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Commercial Real Estate
 Brokers/Advisors
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Four SeaGate
 Suite 608
 Toledo, Ohio 43604

VACANT LAND FOR SALE
WATERSTRADT COMMERCE
DRIVE & US 23
DUNDEE, MI 48131

PRICE: \$1,500,000 or \$62,000/ACRE



Property Description:

Acreage: 24.34
Dimensions: Approximately 1,663' x 557'
Closest Cross Street: US 23 and M50/Tecumseh
County: Monroe
Zoning: B-2 Commercial
Easements: Yes
Curb Cuts: No
Topography: Flat
Survey Available: Yes
Soil Test Available: No
Drainage: Good
Improvements: None
Restrictions: Of record

Adjacent Land:

North: Commercial
South: Commercial
East: US 23
West: Residential

Utilities:

Electric: DTE Energy
Gas: Michigan Gas Utilities
Water: Village of Dundee
Sanitary Sewer: Village of Dundee
Storm Sewer: Village of Dundee

Sign on Property: Yes

www.signatureassociates.com

For more information, contact 419-249-7070
Keenan Fields 419-249-6311
kfields@signatureassociates.com

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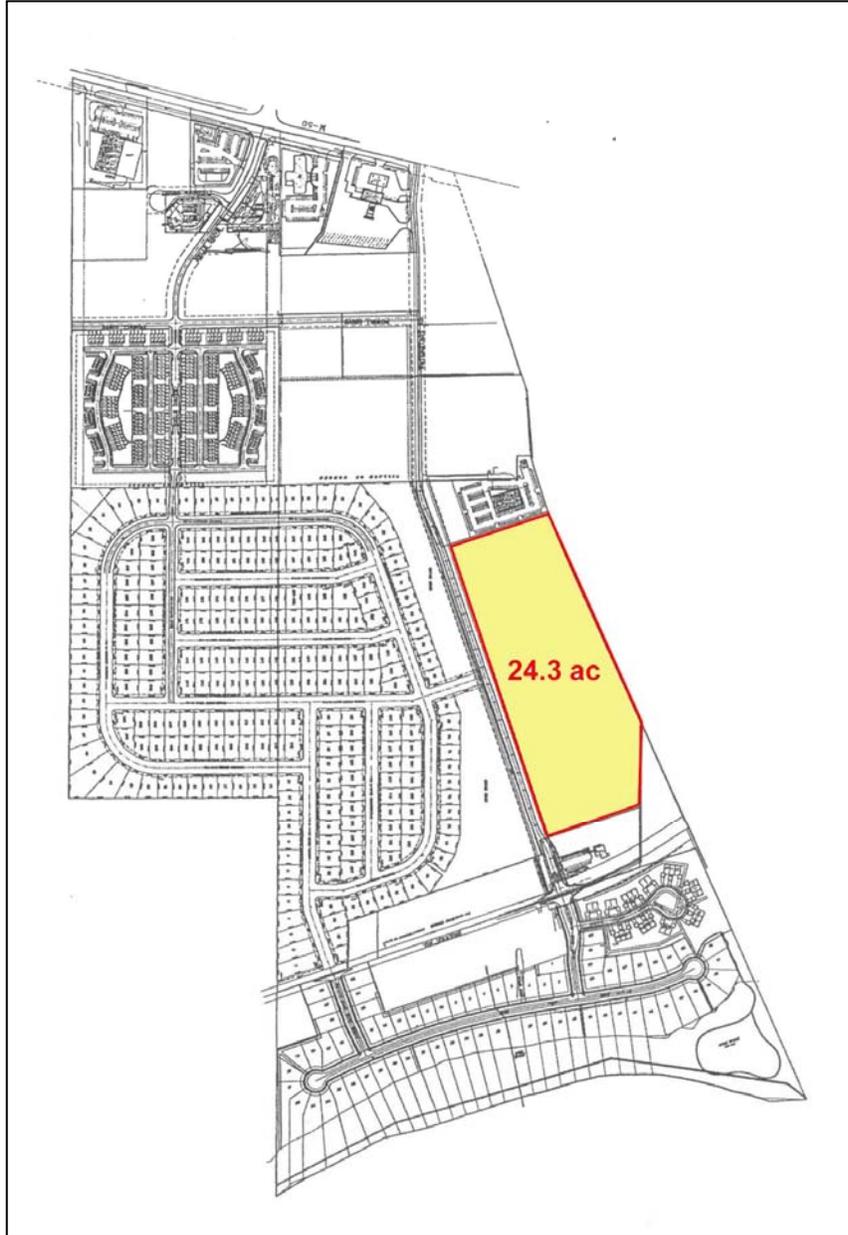


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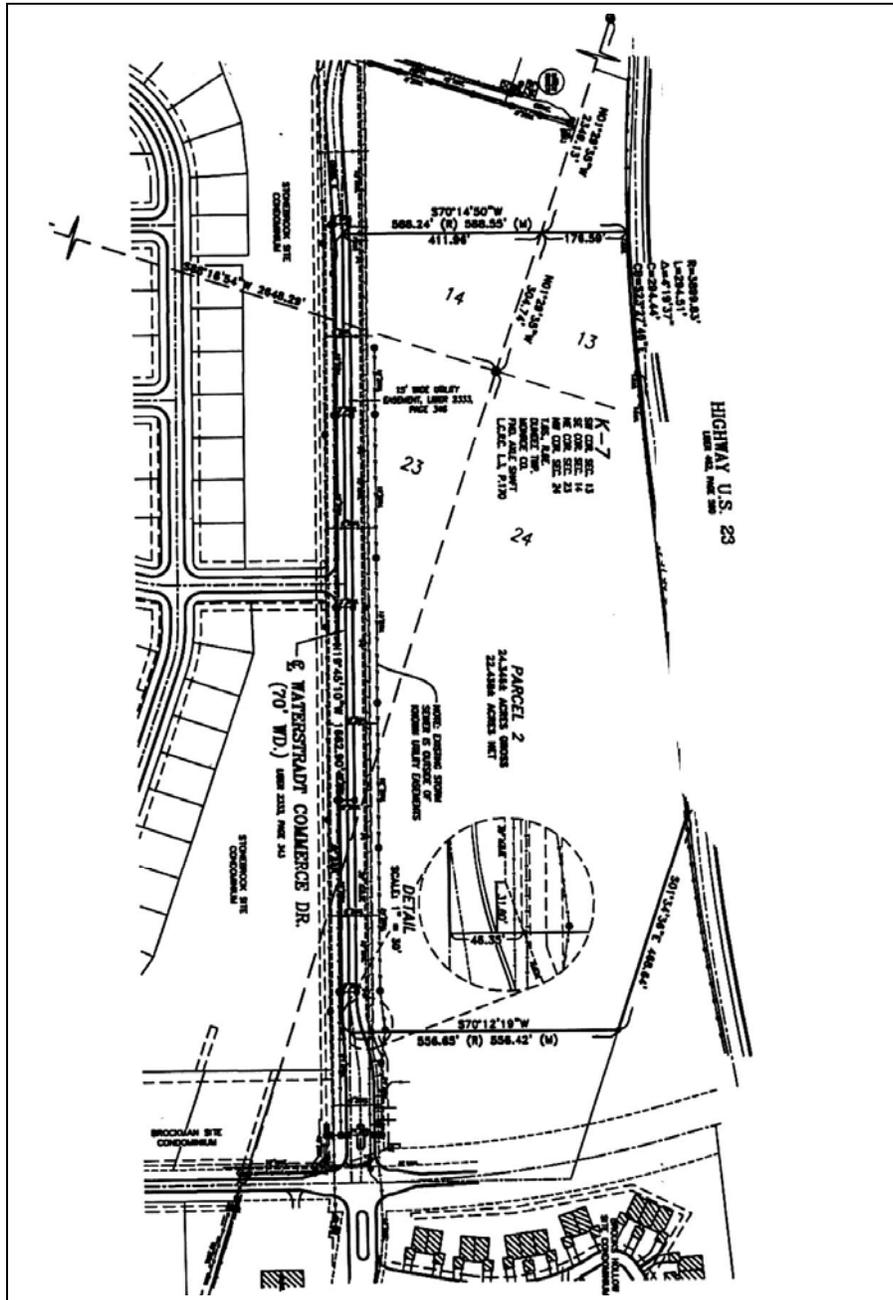
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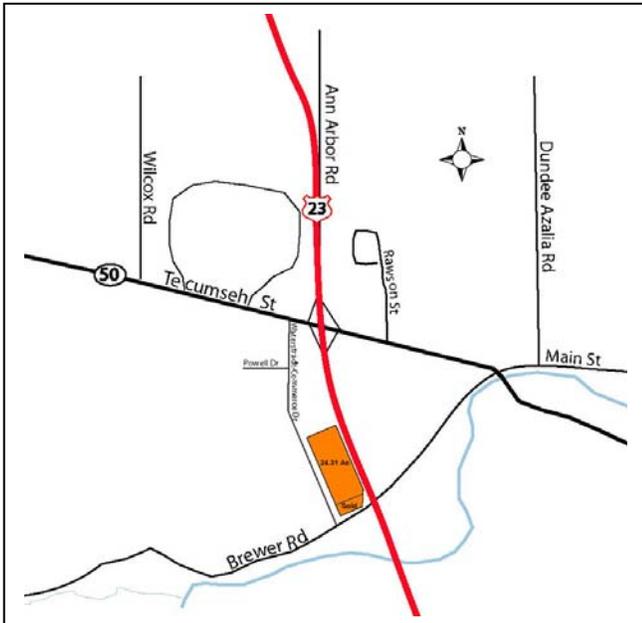
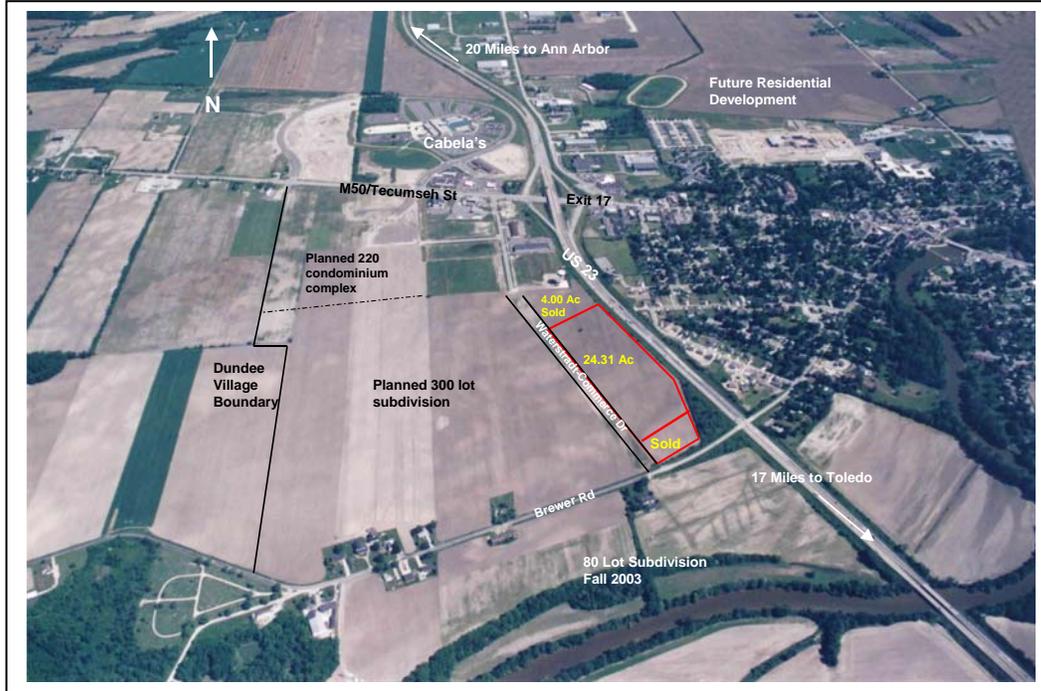
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Remarks:

- Excellent highway exposure just south of the interchange. North and southbound traffic counts of over 70,000 cars per day.
- Just south of the 220,000 square foot Cabela's retail development – a Michigan tourism attraction with over 6 million visitors per year.
- 300 lot subdivision and 220 condos planned for west side of Waterstradt Commerce.

Real Estate Taxes as of 2013:

Parcel: 42-013-025-50

Total Annual Taxes: \$1,815.99

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