



## VACANT LAND For Sale

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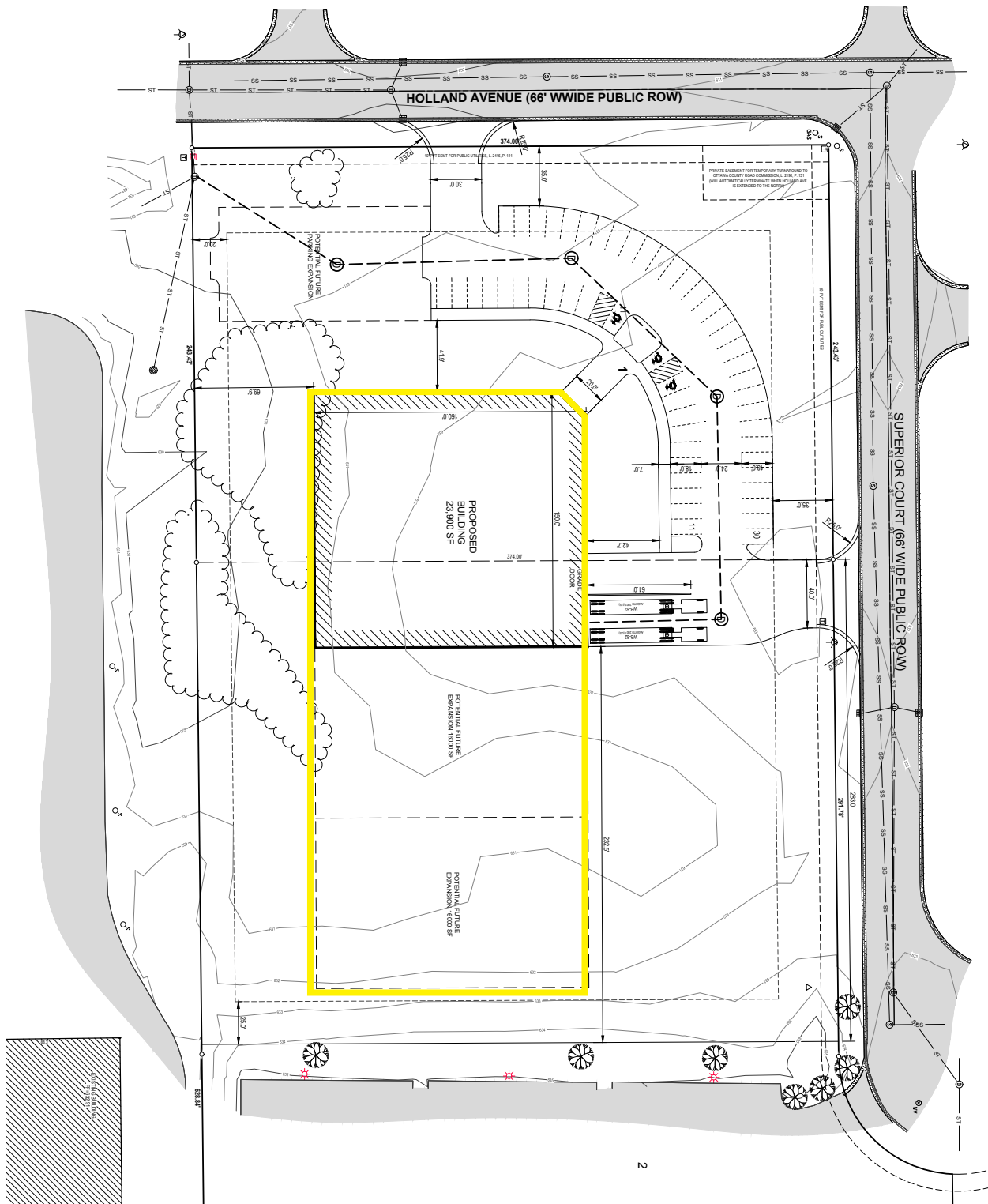
### Holland Avenue Holland, MI 49424

Vacant Land available for sale. 4.52 Acres for industrial use. Great location off of US-31. Beautiful corner lot located in North Holland Commerce Park. Streets have been improved with curb, gutter, overhead lighting and underground utilities. 198 tax district will significantly lower real estate taxes with no front foot water and sewer assessments.

# Holland Avenue, Holland, MI

## SITE PLAN

Seller has topographic/boundary surveys, environments, soil borings, and potential site plan available upon request. Possible build up to 55,900 SF on site (see yellow highlighted section).



# Holland Avenue, Holland, MI

## LAND AMENITIES

- › Great access to US-31
- › Surrounding businesses include:  
Dri-Design, Intella Liftparts, Dean Transportation, JR Automation Technologies, Carlton Technologies
- › Water & Sewer: Holland BPW
- › Gas: Semco
- › Electric: Holland BPW
- › Internet & Phone: Choice
- › No assessments
- › Site plans available: topographic surveys, environmental, and soil borings

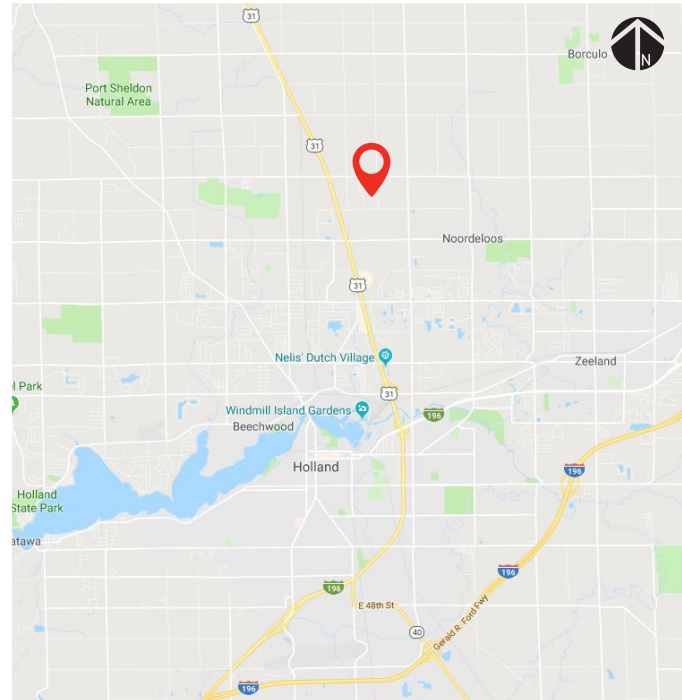
## SALE INFORMATION

- › Sale Price: \$248,600
- › Sale Price/Acre: \$55,000
- › Total Acreage: 4.52
- › Zoning: PUD - Industrial
- › 198 Tax Abatement available

## AERIAL PHOTO



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