

7090 DRYDEN Road, Almont Twp, Michigan 48003

MLS#: **219006743**
 P Type: **Land**
 Status: **Active**

Area: **09191 - Almont Twp**
 DOM: **Y/982/982**

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 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**

[Click to show all Open Houses](#)

Listing Information

Listing Date: **01/21/19** Off Mkt Date:
 ABO Date:
 Protect Period: **180** Pending Date:
 Contingency Date:
 Exclusions:
 Short Sale: **No** MLS Source: **REALCOMP**
 BMK Date:
 Originating MLS#: **219006743**
 Directions: **Van Dyke to Dryden Rd., west on Dryden, property is on south side before Shoemaker**
 Terms Offered: **Cash, Conventional** Possession: **At Close**

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

Property ID: **00101601418** Restrictions:
 Tax Summer: **\$253** Tax Winter: **\$971** Ownership: **Private - Owned**
 SEV: **26,000.00** Taxable Value: **\$26,000.00** Oth/Spec Assmnt: **0**
 Existing Lease:
 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 1162.88 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 8 2.05 ACRES SPLIT/COMBINED ON 08/25/2015 FROM 001-016-014-00;**

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: **Perfect location to build the home of your dreams! Nestled on the corner of Dryden and Shoemaker Rd., this is the ideal location for your commute to work with schools and shopping just up the road. Easy access to M-53 and I-69. Natural gas and high-speed Internet available. Almont Schools.**

REALTOR® **BATVAI. 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.**