

C VAN DYKE Road, Almont Twp, Michigan 48003

MLS#: **219064758**
 P Type: **Land**
 Status: **Active**

Area: **09191 - Almont Twp**
 DOM: **Y/977/977**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$99,000**
 OLP: **\$99,000**



Location Information

County: **Lapeer**
 Township: **Almont Twp**
 Mailing City: **Almont**
 Side of Str:
 School District: **Almont**
 Location: **N of Bordman / E of Van Dyke**

Lot Information

Acreage: **2**
 List \$/Acre: **\$49,500.00**
 Min Lots/Acre:
 Lot Dim: **165 X 532**
 Road Front Feet: **165**
 Zoning: **Commercial**

Contact Information

Name: **DAVID NASH**
 Phone: **810-614-8614**

Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 WaterFront Feet:

Land Contract Information

Land DWP:
 Land Int Rate: **%**
 Land Payment:
 Land Terms:



Additional Information

Internet Avail:
 Mineral Rights:
 Sqft Min Lot:
 Survey: **Yes**
 Irrigation:
 Perk: **Yes**

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Listing Information

Listing Date: **07/02/19** Off Mkt Date:
 ABO Date:
 Protect Period: **90** Pending Date:
 Contingency Date:
 Exclusions:
 Short Sale: **No** MLS Source: **REALCOMP**
 BMK Date:
 Originating MLS#: **219064758**
 Directions: **Take M-53 north, property on east side of Van Dyke, south of Hough and north of Bordman.**
 Terms Offered: **Cash, Conventional** Possession: **At Close**

Water Source: **Well-Needed** Sewer: **Septic-Needed**
 Legal/Tax/Financial

Property ID: **00103401308** Restrictions:
 Tax Summer: **\$273** Tax Winter: **\$577** Ownership: **Private - Owned**
 SEV: **39,700.00** Taxable Value: **\$28,845.00** Oth/Spec Assmnt: **0**
 Existing Lease:
 Legal Desc: **T6N R12E SEC 34 PART OF THE SW 1/4 COMMENCING AT THE SW CORNER OF SAID SEC 34: THENCE N04 00'00" W 1169.28" ALONG THE W LINE OF SECTION 34 TO THE POINT OF BEG; THENCE EXTENDING N04 00'00" WEST 165.0 FEET; THENCE N87 38'10" E 528.22 FT ; THENCE S04 0'0" E 165.0 FT, THENCE S87 38'10" W 528.22 TO POB, [PARCEL 6] 2.0 ACRES OF LAND SPLIT ON 08/13/2006 FROM 001-034-013-00;**

Agent/Office Information

Sub Ag Comp: **Yes** Buyer Agency: **Yes** Trans Coordinate: **Yes**
 Sale Ag Comp: **1.5** Buy Ag Comp: **1.5** Trans Crd Comp: **1.5** Comp Arrange:
 List Office: **Grander Realty LLC** List Office Ph: **(810) 476-4422**
 List Agent: **DAVID NASH** List Agent Ph: **(810) 476-4422**

Remarks

Public Remarks: **Commercial piece on Van Dyke (M-53), driveway approval through the state of Michigan, site plan approval through Almont Twp., all engineering completed.**