

FOR SALE > LAKE ST. CLAIR FRONTAGE!!

RARE RESIDENTIAL ACREAGE

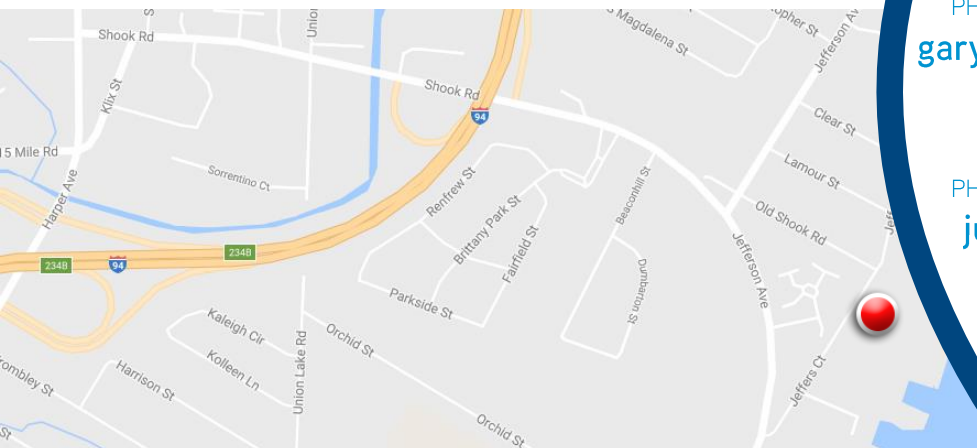
35160 JEFFERS COURT | HARRISON TOWNSHIP, MI



1.55 ACRES WITH ALL UTILITIES ONSITE IN RARE SECLUDED PARCEL

> PROPERTY HIGHLIGHTS

- 128' Lake St. Clair Frontage
- Corp of Engineers' Approval for Seawall and Dock
- Possible Owner-Financed Land Contract
- Unbelievable Views!



COLLIERS INTERNATIONAL

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For More Information Call:

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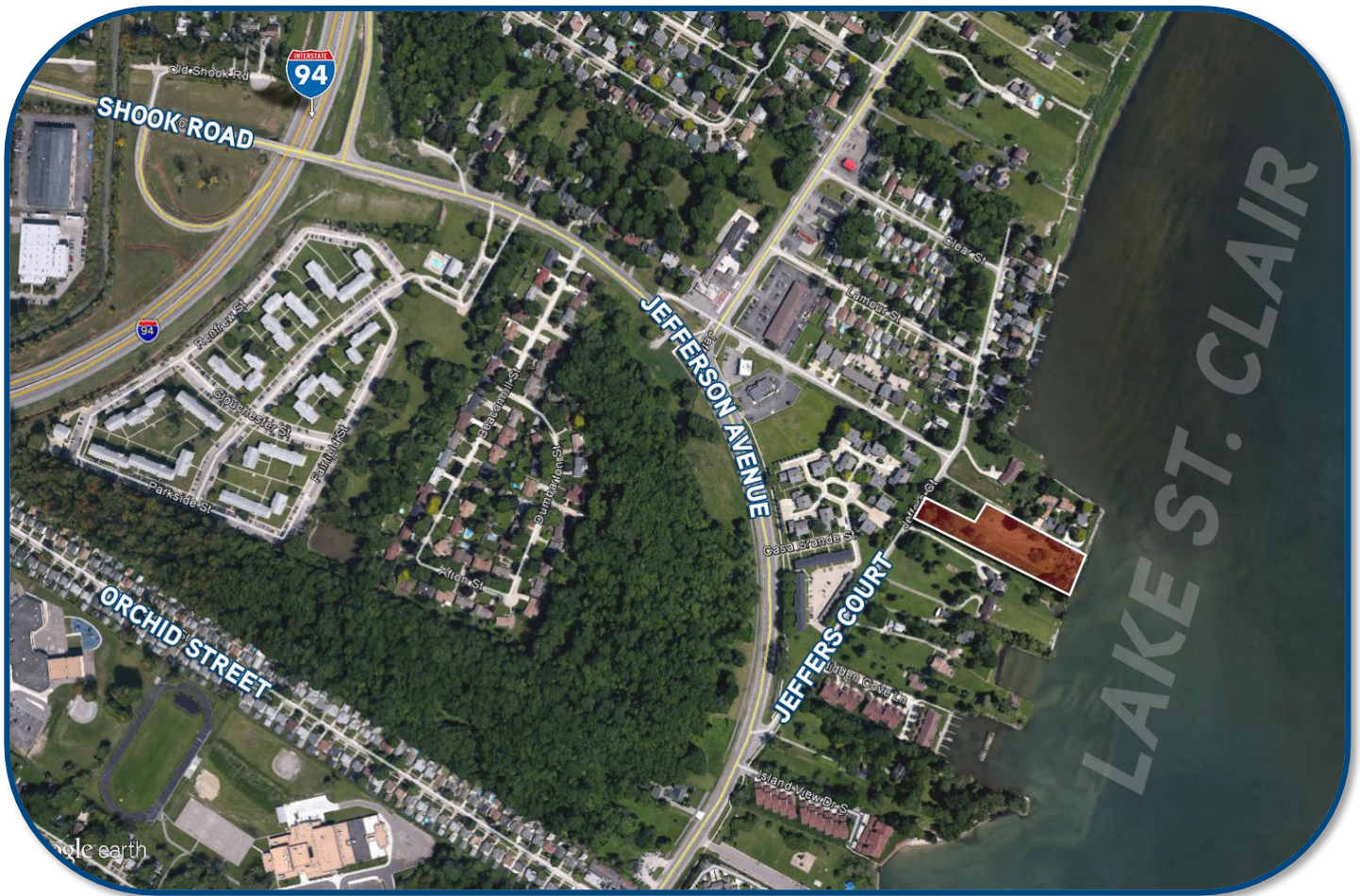
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> AERIAL MAP



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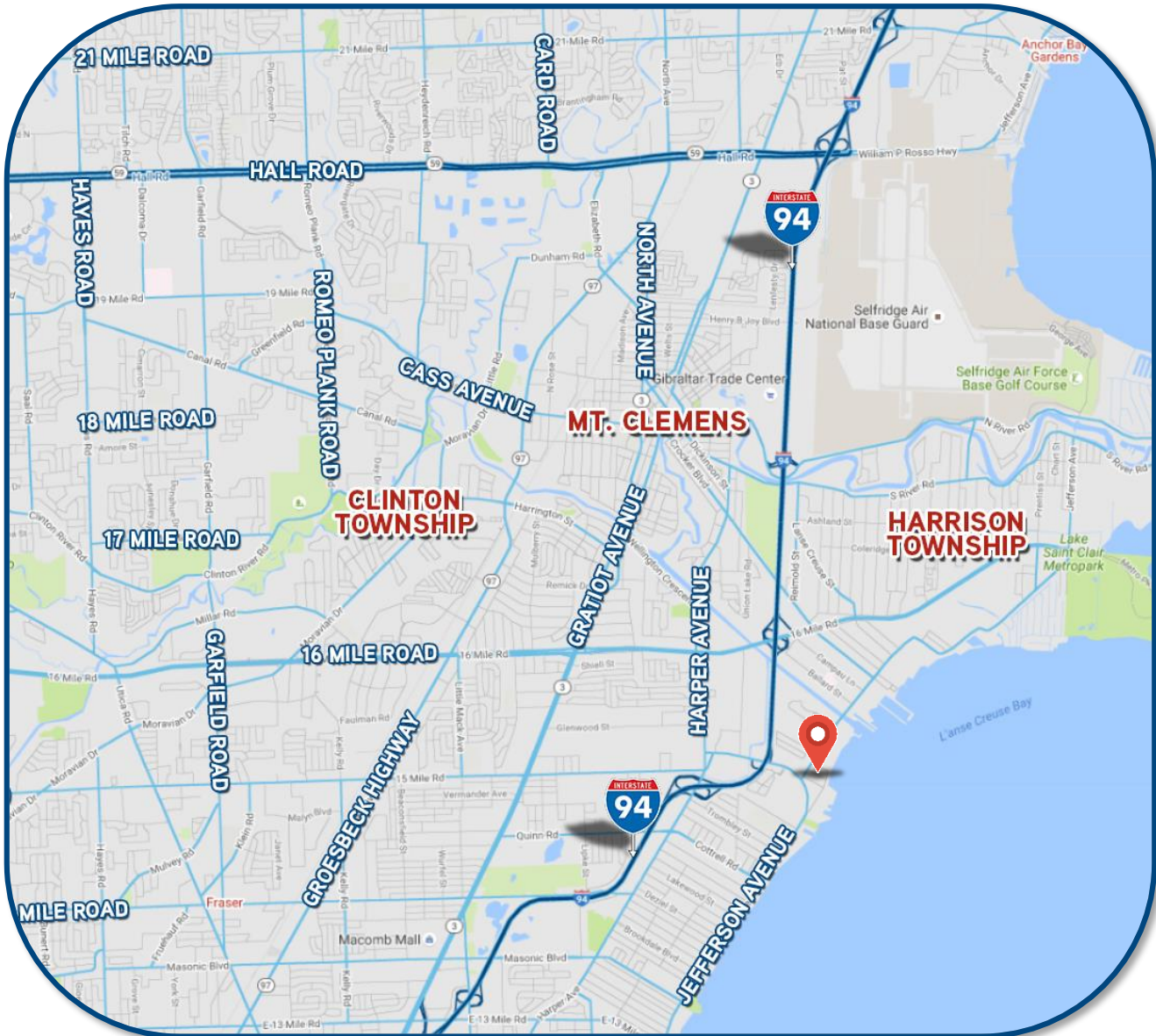
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> LOCATION MAP



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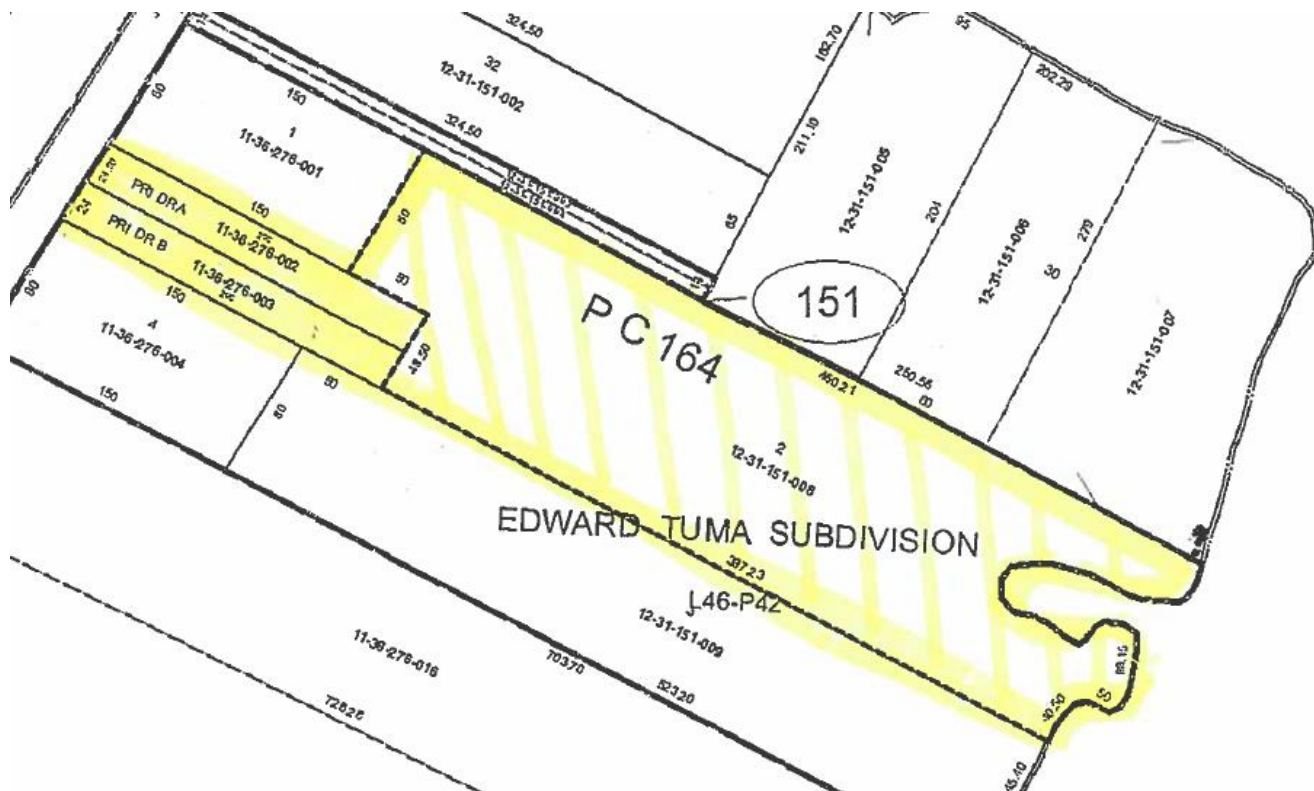
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> SITE PLAN



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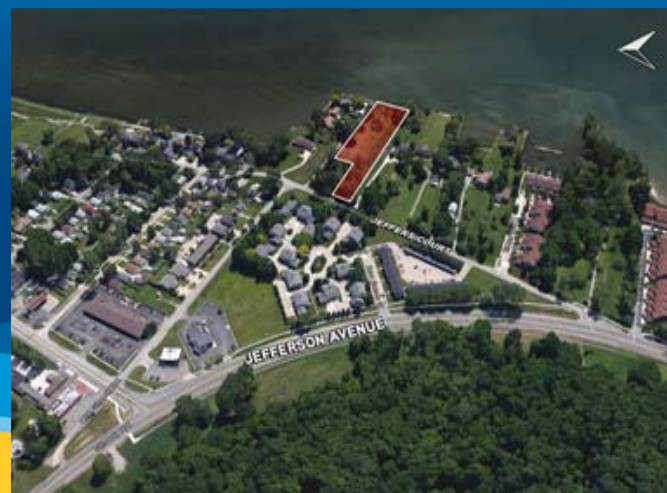


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Land Availability

For Sale

Rare Residential Acreage on Lake St. Clair



35160 Jeffers Court

Harrison Township, MI 48045

Sale Price: \$750,000 Cash / Owner Financing

Sale Price /Acre: \$483,870.97

Sale Price /SF: \$11.11

Acreage-Min: 1.55

Acreage-Max: 1.55

Dimensions: 128' x 458'

Zoning: Residential

Possible Use: Residential

Utilities: Water, Sewer, Gas

Property Taxes: \$6,571.30

School District: L'Anse Creuse

County: Macomb

Crossroads: Jefferson Avenue and Shook Road

Parcel #: 11-36-276-002,11-36-276-003, 12-31-151-008

- 1.55 Acres Available
- Approximately 128' Frontage on Lake St. Clair
- All Utilities Present
- Possible 3 Year Land Contract with 30% Down and 6.5% Per Annum Interest to Qualified Purchasers
- Unbelievable Views of Lake St. Clair and Metropolitan Beach
- Secluded Area of Harrison Township, Yet Close to I-94 Expressway
- Prior Corp of Engineering Approval for New Seawall and

For more information, contact:



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Traffic Count:

Jefferson Avenue	13,000
Shook Road	11,000

Demographics:

5 Miles

Population:	142,226
DT Population:	58,725
# Households:	61,302
HH Income:	\$58,690