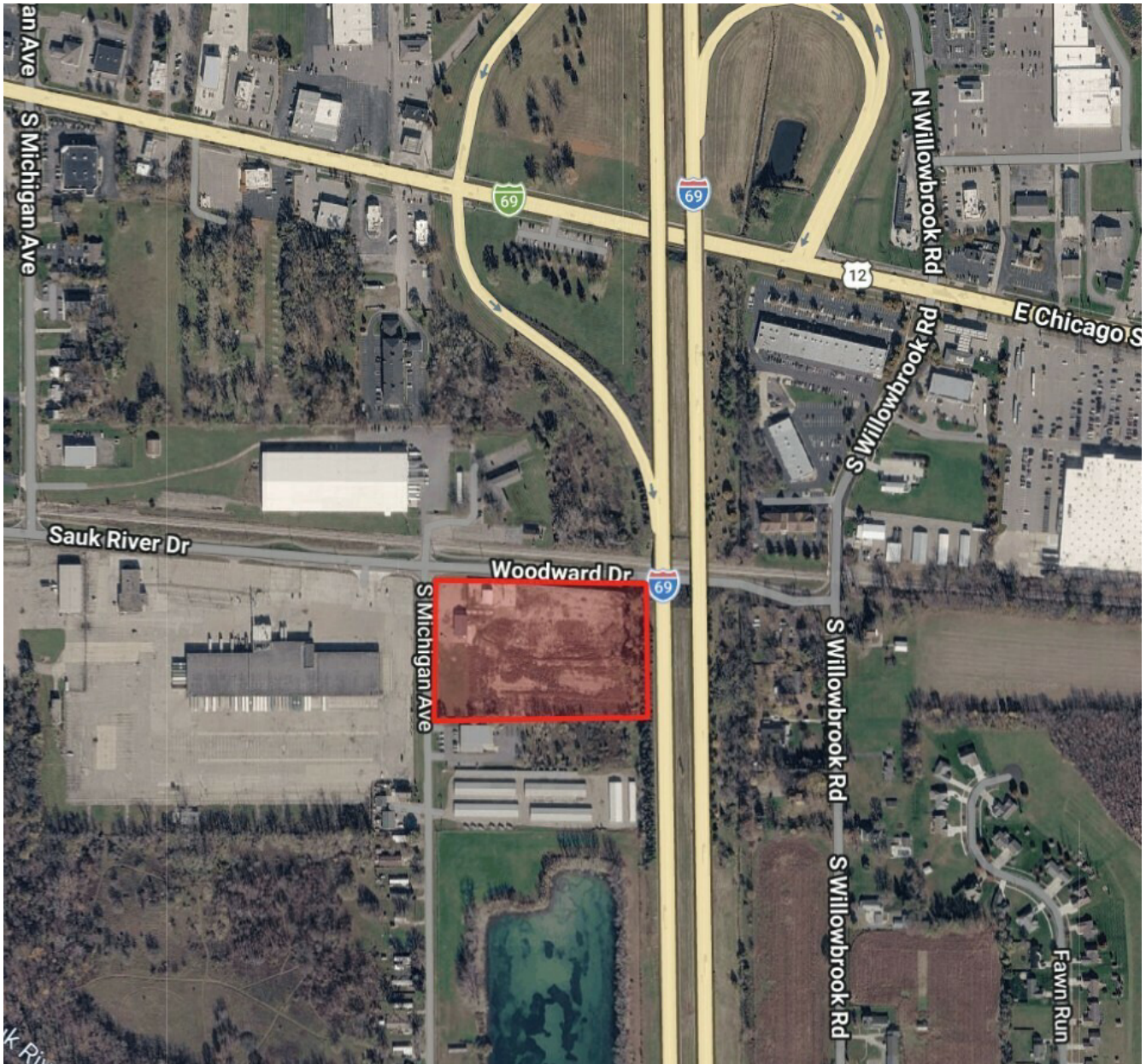


6.5 ACRES S MICHIGAN AVE

375 S Michigan Ave, Coldwater, MI 49036



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW GOBLE

Associate

agoble@thomasduke.com

OFFERING SUMMARY: 375 S Michigan Ave | Coldwater, MI 49036



PROPERTY OVERVIEW

6.5 acres of fenced in light industrial land, including two small buildings, for sale in Coldwater, MI.

OFFERING SUMMARY

Sale Price: \$499,000
Lot Size: 6.5 Acres
Price / Acre: \$76,769
Zoning: L1

PROPERTY HIGHLIGHTS

- Frontage on I-69
- Fenced in lot
- Two storage buildings included
- Easy access to I-69 on US-12

BUILDING/PROPERTY INFORMATION: 375 S Michigan Ave | Coldwater, MI 49036

BUILDING INFORMATION

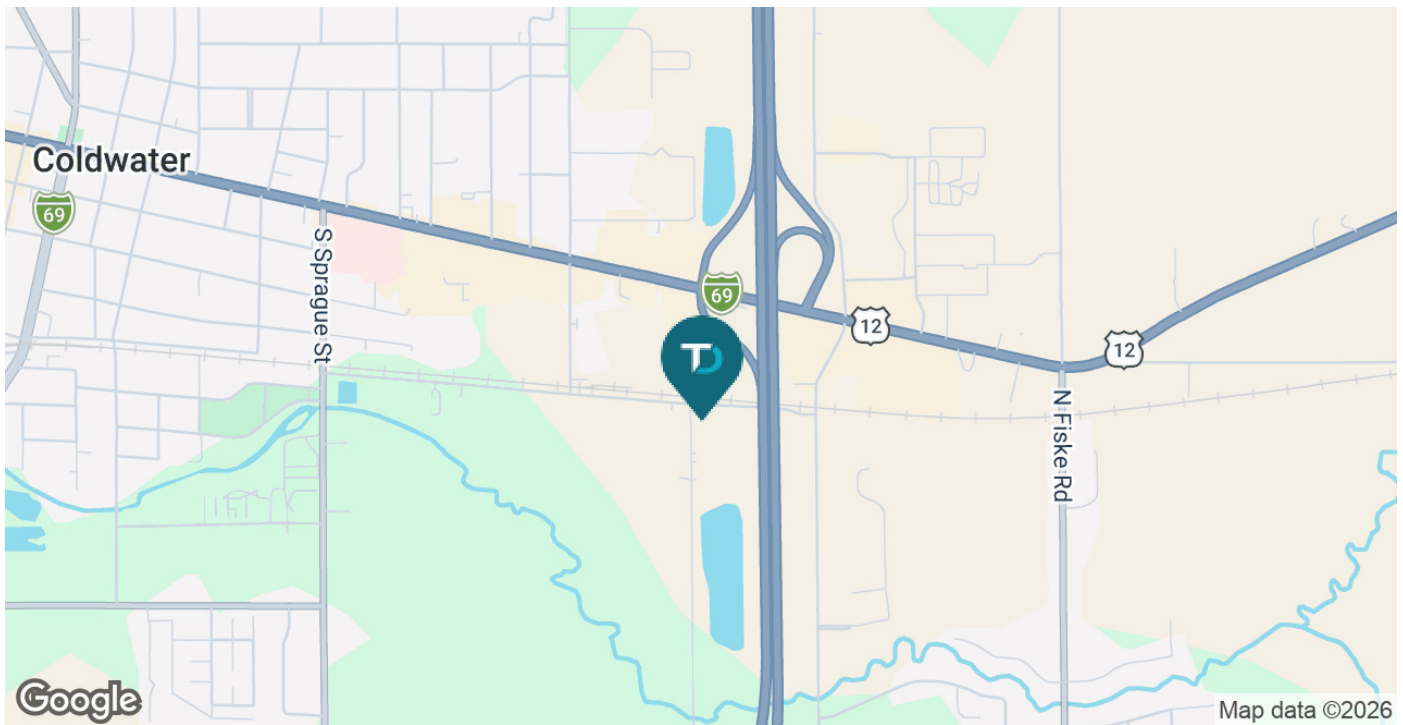
Price/AC:	\$76,769
Utilities:	-
2025 Winter Tax:	\$4,165.47
2025 Summer Tax:	\$1,386.34

PROPERTY INFORMATION

Lot Size:	6.5 Acres
Property Type:	Land
Property Subtype:	Industrial
Zoning	L1
Legal Description:	Available upon request
APN:	070-023-300-020-98

LOCATION INFORMATION

Located on the corner of S Michigan Ave and Woodward Dr in Coldwater, MI.



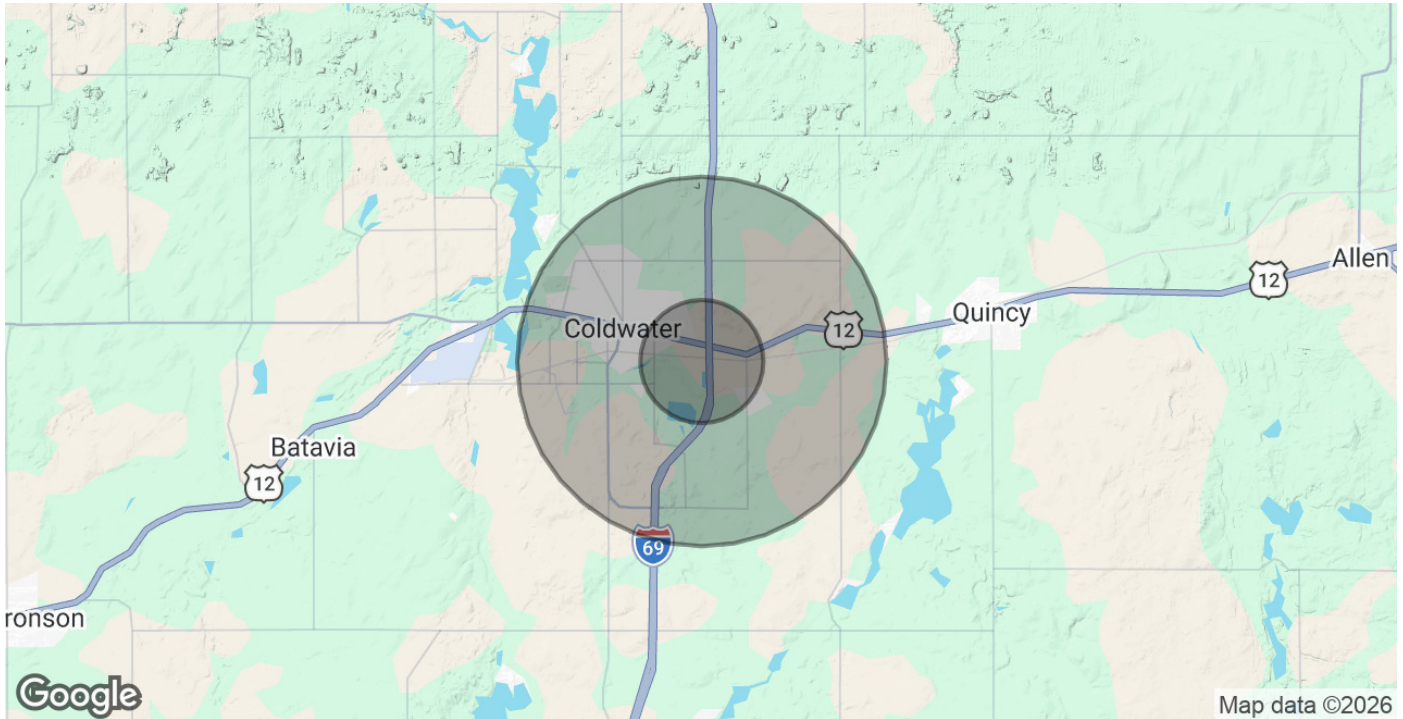
AERIAL MAP: 375 S Michigan Ave | Coldwater, MI 49036



RETAILER MAP: 375 S Michigan Ave | Coldwater, MI 49036



DEMOGRAPHICS MAP & REPORT: 375 S Michigan Ave | Coldwater, MI 49036



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,677	15,535	21,105
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	972	5,591	7,894
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$70,104	\$74,652	\$78,331
Average House Value	\$137,290	\$154,079	\$168,079

2020 American Community Survey (ACS)