



Vacant Land July 2010

(248) 637-9700

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CITY LOCATION	ACRES	ZONING	FRONTAGE	DEPTH	SALE PRICE SF PRICE	AGENT ADDITIONAL INFO
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Bruce Township

Thirty Three Mile	16.80	Industrial	354.00	2,127.00	\$670,000.00 \$0.92	J.DePonio Property has easement established for a road. Ready to develop.
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Chesterfield

Morelli Drive, Lot 5	1.77	M-2	198.98	339.06	\$328,257.00 \$4.25	J.DePonio\ J.Capitani Located seconds from I-94, Upscale subdivision, Tax abatement possible.
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48825 Jefferson Ave.	1.84	C-1	421.00	254.00	\$410,000.00 \$5.10	C.Steele 421' frontage on Jefferson Ave. Access off Riverpoint & Lakepoint.
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Twenty Five Mile Road	4.14	M-2	400.00	418.00	\$289,000.00 \$1.62	J.Capitani\ J.DePonio Possible access to rail. Heavy Industrial. Sanitary at Gratiot. Storm located across street at North Bay Park of Industry.

Clinton Township

19791 Fourteen Mile Road	0.33	RML	120.00	120.00	\$139,000.00	J.DePonio Price comes with blue prints and engineering for four 1,200 square foot residential condos. Commercial use possible.
Harper Avenue	0.50	OS1	100.00	218.00	\$65,000.00 \$2.98	C.Steele 100' frontage on Harper, possible rezoning to C1 or R1. Possible Build to Suit.
36175 Groesbeck	0.97	I-2	131.00	346.00	\$200,000.00 \$4.73	M.Grammatico\ C.Steele Main road frontage. Site can support 8,000 sf - 10,000 sf industrial building. Possible rezoning.

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Garfield	2.06	O-1	165.00	450.00	\$525,000.00 \$6.97	A.Iafrate Developer has preliminary approved for a 13,600 s.f. medical/office building.
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Detroit

19225 John R	2.66	M-4			\$95,000.00 \$0.82	J.DePonio\ J.Capitani Land adjacent to CN North America Rail Road.
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4445 Lawton	6.00	M-4			\$199,000.00 \$0.76	T.Jablonski\ M.Grammatico Located just off of I-96 and Warren Road.
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Fenton

Alloy Drive	2.70	M-1	600.00	300.00	\$375,000.00 \$3.19	A.Iafrate\ C.Mercier Located in Class "A" Industrial Park with good visibility from US-23
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Fenton Road	8.98	Multiple	314.00		\$698,000.00 \$1.78	T.Jablonski Approved for 92 multiple residential units. Great area, easy access to both I-75 & M-23. Existing plans available for review.

Imlay City

Newark Road	5.78	Lt. Industrial	359.00	700.00	\$465,800.00 \$1.85	J.DePonio Seconds from the I-69 and M-53 exchange, newly developed industrial subdivision and additional land available.
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Lenox Township

63950 Place Road	10.00	Ag Class 201	320.00	1,357.00	\$299,000.00 \$0.69	J.DePonio Property has a 2,000 SF building with restrooms, kitchen and picnic area. Property is completely fenced.
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Livonia

29929 Six Mile Road	3.50	OS	135.00	650.00	\$533,610.00 \$3.50	G.Grochowski\ G.Middlekauff Site plan approved office land. Ready to build. Possible partnership or 7,000 sf of Tenants in place. 135' Main Road Frontage. 2 Miles to St. Mary Mercy.
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Macomb

Maria Elena Drive Lot 8	1.27	M-1	151.00	365.00	\$217,705.00 \$3.95	J.Capitani\ J.DePonio Located within the new Lakeside Industrial Park. Close to M-53 and minutes from I-94.
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Maria Elena Drive Lot 7	1.41	M-1	168.00	365.00	\$260,610.00 \$4.25	J.DePonio\ J.Capitani Located within the new Lakeside Industrial Park. Close to M-53 and minutes from I-94.
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50660 Romeo Plank Road	3.05	R-1	198.00	671.00	\$750,000.00 \$5.65	T.Boutrous II Property adjacent to newer shopping center on southeast corner of 23 Mile and Romeo Plank. All utilities to site, possible users include retail, multi-family, medical, or office.
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Mt. Clemens

Gratiot Avenue	0.28	Multi-use	100.00	120.00	\$150,000.00 \$6.94	M.Grammatico\ G.Grochowski Main street exposure. Just north of downtown Mt. Clemens.
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New Haven

Twenty Six Mile Road & New Haven	8.56	Commercial	700.00	944.00	\$2,395,000.00 \$9.88	T.Jablonski Hard Corner with over 1790' of frontage. All Utilities. Outstanding Commercial Development Opportunity. Gratiot Corridor
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Twenty Six Mile Road	15.11	Gen. Busines	714.00	1,058.00	\$1,295,000.00 \$1.97	J.Capitani\ J.DePonio Many potential uses. Frontage on both 26 Mile and Main Street. Close proximity to I-94.
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Orion Township

Silverbell Road	31.55	SE	1,093.50	1,616.34	\$2,750,000.00 \$1.82	J.Capitani Masterplanned Research and Development. Approximately 16 usable acres. Utilities on site.
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Oxford

X-Celsior Drive	11.25	Heavy Indust	737.00	696.00	\$1,600,000.00 \$3.18	G.Rogers Industrial building site located off of M-24. Municipal utilities, divisible. Full brochure available.
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Richmond

Division Road	9.82	AG	220.00	1,975.00	\$295,000.00 \$0.69	J.Capitani\ J.DePonio Ideal Industrial Site. Many potential uses. Opportunity for outside storage. Possible mini-storage site. Motivated Seller.
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Rochester Hills

1875 W. Auburn Road	1.05	B-2	207.00	220.00	\$695,000.00 \$15.20	T.Boutrous II 207 feet of frontage on Auburn Road. Building could be used as daycare facility or renovated to suit. 50 parking spaces.
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Adams Road - Parcel C	1.10	O-1		307.00	\$635,000.00 \$13.25	M.L.Capitani Located on the new Adams Road near new Walmart Development at M-59 in Rochester Hills. Office - Medical - Bank. Will Build To Suit - Full Brochure Available.
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Adams Road - Parcel B	1.10	O-1		307.00	\$635,000.00 \$13.25	M.L.Capitani Located on the new Adams Road near new Walmart Development at M-59 in Rochester Hills. Office - Medical - Bank. Will Built To Suit - Full Brochure Available.
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920 W. South Boulevard	2.52	MU-2 (plann	325.00	337.99	\$725,000.00 \$6.60	M.L.Capitani\ G.Grochowski Suitable for mixed use development. Currently zoned residential - master planned for Mixed Use 2
Adams Road - Parcels A B C	3.30	O-1		307.00	\$995,000.00 \$6.92	M.L.Capitani Located on the new Adams Road near new Walmart Development at M-59 in Rochester Hills. Office - Medical - Bank. Will Build To Suit - Full Brochure Available
Shelby Township						
Industrial Center Drive, Lot 10	0.70	M-1	137.16	219.56	\$130,000.00 \$4.26	M.Grammatico\ J.DePonio Corner lot of Wing Drive & Industrial Center Drive.
Industrial Center Drive Lots 27 & 28	1.15	LM	200.00	250.00	\$225,000.00 \$4.50	J.DePonio\ J.Capitani 1.15 acres is net acreage; Gross acreage including Longstaff Drain is 1.84 acres.

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50397 Hayes	1.48	LM	240.00	268.00	\$330,000.00 \$5.12	J.Capitani\ J.DePonio Commercial/Industrial 19,000 SF building approved on-site. Complete with building plans and underground completed. Call Broker for details.
7725-7825 Twenty Five Mile Road	2.10	C-1	303.00	320.00	\$359,000.00 \$3.92	M.L.Capitani Main road exposure close to busy 25 Mile Road and Van Dyke intersection. Many uses possible.
Mound Road	10.43	O-1, R-12, R-	619.00	660.00	\$2,450,000.00 \$5.39	A.Iafrate 1.79 Acres Office. 7.09 Acres R-12 Multiple. 2 Acres R-1. Full Brochure Available.

Southfield

21751 W. Nine Mile Road	0.97	OS - Office S	180.00	234.00	\$100,000.00 \$2.37	G.Middlekauff\ G.Grochowski Just east of Nine Mile Road and Lahser. Office building recently razed with parking lot intact.
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St. Clair

King Highway	5.32	RM, Multiple	380.00	505.00	\$450,000.00 \$1.94	J.Capitani\ J.DePonio Site plan approved for 28 attached condos. Engineering completed. Terms available. Possible rezoning.
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Sterling Heights

Mound Road	0.39	O-1	119.00	141.00	\$525,000.00 \$30.90	A.Iafrate\ G.Grochowski Hard corner location currently zoned O-1; Owner willing to re-zone to Commercial Site is part of a commercial condominium association and parking is shared in common which will allow for a larger building.
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42732 Van Dyke Avenue	0.46	B-1	100.00	200.00	\$300,000.00 \$15.00	A.Iafrate Owner will build to suite for a sale or lease.
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6335 Fifteen Mile	0.47	M-1	70.00	295.00	\$390,000.00	M.Grammatico\ C.Steele Main Road Land
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6310 Millett	0.47	M-1	70.00	294.00	\$80,000.00 \$3.89	J.Capitani Parcel suitable for a 3,500 square foot building. Outside storage allowed with special land use approval.
6365 Fifteen Mile	0.67	M-1	90.00	295.00	\$600,000.00	M.Grammatico\ C.Steele Main Road Land
2391 Fifteen Mile Road	1.00	O1			\$350,000.00 \$8.03	A.Iafrate\ M.L.Capitani Approved for a 7,420 SF professional building. Footings in place. Can be purchased "as is" or with a shell building. All architectural drawings and permits included in price. Building shell price is \$975,000.00.
Fourteen Mile Road	1.36	Office	121.00	491.00	\$148,000.00 \$2.62	T.Jablonski Great site for office building with side drive and parking in rear, excellent traffic count & high density residence.
Mound Road	1.52	O-1	220.00	300.00	\$565,000.00 \$8.53	A.Iafrate\ G.Grochowski 12,126 SF site planned approved medical office buildings. Permit, plans, and all studies available with the sale.

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Mound Road	1.91	Office	339.00	300.00	\$1,090,000.00 \$13.10	A.Iafrate\ G.Grochowski Two parcel piece located within a commercial condominium association. Possible commercial zoning for the hard corner.
14490 Lakeside Circle	2.08	O-2	210.00	400.00	\$595,000.00 \$6.54	A.Iafrate\ M.L.Capitani Excellent development as owner opportunity. Also available as a lease build-to-suit up to 30,700 s.f. of medical/office.
36401 Van Dyke	4.47	M-1	215.00	905.00	\$950,000.00 \$4.88	J.DePonio\ J.Capitani Former concrete plant. 1,180 sq. ft. repair building on site; concrete plant still intact. 1,540 sq. ft. office building also on site.
13990 Lakeside Circle	5.44		876.00	291.00	\$1,350,000.00 \$5.69	A.Iafrate Excellent opportunity for medical/office development. Located on heavily traveled Lakeside Circle. Also approved for Assisted Living.
42501 Van Dyke	5.92	M-1	387.00	640.00	\$895,000.00 \$3.47	J.DePonio\ M.E.Capitani Excellent re-development opportunity. Property located within Sterling Heights "Corridor Improvement" district.

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Troy

South Boulevard & Livernois	1.70	OS-1	411.00	180.00	\$1,600,000.00 \$21.60	G.Grochowski South East corner of South Boulevard & Livernois
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Warren

25853 Sherwood Ave.	1.53	M-3	179.00	371.00	\$130,000.00 \$1.96	J.DePonio\ J.Capitani Close proximity to I-696. Motivated seller.
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13875 Ten Mile	7.56	M-2			\$575,000.00 \$1.75	J.Capitani\ M.Grammatico Ideal for Landscaper or Contractor.
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Waterford

3777 Airport Road	1.38	Industrial	183.00	320.00	\$300,000.00 \$4.99	T.Jablonski Main Road Frontage
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