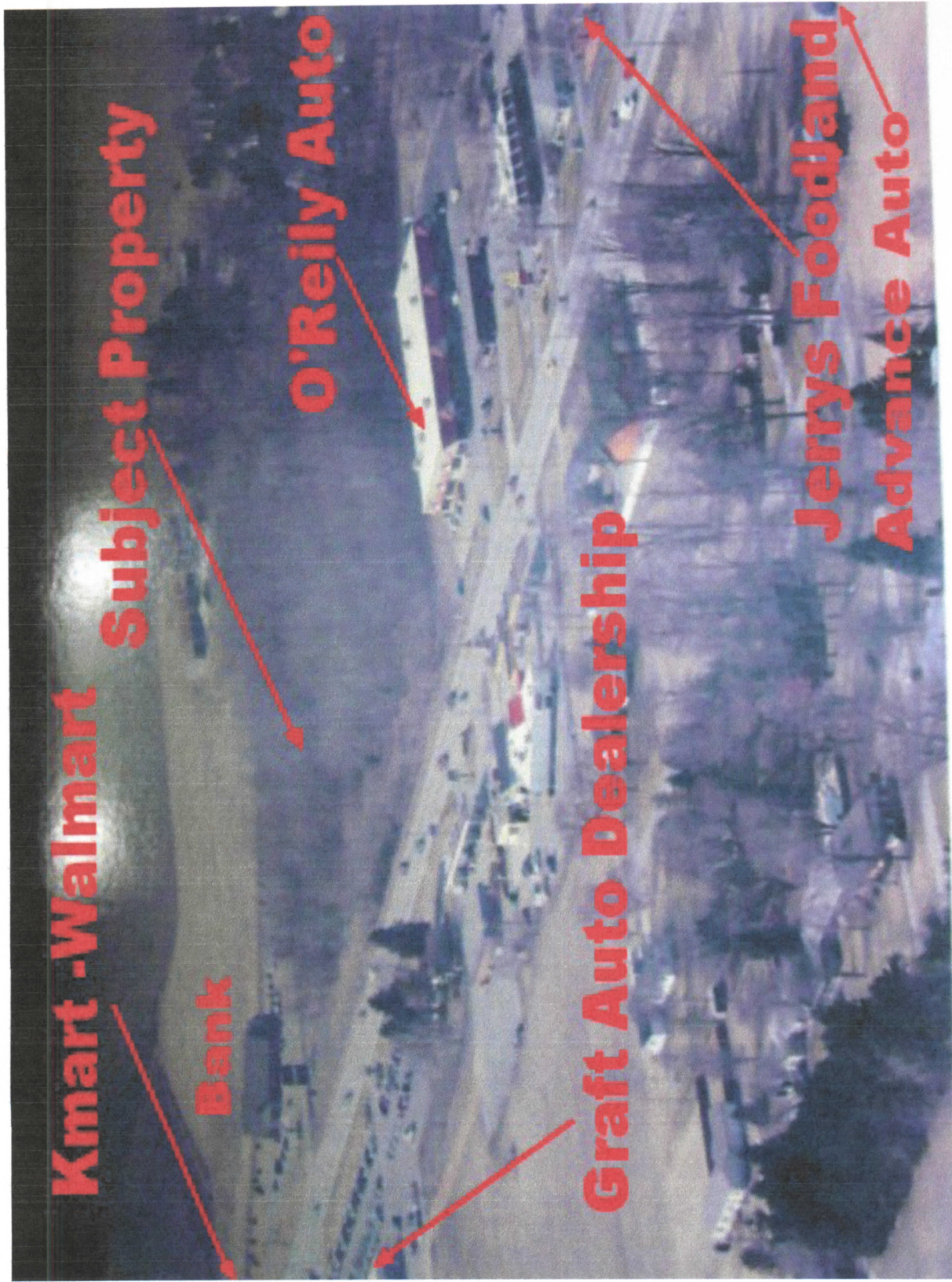
Bank

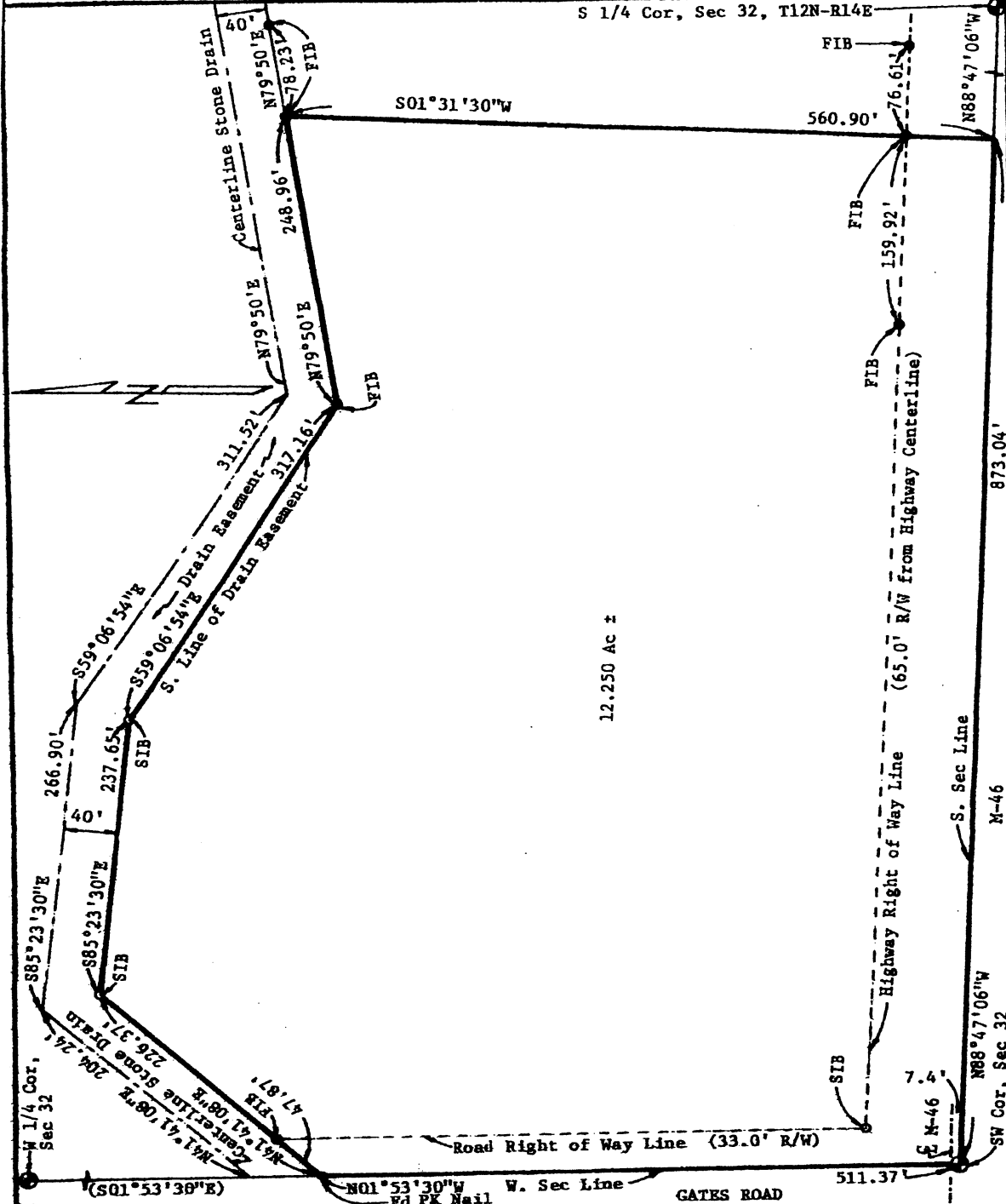
O'Reilly Auto

Graft Auto Dealership

Jerrys Foodland

Advance Auto





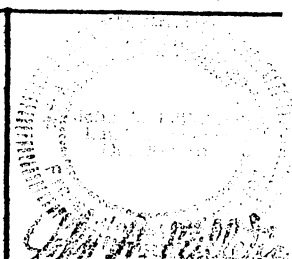
12.250 Ac ±

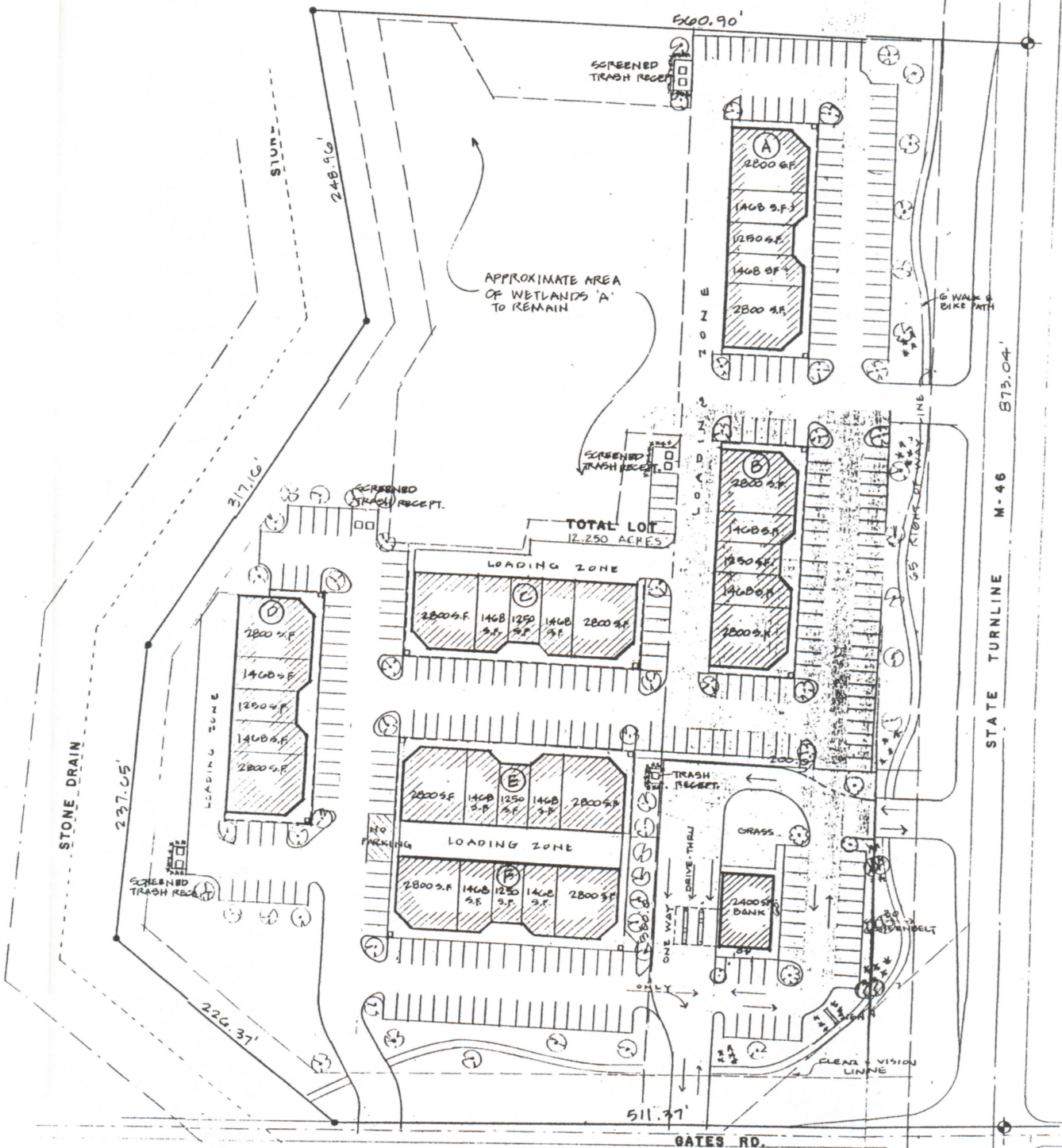
LEGEND

- Set Iron Bar
- Found Iron Bar
- Found Conc. Monument
- Set Conc. Monument
- R Recorded Distance
- M Measured Distance

John A. Milletics
 PROFESSIONAL SURVEYOR
 Phone 648-3440
 306 S. Elk Street
 Sandusky, Michigan 48471

I hereby certify that I have surveyed and mapped the above or attached described parcels of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with Section No. 3 Act 137 F.A. 1970

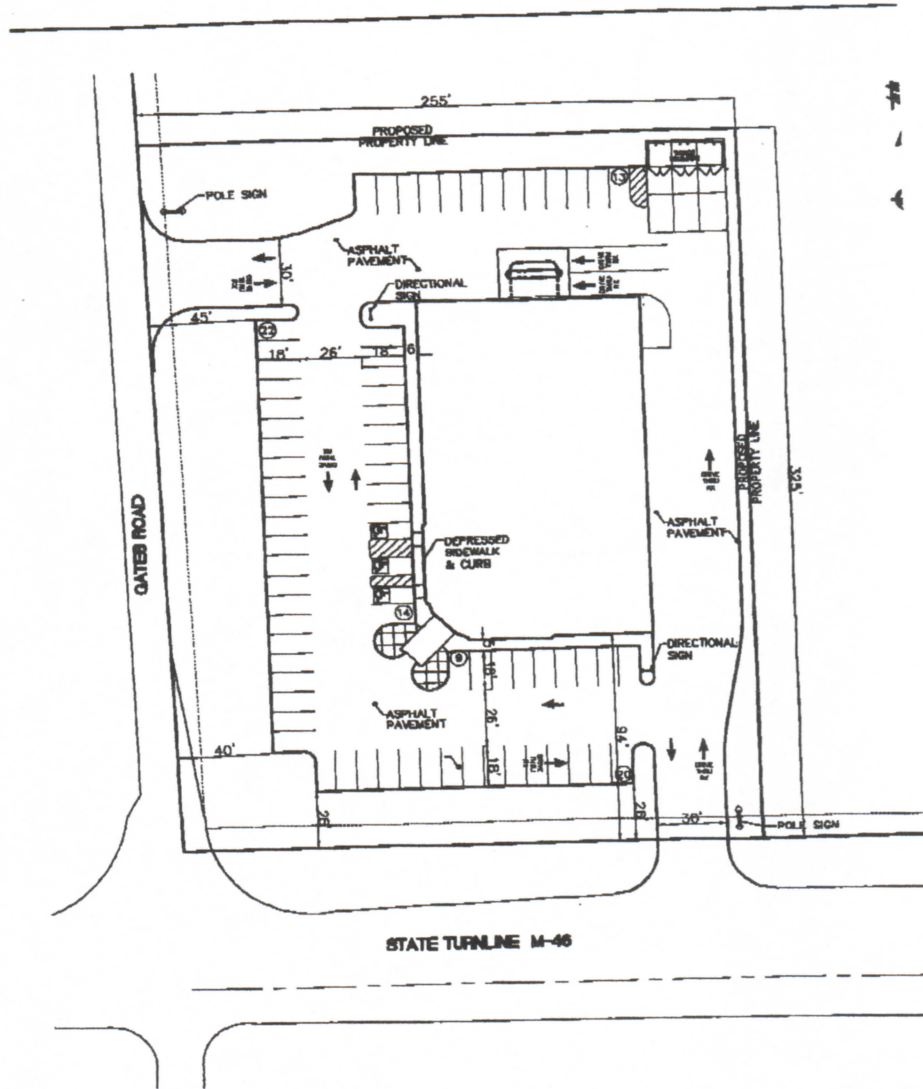




AL SITE PLAN

SCALE: 1"=50'

Prior approved development



Prior site development plan that was approved

Location Corner of W-46 and Gates

