

FOR SALE OR BUILD TO SUIT

12.51 Acres on Michigan Ave & Schooner Dr, Canton, MI 48188



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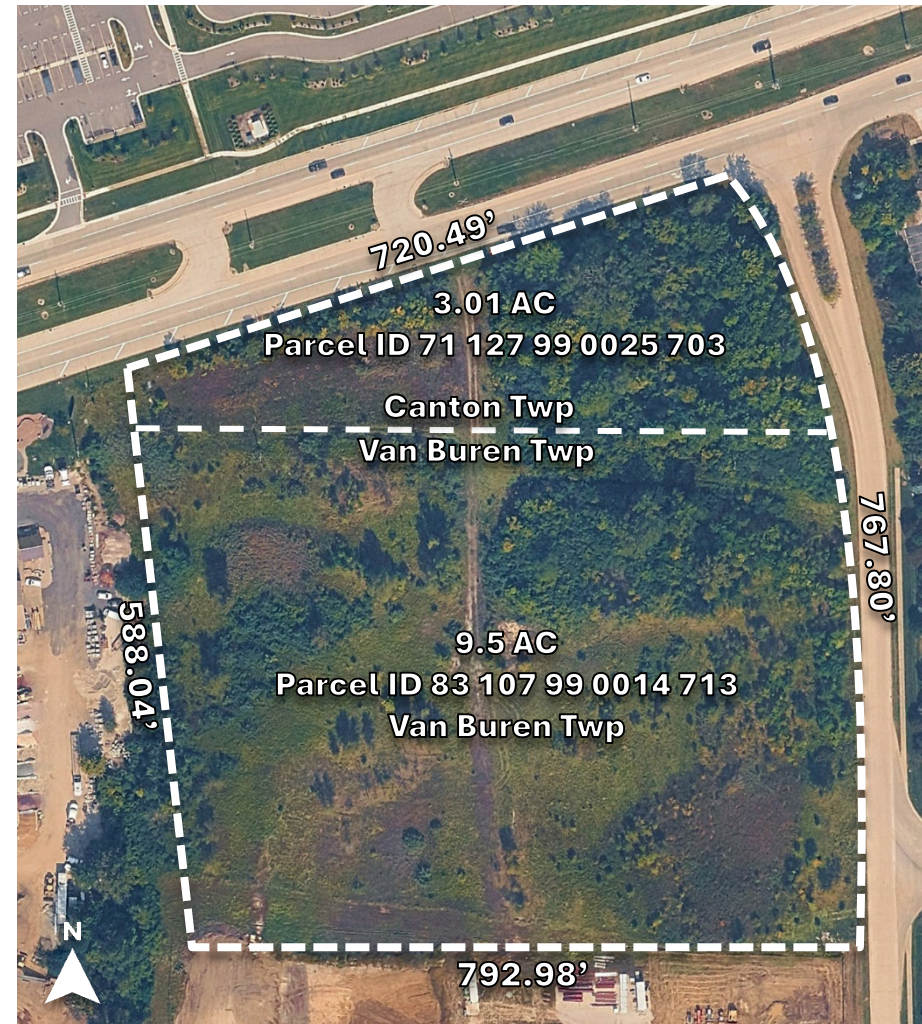
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Property Highlights

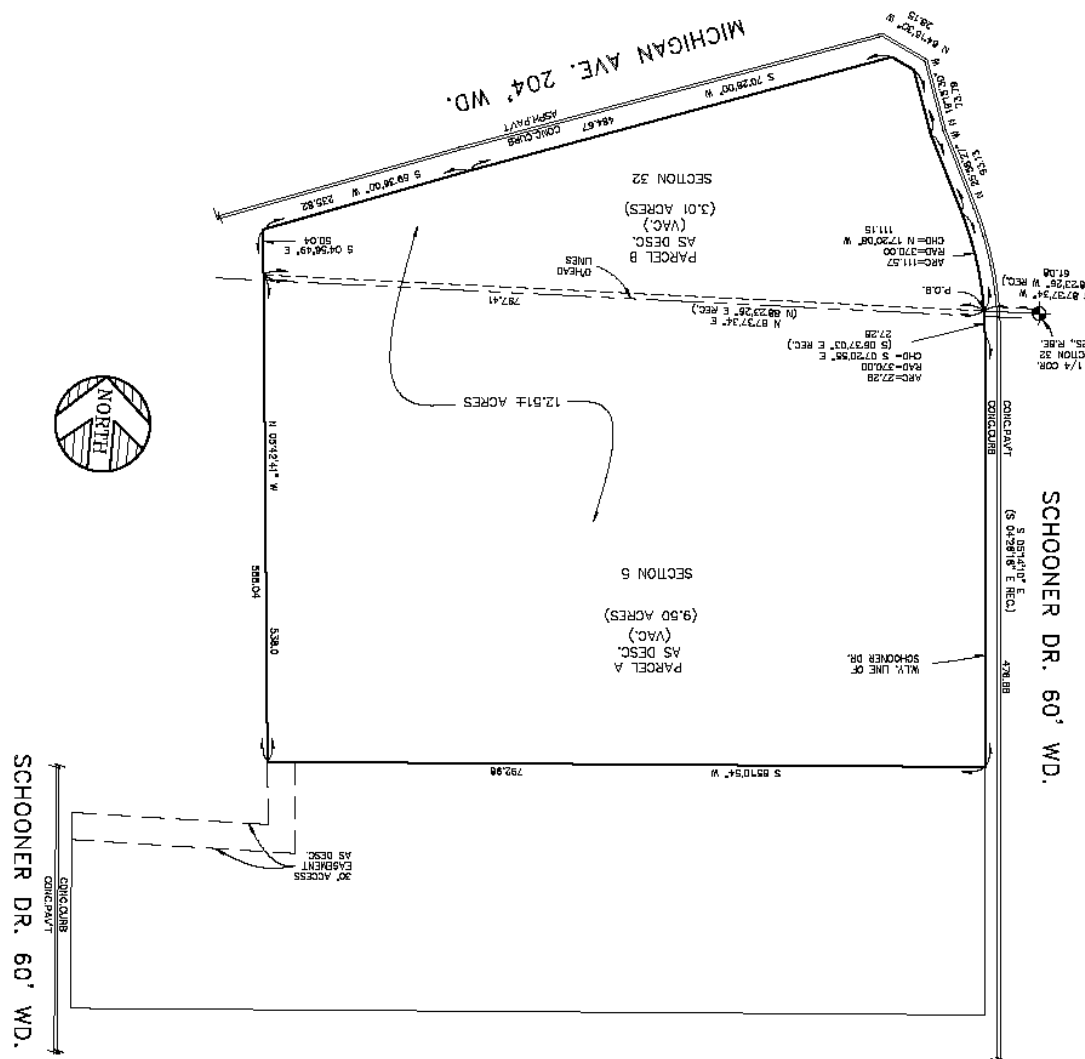
- 12.51 Acres for Sale or Build to Suit
- +/- 720' of frontage on Michigan Avenue (traffic counts)
- 4.4 miles to I-94 and 3.9 miles to I-275
- Zoning:
 - Canton – GI General Industrial
 - Van Buren Twp – M2 General Industrial
- 12" water main on Schooner Avenue
- 12" sanitary main on Schooner Avenue
- Parcel IDs:
 - 83 107 99 0014 713 (Van Buren) 9.5 Acres
 - 71 127 99 0025 703 (Canton) 3.01 Acres
- Sale Price: \$2,489,490 (\$199,000/acre)



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Survey



PARCEL B:

Land in the Township of Canton, Wayne County, Michigan, described as:
That part of the Southwest 1/4 of Section 32, Town 2 South, Range 8 East, described as: Beginning South 88 degrees 23 minutes 26 seconds West, 61.08 feet from the South 1/4 corner of Section 32; thence along a curve concave to the left, radius 370.00 feet, arc 111.57 feet, chord bears North 17 degrees 20 minutes 08 seconds East and 111.15 feet; thence North 25 degrees 58 minutes 27 seconds West, 93.13 feet; thence North 19 degrees 15 minutes 30 seconds West 73.79 feet; thence North 84 degrees 15 minutes 30 seconds West, 28.15 feet; thence South 70 degrees 28 minutes 00 seconds West, 484.67 feet; thence South 69 degrees 36 minutes 00 seconds West, 235.82 feet; thence South 04 degrees 56 minutes 49 seconds East, 50.04 feet; thence North 88 degrees 23 minutes 26 seconds East, 797.41 feet to the Point of Beginning.

PARCEL A:

LAND IN THE TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 32, TOWN 2 SOUTH, RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 87 DEGREES 37 MINUTES 34 SECONDS WEST 61.08 FEET ALONG THE SOUTH LINE OF SAID SECTION 32, ALSO BEING THE NORTH LINE OF SECTION 5, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY MICHIGAN TO THE PLACE OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SCHOONER DRIVE (60 FEET WIDE RIGHT-OF-WAY) THE FOLLOWING TWO COURSES: (1) SOUTHERLY 27.29 FEET ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 13 MINUTES 31 SECONDS AND HAVING A CHORD BEARING SOUTH 07 DEGREES 20 MINUTES 55 SECONDS EAST 27.28 FEET AND (2) SOUTH 05 DEGREES 14 MINUTES 10 SECONDS EAST 476.68 FEET; THENCE SOUTH 85 DEGREES 10 MINUTES 54 SECONDS WEST 792.99 FEET; THENCE NORTH 05 DEGREES 42 MINUTES 41 SECONDS WEST 538.00 FEET; THENCE NORTH 67 DEGREES 37 MINUTES 34 SECONDS EAST 797.41 FEET ALONG SAID SOUTH LINE OF SAID SECTION 32, ALSO BEING THE NORTH LINE OF SECTION 5, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN TO THE POINT OF BEGINNING, BEING A PART OF THE NORTH 1/2 OF SECTION 5, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN.

30' ACCESS EASEMENT:

LAND IN THE TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 32, TOWN 2 SOUTH, RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN; THENCE SOUTH 87 DEGREES 37 MINUTES 34 SECONDS WEST 61.08 FEET ALONG THE SOUTH LINE OF SAID SECTION 32, ALSO BEING THE NORTH LINE OF SECTION 5, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY MICHIGAN; THENCE ALONG THE WESTERLY LINE OF SCHOONER DRIVE (60 FEET WIDE RIGHT-OF-WAY) THE FOLLOWING TWO COURSES: (1) SOUTHERLY 27.29 FEET ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 13 MINUTES 31 SECONDS AND HAVING A CHORD BEARING SOUTH 07 DEGREES 20 MINUTES 55 SECONDS EAST 27.28 FEET AND (2) SOUTH 05 DEGREES 14 MINUTES 10 SECONDS EAST 750.88 FEET; THENCE SOUTH 85 DEGREES 10 MINUTES 54 SECONDS WEST 1010.75 FEET; THENCE NORTH 04 DEGREES 49 MINUTES 19 SECONDS WEST 186.29 FEET ALONG THE EASTERLY LINE OF SAID SCHOONER DRIVE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 04 DEGREES 49 MINUTES 18 SECONDS WEST 30.04 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 04 SECONDS EAST 217.19 FEET; THENCE NORTH 05 DEGREES 42 MINUTES 41 SECONDS WEST 69.43 FEET; THENCE NORTH 85 DEGREES 10 MINUTES 54 SECONDS EAST 30.00 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 41 SECONDS EAST 101.13 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 04 SECONDS WEST 247.73 FEET TO THE POINT OF BEGINNING.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

