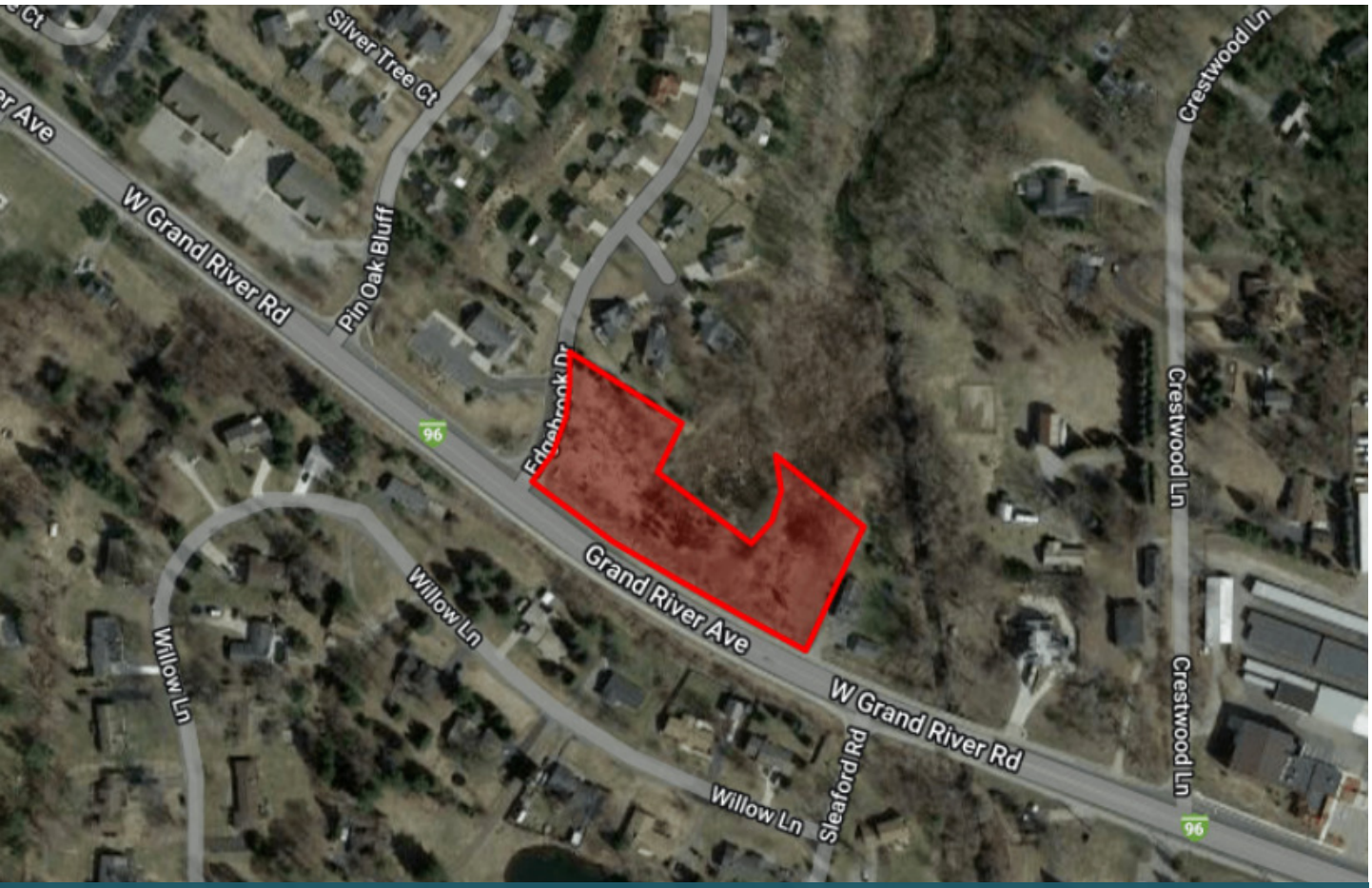
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2.24 Acres Grand River

Grand River Ave Howell, MI 48843



FOR SALE

GetReal*quality*
248.476.3700

LISTED BY:

John Porth
Vice President
jkporth@thomasduke.com

Mark Szerlag
Senior Partner
mszerlag@thomasduke.com

WWW.THOMASDUKE.COM

FOR SALE

2.24 Acres Grand River

Grand River Ave Howell, MI 48843



Sale Price: $179,900.00

DESCRIPTION

Medical or General Office use.

PROPERTY HIGHLIGHTS

- Located on the north side of Grand River, east of M-59 in Howell, Michigan.
- Zoned Office Service
- Medical or General Office location
- Emerging corridor on the west side of Howell

For more information, please contact: John Porth / 248.476.3700 / jkporth@thomasduke.com
Mark Szerlag / 248.476.3700 / mszerlag@thomasduke.com

FOR SALE

2.24 Acres Grand River

Grand River Ave Howell, MI 48843

BUILDING INFORMATION

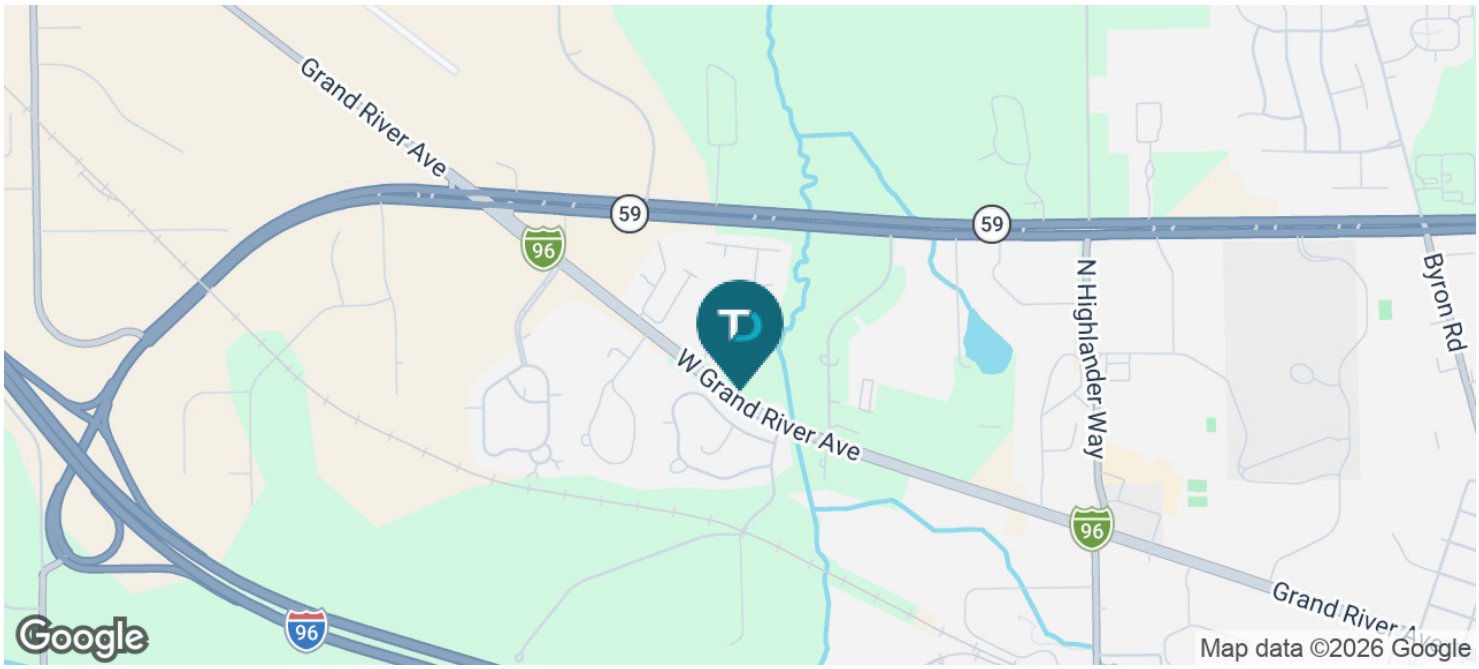
SALE PRICE:	$179,900.00
Price/AC:	$80,312
Utilities:	Municipal Water & Sanitary Sewer
Taxes:	2026 Summer - $2158.42 2025 Winter - $543.60

PROPERTY INFORMATION

Lot Size:	2.24 Acres
Property Type:	Land
Zoning	Office Service District
Traffic Count:	Grand River =9,651 Highland Road = 16,797
APN:	06-27-300-030
Legal Description:	Available upon request.

LOCATION INFORMATION

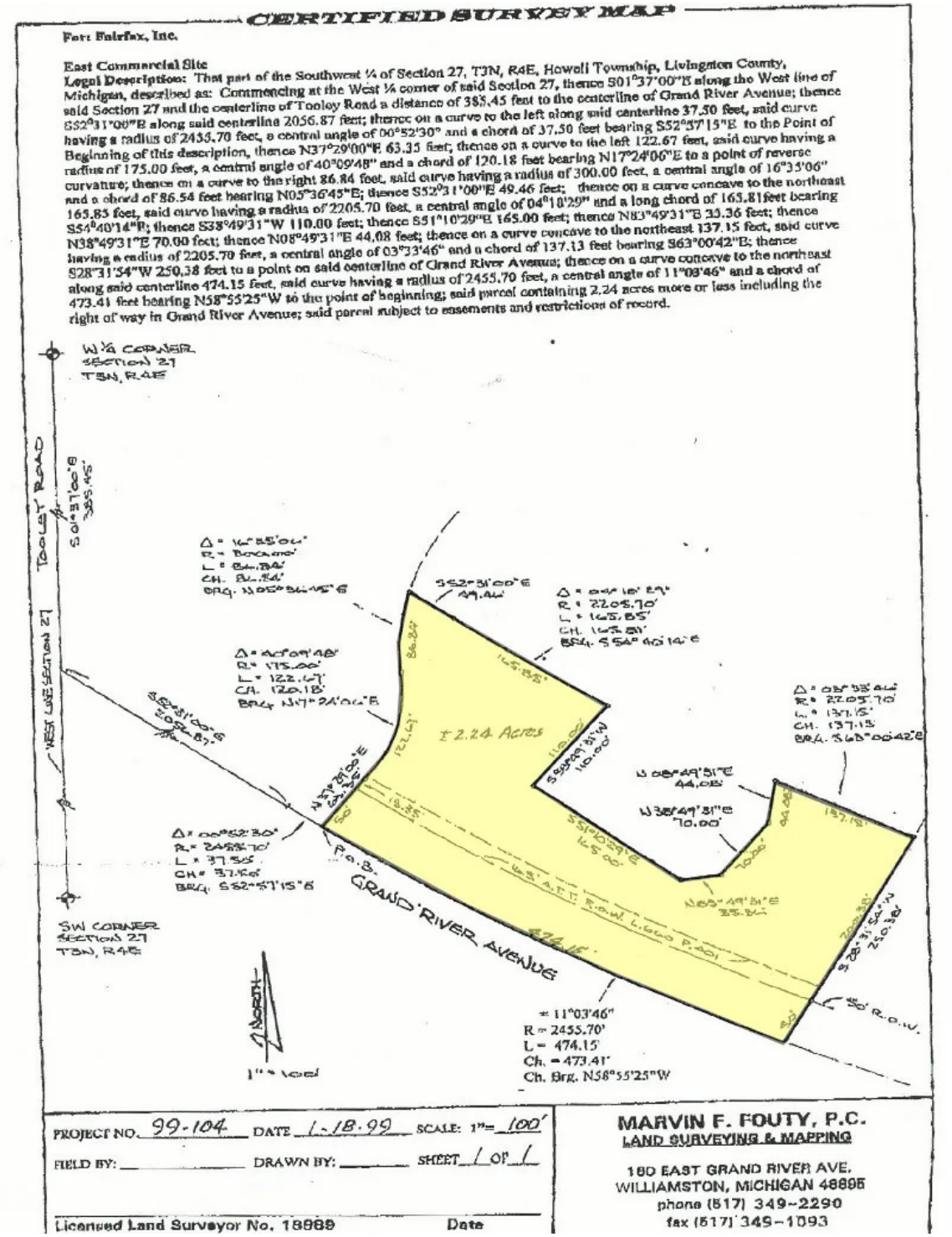
Located on the north side of Grand River, east of M-59 in Howell, Michigan.



FOR SALE

2.24 Acres Grand River

Grand River Ave Howell, MI 48843



CERTIFIED SURVEY MAP

For: Fairfax, Inc.

East Commercial Site

Legal Description: That part of the Southwest ¼ of Section 27, T3N, R4E, Howell Township, Livingston County, Michigan, described as: Commencing at the West ¼ corner of said Section 27, thence S01°37'00"E along the West line of said Section 27 and the centerline of Tooley Road a distance of 385.45 feet to the centerline of Grand River Avenue; thence S52°31'00"E along said centerline 2056.87 feet; thence on a curve to the left along said centerline 37.50 feet, said curve having a radius of 2455.70 feet, a central angle of 00°52'30" and a chord of 37.50 feet bearing S52°57'15"E to the Point of Beginning of this description, thence N37°29'00"E 63.35 feet; thence on a curve to the left 122.67 feet, said curve having a radius of 175.00 feet, a central angle of 40°09'48" and a chord of 120.18 feet bearing N17°24'06"E to a point of reverse curvature; thence on a curve to the right 86.84 feet, said curve having a radius of 300.00 feet, a central angle of 16°35'06" and a chord of 86.54 feet bearing N05°36'45"E; thence S52°31'00"E 49.46 feet; thence on a curve concave to the northeast 165.85 feet, said curve having a radius of 2205.70 feet, a central angle of 04°18'29" and a long chord of 165.81feet bearing S54°40'14"E; thence S38°49'31"W 110.00 feet; thence S51°10'29"E 165.00 feet; thence N83°49'31"E 33.36 feet; thence N38°49'31"E 70.00 feet; thence N08°49'31"E 44.08 feet; thence on a curve concave to the northeast 137.15 feet, said curve having a radius of 2205.70 feet, a central angle of 03°33'46" and a chord of 137.13 feet bearing S63°00'42"E; thence S28°31'54"W 250.38 feet to a point on said centerline of Grand River Avenue; thence on a curve concave to the northeast along said centerline 474.15 feet, said curve having a radius of 2455.70 feet, a central angle of 11°03'46" and a chord of 473.41 feet bearing N58°55'25"W to the point of beginning; said parcel containing 2.24 acres more or less including the right of way in Grand River Avenue; said parcel subject to easements and restrictions of record.

PROJECT NO. 99-104 DATE 1-18-99 SCALE: 1"= 100'

FIELD BY: _____ DRAWN BY: _____ SHEET 1 OF 1

Licensed Land Surveyor No. 18989 Date

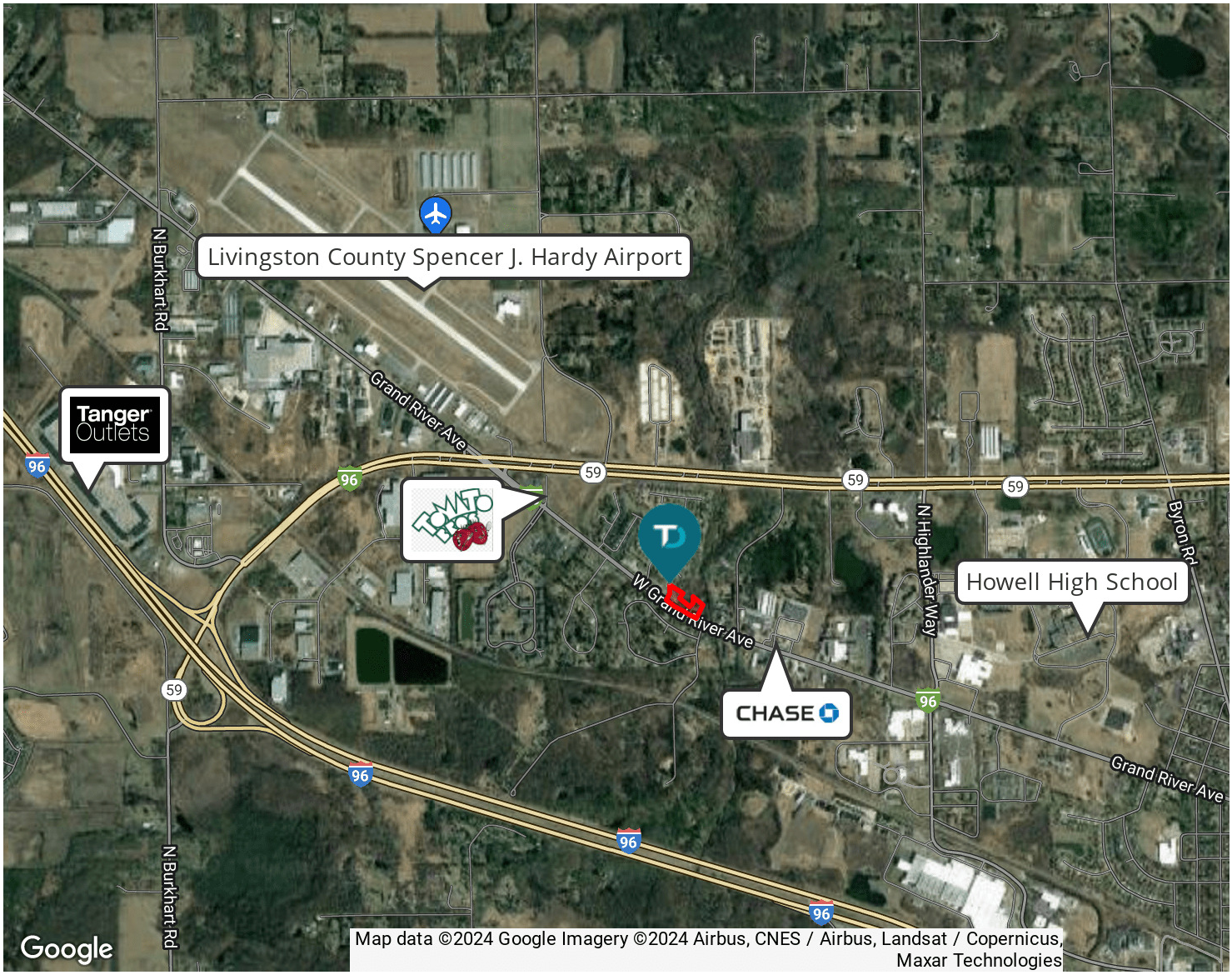
MARVIN F. FOUTY, P.C.
LAND SURVEYING & MAPPING

180 EAST GRAND RIVER AVE.
WILLIAMSTON, MICHIGAN 48895
phone (517) 349-2290
fax (517) 349-1093

FOR SALE

2.24 Acres Grand River

Grand River Ave Howell, MI 48843



DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	684	22,954	74,356
Median age	38.2	38.2	38.3
Total households	258	9,195	28,134
Average HH income	$73,258	$74,069	$77,595
Average house value	$214,772	$206,487	$223,160