



PREMIER PROPERTY PARTNERS

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LAND FOR SALE

# 2901 I-75 BUSINESS SPUR

SAULT SAINTE MARIE, MI 49783

**SALE: \$500,000**



PROPERTY HIGHLIGHTS

- Strategic location in Sault Sainte Marie area
- Versatile potential for diverse development opportunities
- Ample space for various land use options
- Accessible to key amenities and transportation routes
- Favorable zoning for flexible investment strategies
- High visibility and exposure for prospective ventures
- Ideal setting for a wide range of business concepts

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	1.03 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,332	6,417	7,348
Total Population	2,495	13,499	15,437
Average HH Income	\$47,465	\$49,204	\$53,647

**PROPERTY DESCRIPTION**

This property is situated in the vibrant Sault Sainte Marie area, presenting an unparalleled opportunity for prospective Land investors. With its strategic location and diverse potential, this property offers a wide range of possibilities for development and growth. Its accessibility, ample space, and prime positioning make it a compelling investment option.

**LOCATION DESCRIPTION**

Discover the charming city of Sault Sainte Marie, MI, a prime location for your next investment. Nestled in the heart of the Upper Peninsula, this vibrant area boasts a rich history and an inviting community spirit. Explore nearby attractions such as the Soo Locks, a marvel of engineering connecting Lake Superior to the lower Great Lakes, and the mesmerizing natural beauty of the Tahquamenon Falls State Park. With its strategic positioning and thriving local economy, the area presents an enticing opportunity for land and property investment, making it a sought-after destination for investors looking to capitalize on its potential.

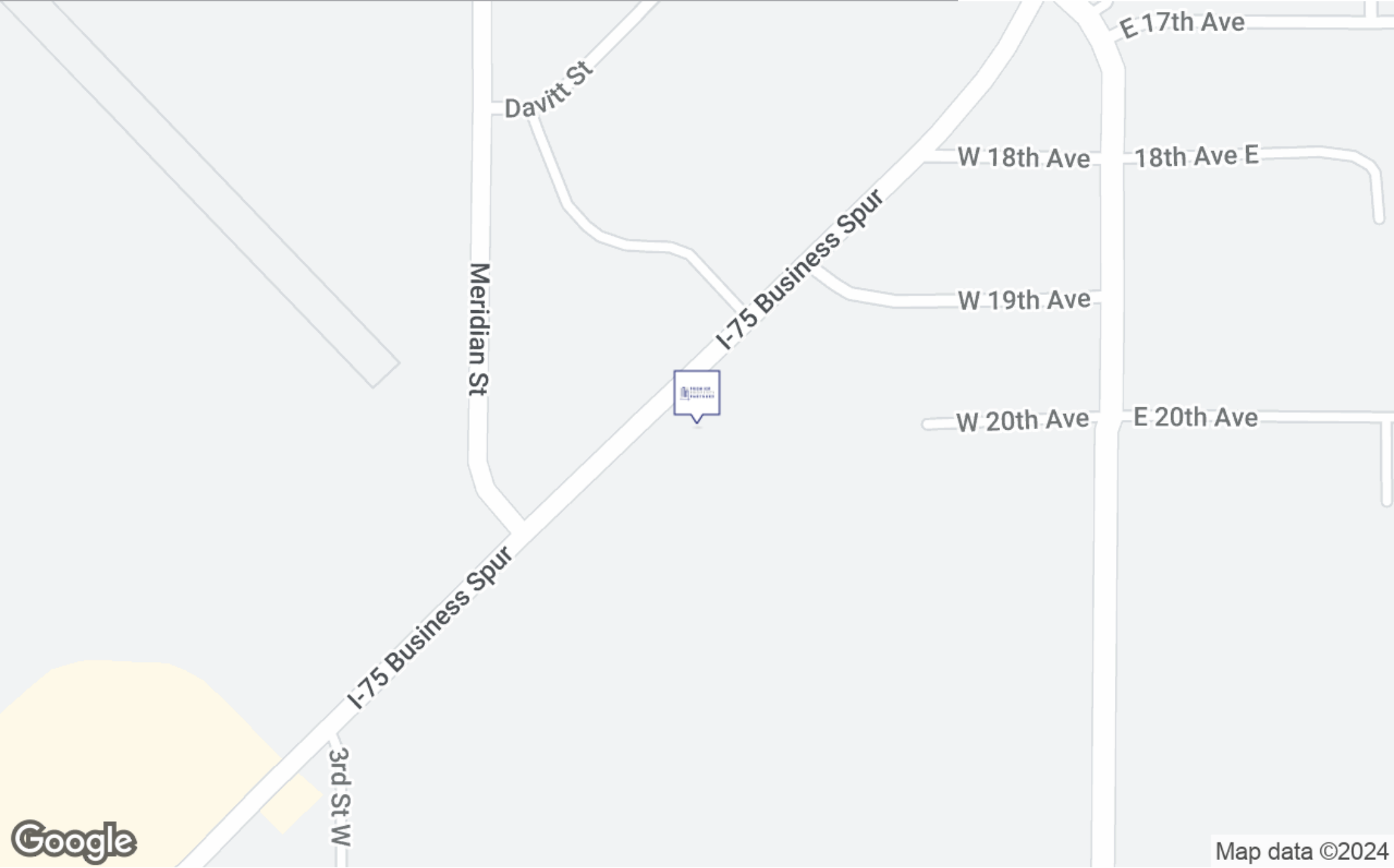


## Permitted Property Uses:

- Fast Food and Drive Thru Establishments
- Wholesale and Retail Activities
- New automobile sales or showroom
- Auto Repair Garage
- Funeral Homes
- Automobile Car Wash, Completely enclosed
- Bus Passenger Stations
- Bottling Works and Food Packaging
- Private Clubs or Lodge Halls
- Governmental Offices or Other Governmental Uses: Public Utility Offices, Exchanges, Transformer Stations, Pump Stations, and Service Yards, Not Including Outdoor Storage
- Clinics
- Retail Cold Storage Establishments
- Self-Service Laundry and Dry Cleaning Establishments
- Other Uses Which are Similar to the Above Uses
- All Cannabis uses permitted

### For The Full Zoning Ordinance:

[https://library.municode.com/mi/sault\\_ste\\_marie/codes/code\\_of\\_ordinances?nodeId=APXAZOOR\\_S10-1.11GEBUDI](https://library.municode.com/mi/sault_ste_marie/codes/code_of_ordinances?nodeId=APXAZOOR_S10-1.11GEBUDI)

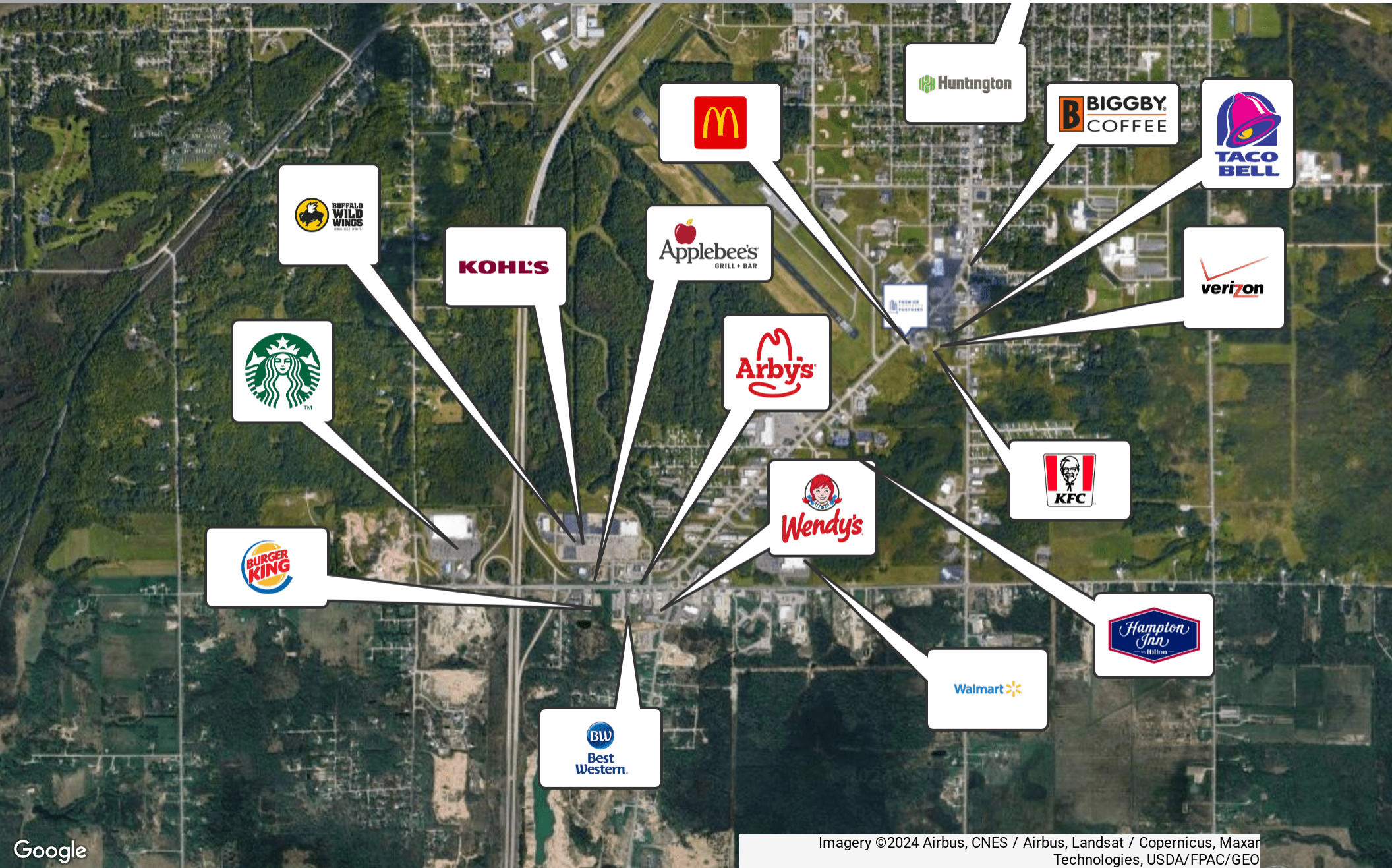






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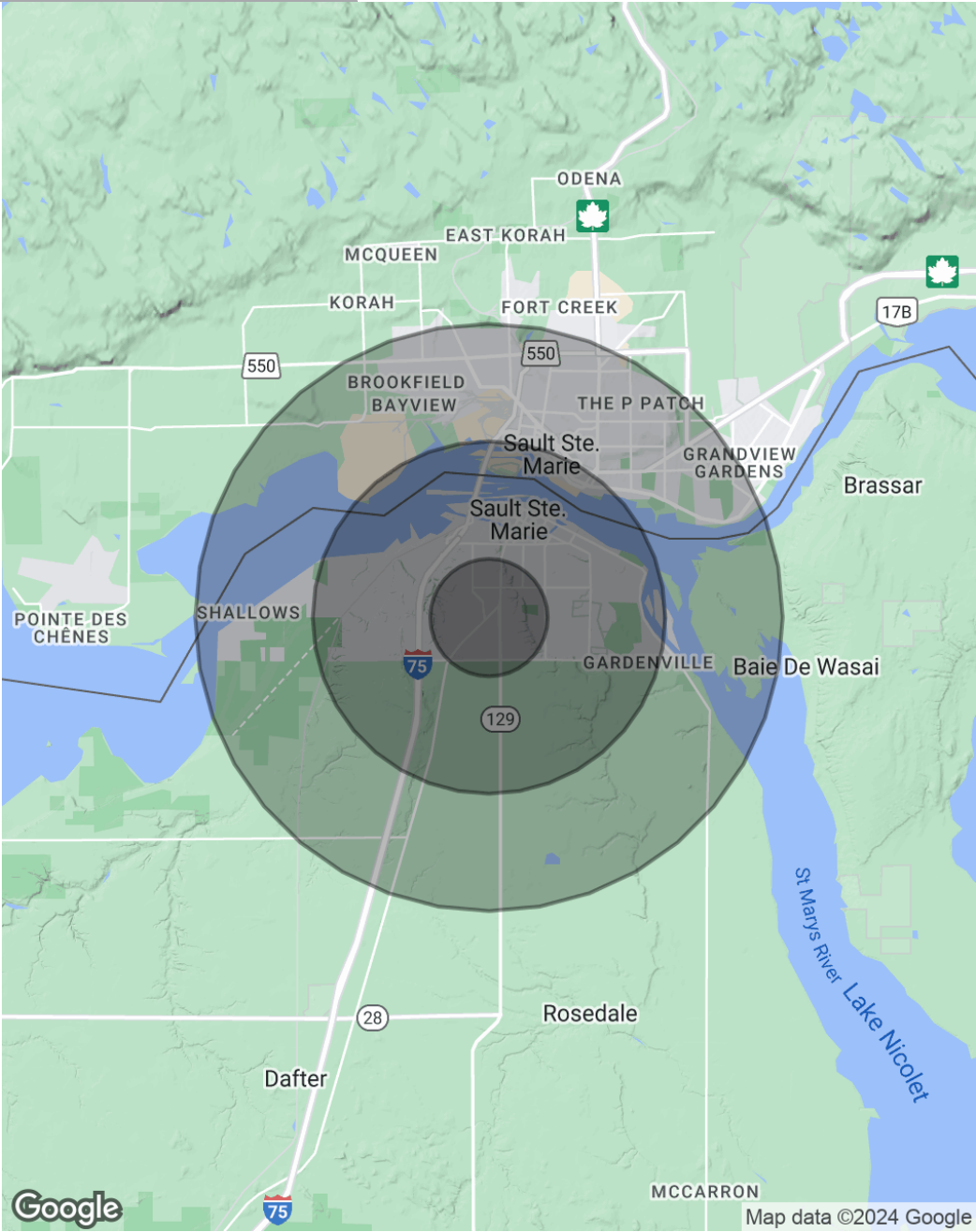






POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,495	13,499	15,437
Average Age	39.2	36.4	37.6
Average Age (Male)	35.1	31.8	33.2
Average Age (Female)	44.3	39.7	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,332	6,417	7,348
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$47,465	\$49,204	\$53,647
Average House Value	\$109,240	\$97,746	\$103,515

2020 American Community Survey (ACS)





# AFFILIATIONS

Broker may have interest in or compensation arrangements with various services involved in the real estate sales transaction. These may include but are not limited to, lenders appraisal companies, title insurance companies, escrow services, inspectors and banking entities.

You are never required to use any of the companies that are recommended to you.

The broker may have interest in real property, the selling entity or other competing property and or businesses. The broker may have control of marketed property through a purchase agreement, lease agreement, independent agreement with the seller, or fee simple.

# DISCLOSURE

It is recommended that Buyers always do their own due diligence and retain independent representation, the broker will not act as a CPA or attorney.

Premier Property Partners has made every effort to ensure that properties qualify for its intended use as advertised. No information provided is guaranteed to be accurate and Buyers are responsible for completing all of their due diligence to confirm the provided information. All information provided has been sourced from third parties and is thought to be reliable but is never guaranteed