



**5671 S Warner Ave
Fremont, Michigan 49412**

Property Overview

8.2 acres on square shaped parcels zoned COMMERCIAL. Multitude of permitted uses.



For More Information

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Sale Overview

5671 S Warner Ave
Fremont, Michigan 49412

Sale Information

Price:	\$656,000.00
Per SF:	\$1.84
Municipality:	SheridanTownship
PPN:	62-17-11-200-024 & 015
SEV: (2023)	\$74,400.00
Taxable Value: (2023)	\$53,963.00
Summer Taxes: (2023)	\$611.18
Winter Taxes: (2023)	\$2,190.95
Total Taxes: (2023)	\$2,802.13
Terms:	Cash, Money Mortgage

Legal Description

62-17-11-200-024

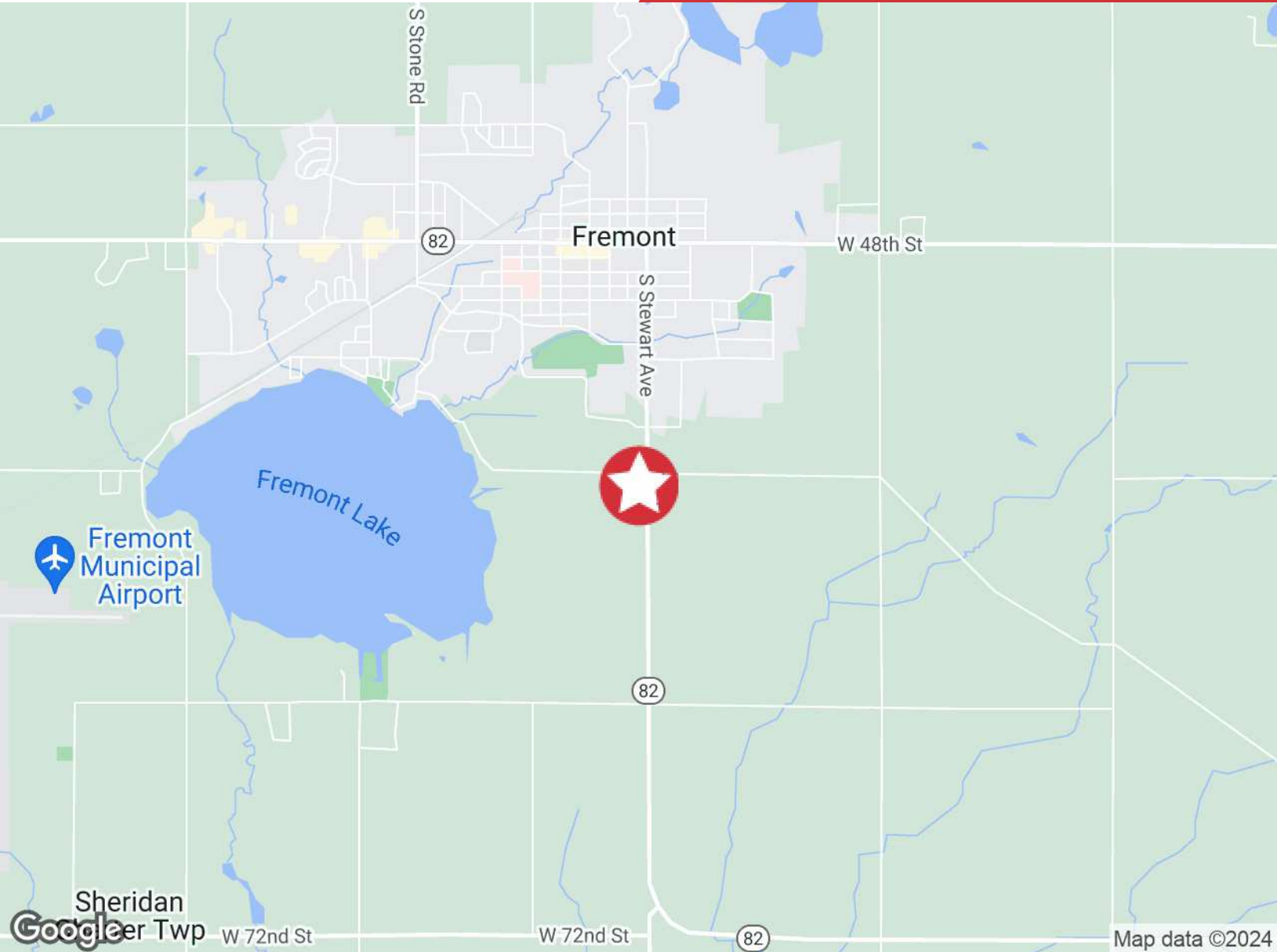
PT NE1/4 NE1/4 COM FROM NE COR OF SD SEC, TH S 240 FT, W 660 FT, N 240 FT, E 660 FT TO POB EXC NE'LY OF A LN COM AT NE COR TH S89D05'34"E .50 FT, TH S00D54'26"W 177.54 FT, TH N59D57'19W 400 FT TO POINT OF ENDING OF LN FOR ROW CLEAR VISION AREA SEC 11, T12N R14W

62-17-11-200-015

PART OF NE1/4 NE1/4 COM 240 FT S OF NE COR THEREOF, TH W 660 FT, S 300 FT, E 660 FT, N 300 FT TO POB. 4.55 A M/L SEC 11, T12N R14W

Location Map

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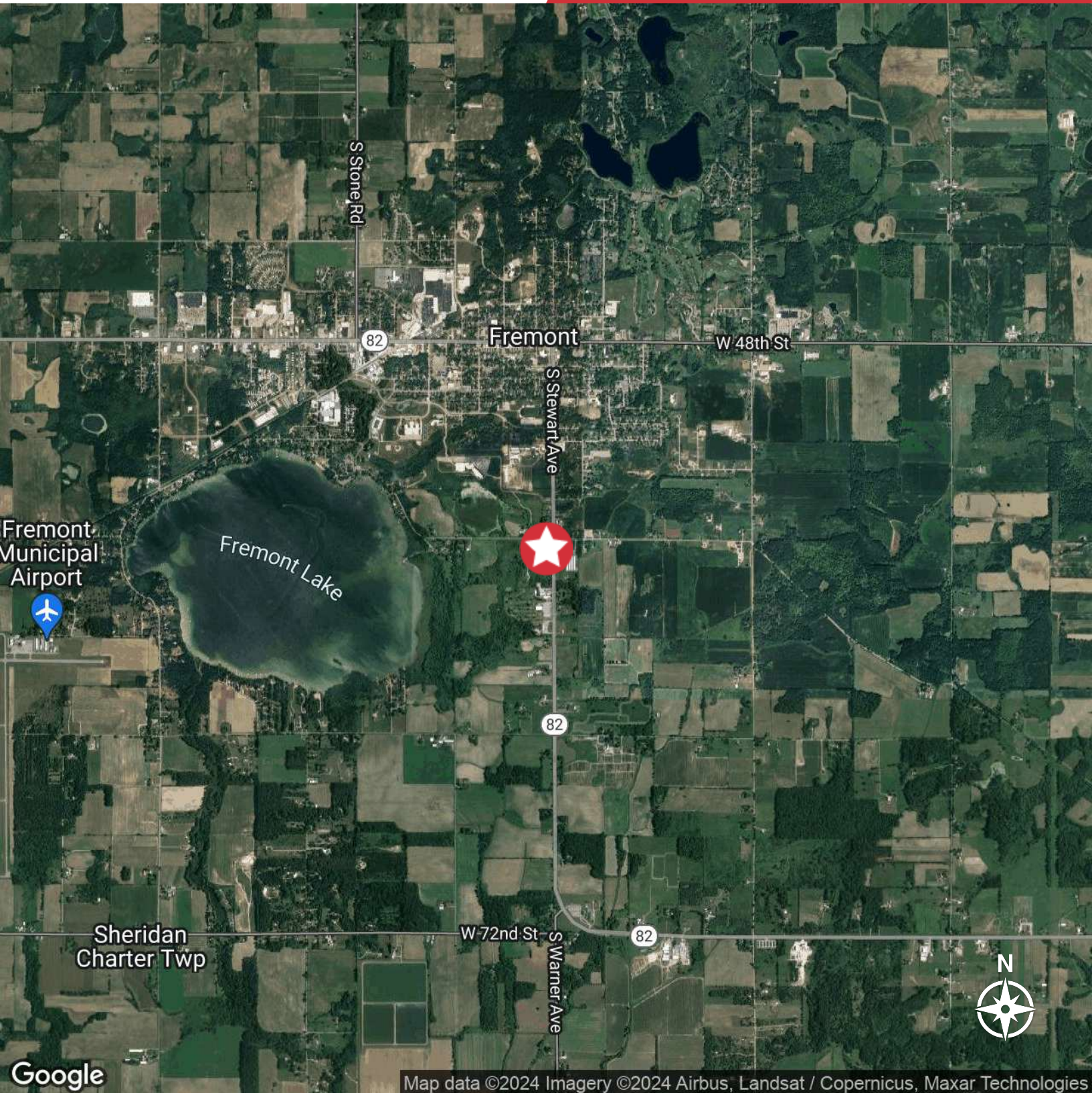


Proximity

M - 37	8.89 Miles
US - 131	25.01 Miles
US - 31	22.77 Miles
I - 196 & US - 131	45.98 Miles
M - 6 @ I - 196	48.97 Miles
Airport - Muskegon	33.62 Miles

Aerial Map

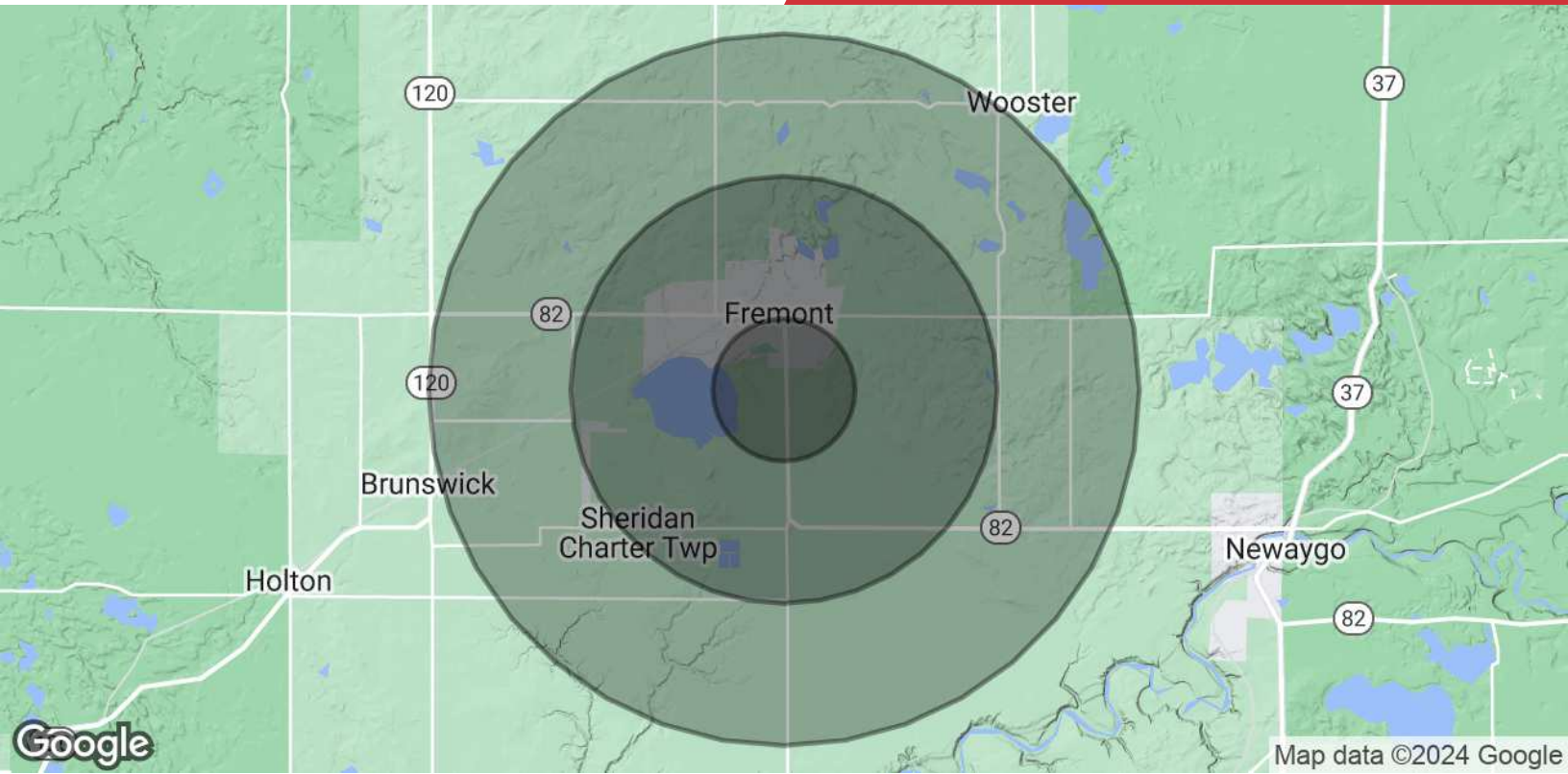
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,648	6,381	9,860
Average Age	38.2	39.2	40.2
Average Age (Male)	38.3	39.3	39.9
Average Age (Female)	29.7	36.3	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	616	2,689	4,186
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$59,225	\$51,914	\$55,416
Average House Value	\$122,255	\$131,779	\$144,101

2020 American Community Survey (ACS)