EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

0.16 Acres Goddard & Janet

Southwest corner of Goddard Road and Janet Street Taylor, MI 48180



FOR SALE

LISTED BY:
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Sale Price: $20,000

DESCRIPTION

Available for sale is a 0.164-acre corner parcel located at the signalized intersection of Goddard Road and Janet Street. This infill site offers a unique assemblage opportunity, as it can be combined with adjacent west and south parcels to create a larger development site totaling approximately 0.66 acres.

With corner visibility, assemblage potential, and a motivated seller, this site is well-suited for office users seeking a flexible infill opportunity in an established corridor.

PROPERTY HIGHLIGHTS

- 0.164-acre corner parcel
- Zoned O-1 Office District — suited for professional office and select medical uses
- Assemblage potential up to 0.66 acres
- High-visibility corner location
- Located on Goddard Road, east of Beech Daly Road
- Motivated seller — recent price reduction to $20,000

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BUILDING INFORMATION

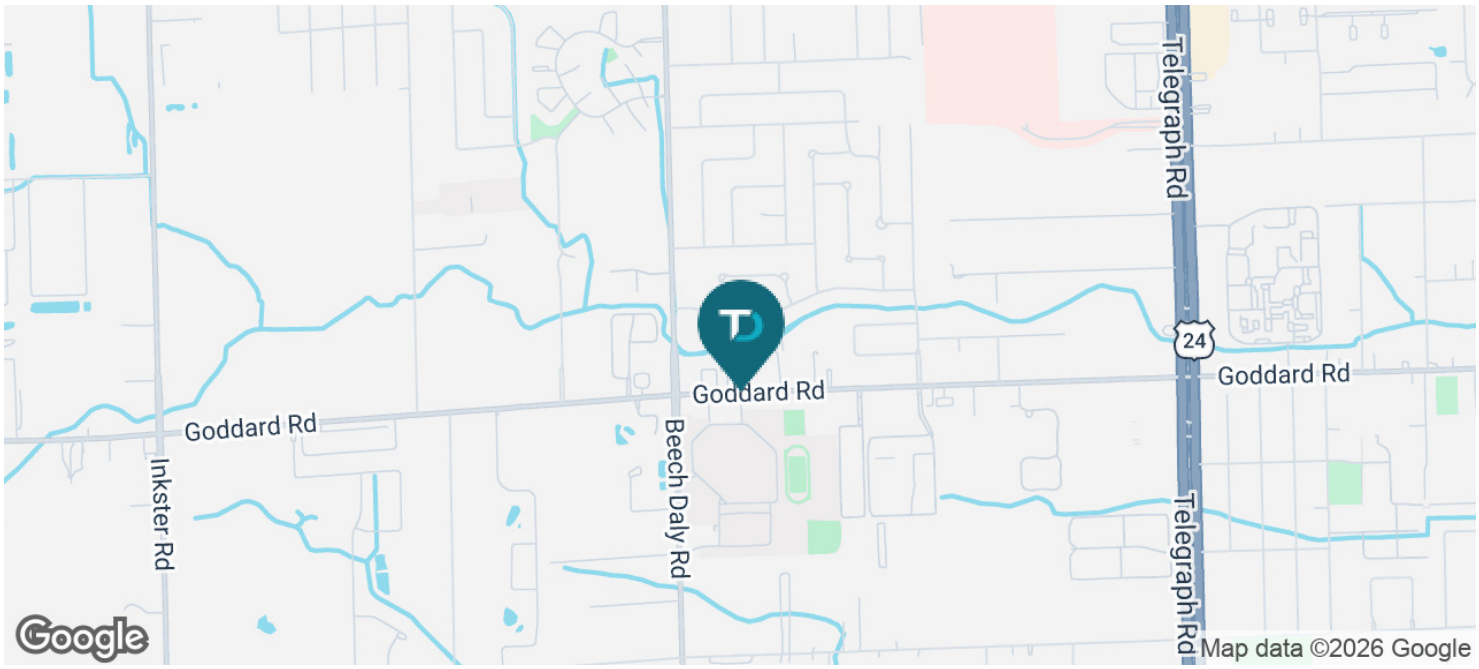
Price:	**NOW $20,000**
Utilities:	All at site: city water & sewer

PROPERTY INFORMATION

Lot Size:	0.16 Acres
Property Type:	Land
Property Subtype:	Office
Zoning	O-1 Office District
Traffic Count:	19,520 VPD on Goddard Road
Legal Description:	Available upon request
APN:	60-054-01-0027-000

LOCATION INFORMATION

The property is situated at the southwest corner of Goddard Road and Janet Street, just east of Beech Daly Road in Taylor, Michigan. The location benefits from strong neighborhood connectivity and proximity to a major east-west arterial serving the Downriver market.



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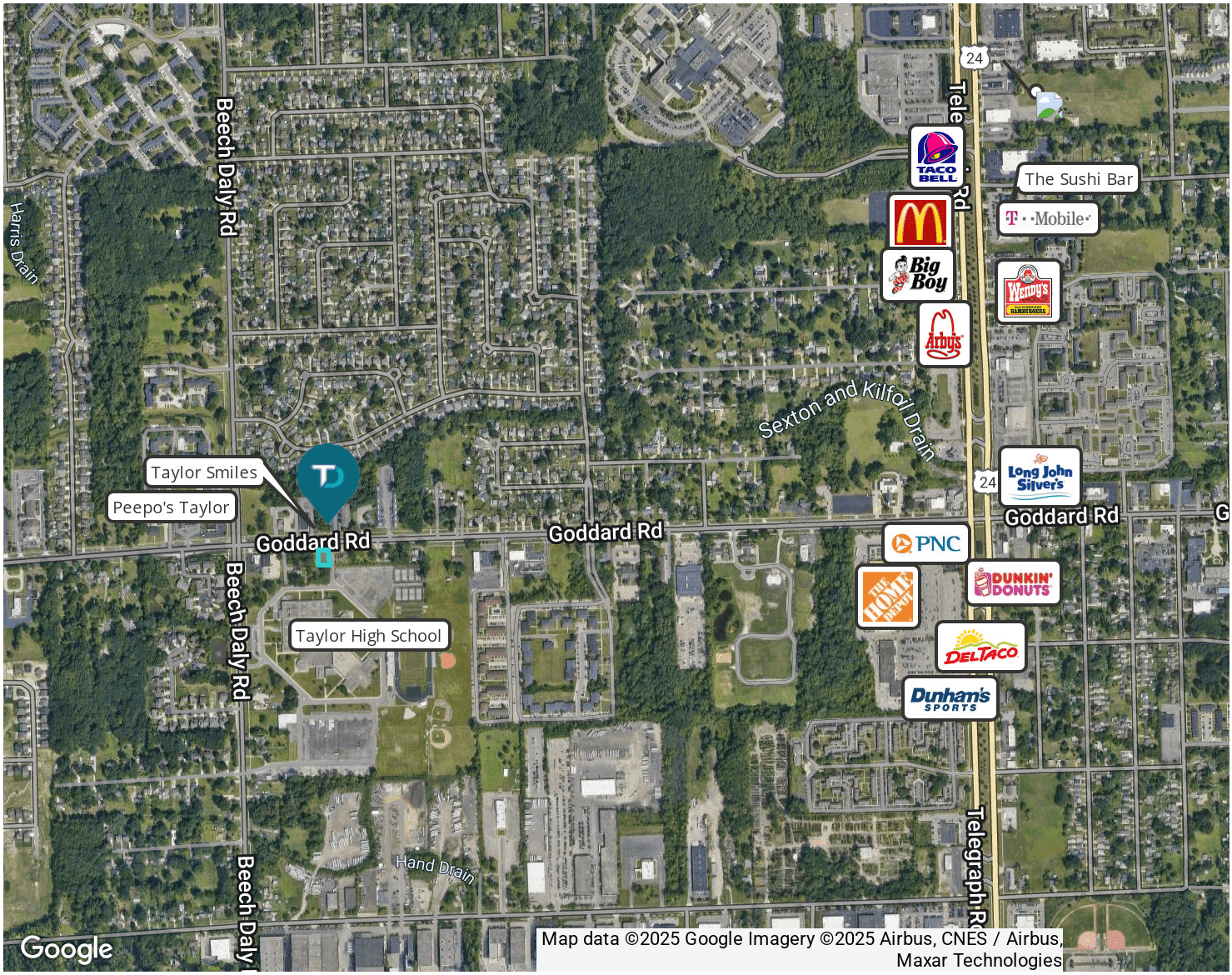
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DEMOGRAPHIC INFORMATION	0.5 MILES	1 MILE	1.5 MILES
Total population	2,060	5,670	14,317
Median age	40.8	40.7	41.5
Total households	966	2,512	6,198
Average HH income	$68,488	$69,040	$64,325
Average house value	$127,204	$127,166	$123,812