

7070 DRYDEN Road, Almont Twp, Michigan 48003

MLS#: **219006443**
P Type: **Land**
Status: **Active**

Area: **09191 - Almont Twp**
DOM: **Y/990/990**

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

LP: **\$60,000**
OLP: **\$60,000**



Location Information

County: **Lapeer**
Township: **Almont Twp**
Mailing City: **Almont**
Side of Str: **S**
School District: **Almont**
Location: **S of Dryden / W of Van Dyke**

Lot Information

Acreage: **2.05**
List \$/Acre: **\$29,268.29**
Min Lots/Acre:
Lot Dim: **165X541X165X541**
Road Front Feet: **165**
Zoning: **Residential**

Contact Information

Name: **DAVID R 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: **Yes**
Mineral Rights:
Sqft Min Lot:
Survey: **Yes**
Irrigation:
Perk: **Yes**



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Listing Information

Listing Date: **01/18/19** Off Mkt Date:
Restrictions: **Van Dyke North to Dryden Rd., West on Dryden Rd. Parcel is on south side before Shoemaker**
Directions: **Cash, Conventional**
Terms Offered: **Cash, Conventional**
Pending Date:
Contingency Date:
Exclusions:
Short Sale: **No**
Features:
MLS Source: **REALCOMP**
BMK Date:
Originating MLS#: **219006443**
Possession: **At Close**

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

Property ID: **00101601416** Restrictions:
Tax Summer: **\$253** Tax Winter: **\$971**
SEV: **26,000.00** Taxable Value: **\$26,000.00**
Assoc Fee Freq:
Legal Desc: **SEC 16 T6N R12E PART OF W 1/2 OF NW 1/4, FROM NW COR OF SEC N 88-59-21 E 832.88 FT TO POB; TH N 89-59-21 E 165.0 FT; TH S 01-25-41 W 541.26 FT; TH S 88-59-21 W 165.0 FT; TH N 01-25-28 E 541.26 TO POB. PARCEL 6 2.05 ACRES SPLIT/COMBINED ON 08/25/2015 FROM 001-016-014-00;**
Ownership: **Private - Owned**
Oth/Spec Assmnt: **0**
Existing Lease:
Association Phone/Email: **davenash@envyhomes.com**

Agent/Office Information

Sub Ag Comp: **Yes** Buyer Agency: **Yes** Trans Coordinate: **Yes**
Sale Ag Comp: **2.5** Buy Ag Comp: **2.5** Trans Crd Comp: **2.5** 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: **Nestled on the corner of Dryden and Shoemaker Rds. this parcel is ideal to build the home of your dreams! This is a great location with quick access to M-53 for ease of commute and shopping. Natural gas and high-speed Internet available. Almont Community Schools.**

REALTOR® **BAVTAI. Property can be sold as a new build as well. Please contact Dave Nash at 810-614-8614 to set up a building consultation for your buyer.**