

Vacant Lot with Highway Exposure

4251 Carpenter Rd, Ypsilanti, MI 48197



Listing ID: 30149323
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Retail
Gross Land Area: 8.60 Acres
Sale Price: \$699,000
Unit Price: \$81,279 Per Acre
Sale Terms: Cash to Seller



Overview/Comments

8.60 acres with fronting I-94 Expressway. Highly visible, C-2 Zoning allows general retail, office and professional, repair establishments, showroom and sales. Great location.

More Information Online

<http://www.cpix.net/listing/30149323>

QR Code

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General Information

Taxing Authority:	Pittsfield Township	Zoning:	C-2 GENERAL COMMERCIAL
Tax ID/APN:	L-12-13-200-034	Sale Terms:	Cash to Seller
Possible Uses:	Retail		

Area & Location

Property Located Between:	Carpenter Rd just north of I-94	Highway Access:	Access to I-94 or US-23: south on Carpenter Rd to Michigan Ave (US-12) or north on Carpenter to Washtenaw Avenue.
Property Visibility:	Excellent		
Largest Nearby Street:	Carpenter Rd	Airports:	Ann Arbor Airport, Willow Run & Detroit Metro
Feet of Frontage:	450		

Legal Description ALL THAT PT OF LOTS 3,4,5,6, & 7 OF SOMMER'S SUB, WHICH LIES N OF A LN 150 FT N OF AND PARALLEL TO C/L OF I-94 DESC AS: BEG AT A PT ON W LN OF SEC 13, WHICH IS N 01-00-45 W 533.17 FT FROM W 1/4 COR OF SEC 13, TH S 88-34-15 E 1500 FT TO POE. EXC THE W 60 FT OF SAID LOTS. PT OF NW 1/4 SEC 13, T3S-R6E. 8.60 AC. QCD FROM MDOT 07/19/99 PCL CREATED 08/30/99

Land Related

Lot Frontage:	450	Available Utilities:	Electric
Lot Depth:	856	Water Service:	Municipal
Topography:	Gently Sloping	Sewer Type:	Municipal

Zoning Description This district is composed of those areas of the Township whose principal use is, and ought to be, general retail, service and restricted and repair business activities which serve the entire Township and surrounding area. This district has been located within the Township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded. The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district: All permitted uses allowed in the C-1 - Local Commercial District as provided in Section 30.02 of this ordinance. Retail services, including department stores, furniture stores, appliance stores, and supermarkets. Business and professional offices, such as legal, engineering, accounting, financial and insurance. Agricultural services, including

machinery sales and repair establishments, and farm supply stores. Showroom and sales of new automobiles, farm machinery, and other vehicles and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Mobile home and trailer court sales and repair. Equipment services, including repair, radio and television, electrical appliance shop, plumber, electrician and other similar services and trades. A sign, only in accordance with the regulations specified. An accessory use, building or structure. Copying and Business Support Center. Such a center provides retail services involving the reproduction (copying) of printed matter by electronic or electrostatic processes only. Related services such as collating, binding and folding, word processing, facsimile and mailing services may also be provided.

Location

Address: 4251 Carpenter Rd, Ypsilanti, MI 48197
County: Washtenaw

MSA: Ann Arbor
Submarket: Washtenaw E of 23



Property Images



4251 Carpenter Aerial



View 2



View 3



View 4



View 5



View 6

Property Contacts



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