



A unique opportunity to buy 1 or 2 parcels (equaling 1 acre of commercial property) on a prime commercial corridor!

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Parcel Number:
13-53-006-743-00

Infrastructure:

City Electric, City Sewer, City Water, Consumers Energy Gas.

Incentives include:

- Business loan programs through the MEDC
- MDEQ Brownfield Grant
- Others as listed on www.cityofmarshall.com

835 W Michigan Ave.



Total Acreage: .40 Acres

State Equalized Value: \$41,700

Utilities on Site: Water, sewer and electricity

Why Marshall?

The City of Marshall has a unique mix of people, place and environment. The regional airport allows for quick access in and out of the city, the mixture of housing provides for the demands of today's workforce and the establishment of the river walk along the Kalamazoo River guarantees access to recreation. The City of Marshall is not only a great place to locate business, but to live, work and play.



Demographics

Population: 7,031

Housing Units: 3,394

Occupied: 91.1%

Vacant: 8.9%

Median Household
Income:

\$46,870

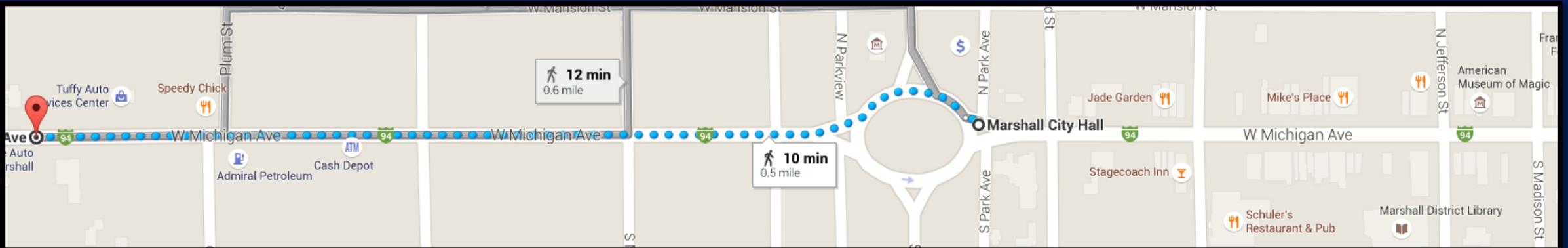
Median Age: 40.5

Land Use and Zoning:

The site is located in a commercial district, zoned as B-4 Regional Commercial District. Permitted uses include office, retail, restaurant, motor vehicle related, medical offices and rental establishments. Special land uses can include motels, outdoor sales space, accessory drive through facilities, wholesale stores, home improvement centers [and other commercial uses.](#)

Located in Marshall's prime commercial corridor, this demolished former car wash site is perfect for any commercial use!

Formerly a car wash, the site sits vacant on a .40 acre. The neighboring property to the west, 843 W. Michigan Ave., is open to sale discussion. Together, these 2 parcels offer approximately 1 acre of prime retail on a corner lot on Marshall's busiest corridor!



Location, Location, Location!

The site is a 10 minute walk from the Western edge of downtown, which offers historic architecture with modern day amenities, office space, restaurants, a theater, a middle school and much more. There is an entrance ramp to I-69 a little less than 1 mile west of the site, and the Brooks Field Airport is just 2.7 miles (5 minute drive) from the site. The location is prime for any business seeking high traffic volumes.