



1901 Peck St
Muskegon, Michigan 49441

Property Overview

Industrial building for Sale

Adjacent building at 1916 Sandford available for sale as well.



For More Information

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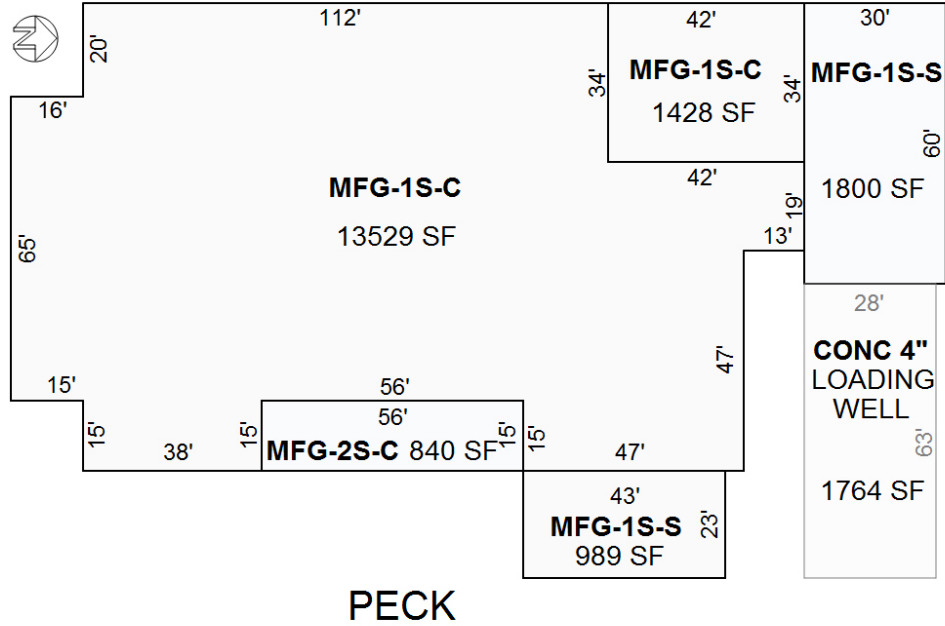
Chris Prins, SIOR

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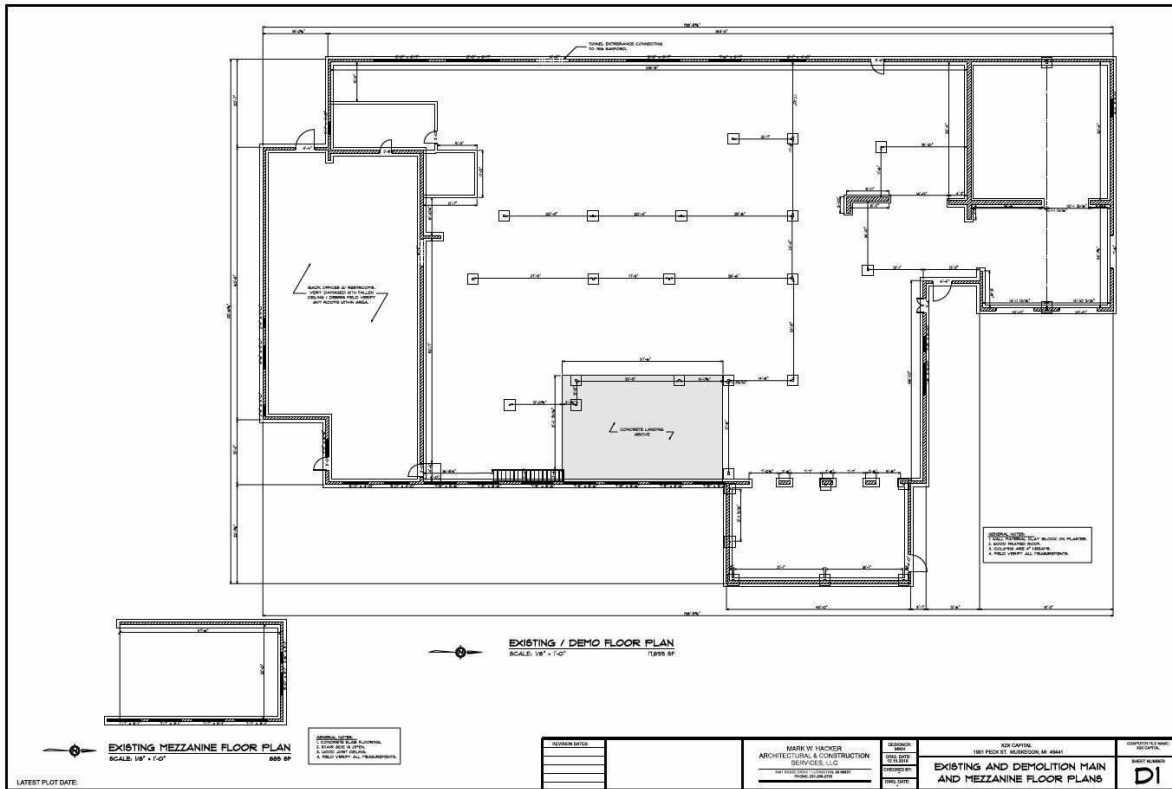
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Building Layout & Floor Plan

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Sketch by Apex Sketch



Sale Overview

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Sale Information

Price:	\$150,000.00
Per SF:	\$8.07
Municipality:	City of Muskegon
PPN:	61-24-232-002-0004-00
SEV:	\$160,400.00
Taxable Value:	\$154,995.00
Summer Taxes (2022):	\$1,730.89
Winter Taxes (2022):	\$7,508.12
Total Taxes (2022):	\$9,239.01

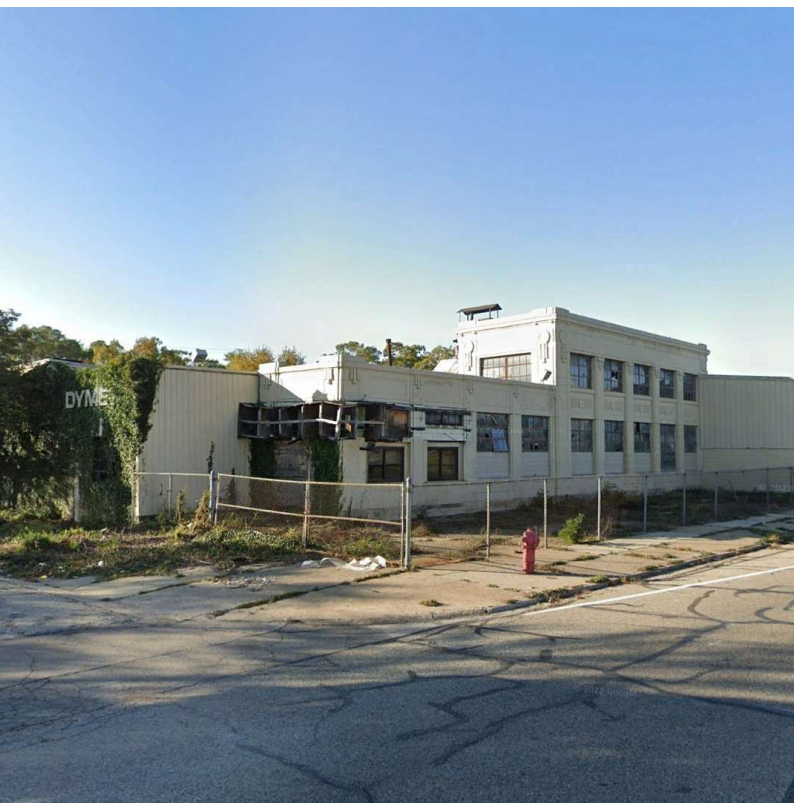
Legal Description

PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2023. CITY OF MUSKEGON DENNIS SMITH & COS SOUTH SIDE ADDITION S 20 FT OF LOT 3 & LOTS 4 TO 7 INCL BLK 2 ALSO E 1/2 OF VAC ALLEY ADJ TO SAID PROP



Property Overview

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Property Information

Location:	Muskegon, MI
Total Building Size:	18,586 SF
Year Built:	1950
Acreage:	0.677 Acres
Signage:	Building
Parking:	Ample
Zoning:	B-4

Utilities

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE
Sanitary Sewer:	-
Storm Sewer:	-
Water:	-

Building Overview

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Mfg/Warehouse Information

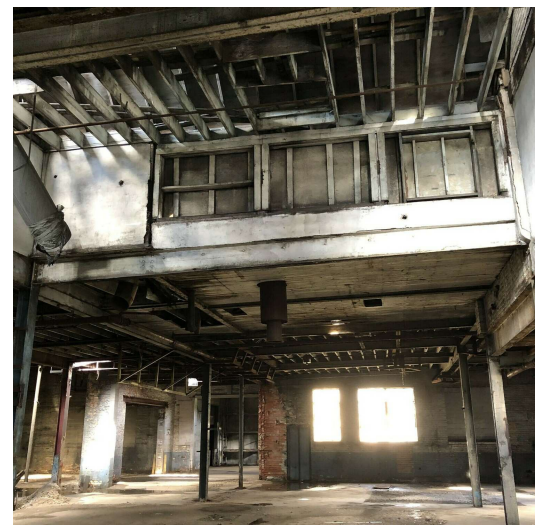
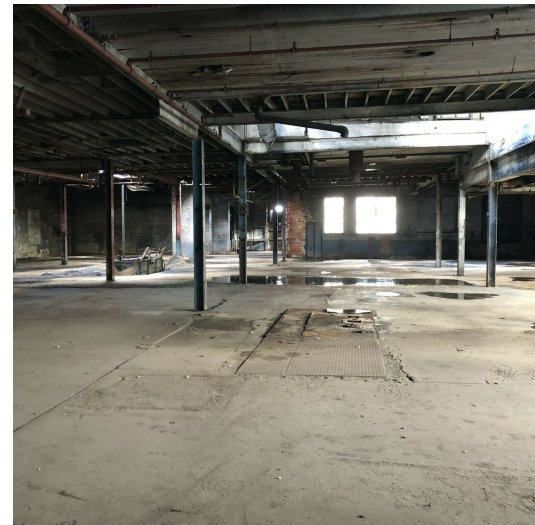
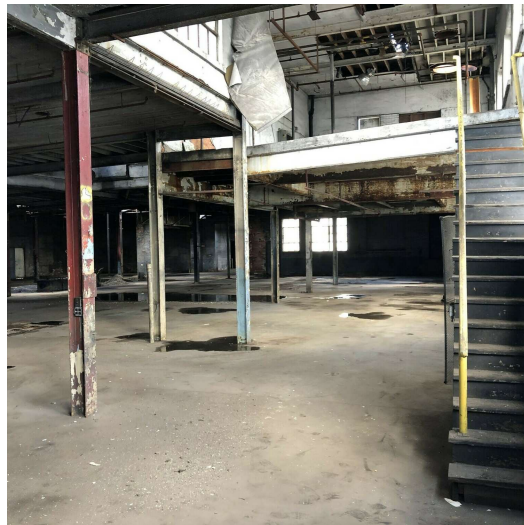
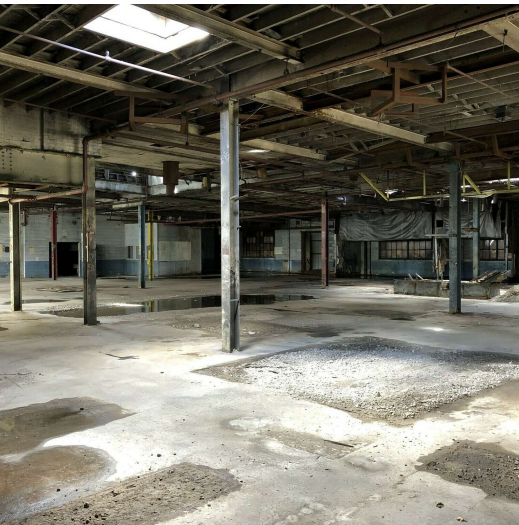
Mfg/Whse SF:	-
Floors:	-
Air Conditioning:	-
HVAC:	-
Ceiling Height:	18'
Sprinklered:	-
Lighting:	-
Electric Service:	-
Column Spacing:	-
Grade Level Doors:	0
Loading Docks:	2
Rail Siding:	N/A
Floor Drains:	-
Compressed Air:	-
Cranes:	-
Elevators:	-
Shop Office:	-
Shop Lunch Room:	-
Shop Restroom:	-

Office Information

Office SF:	-SF
Floors:	-
HVAC:	-
Air Conditioning:	-
Sprinklered:	-
Ceiling Height:	-'
Lighting:	-
Communication Equipment:	-
Private Offices:	-
Conference Room:	-
Lunch Room:	-
Restrooms:	0
Kitchen/Break Room:	-
Elevators:	-

Photos

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Parcel Map

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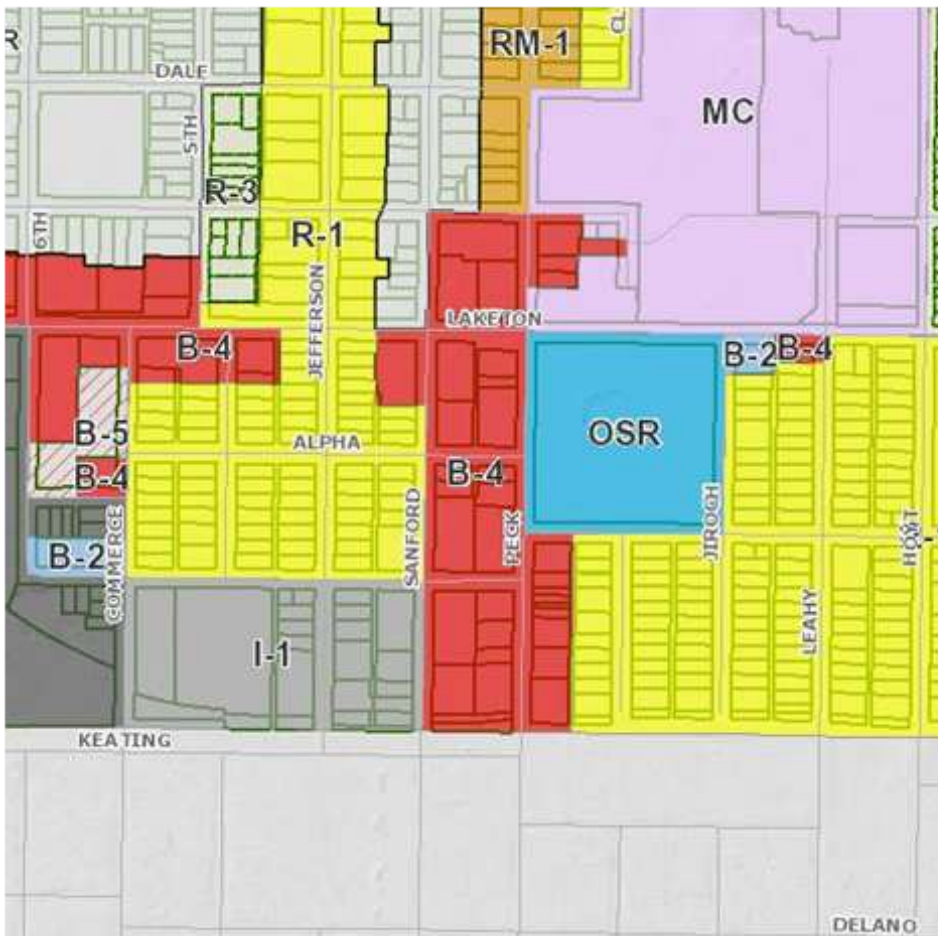
Muskegon County and Muskegon County GIS shall not be held liable for the information presented herein. All data shall be verified by the municipal assessor.



ARTICLE XIII – B-4 GENERAL BUSINESS DISTRICTS

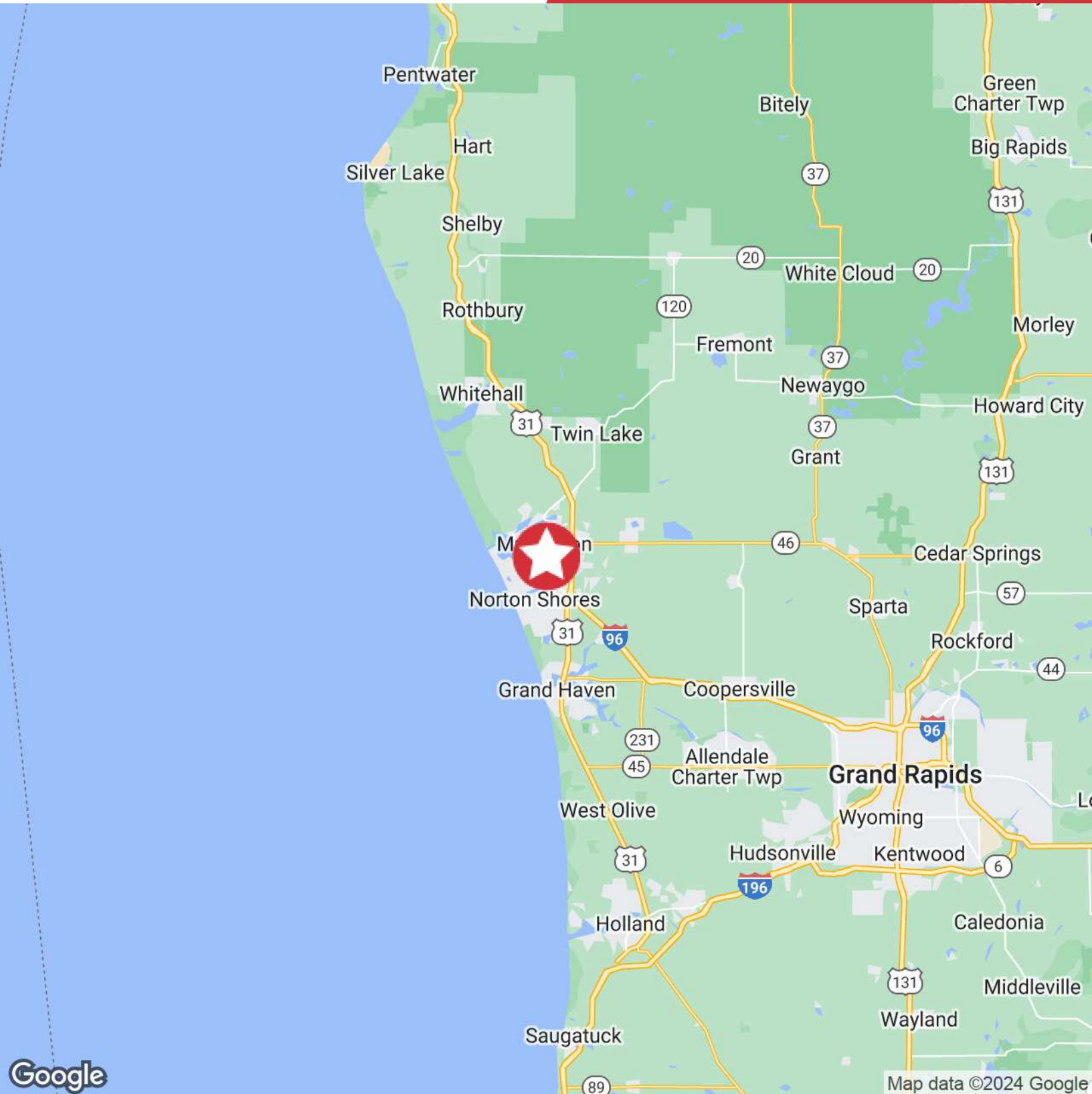
PREAMBLE

The B-4 General Business District is designed to provide for a wide variety of business activities including automotive services and goods, and is generally incompatible with the uses in the B-1, B-2, and B-3 Business Districts. Placement along presently developed major traffic arteries prevents the conflict of traffic and pedestrian movement since the General Business District is characterized by a minimum of pedestrian flow. The B-4 General Business Districts have been located in areas designated on the adopted Land Use Plan.



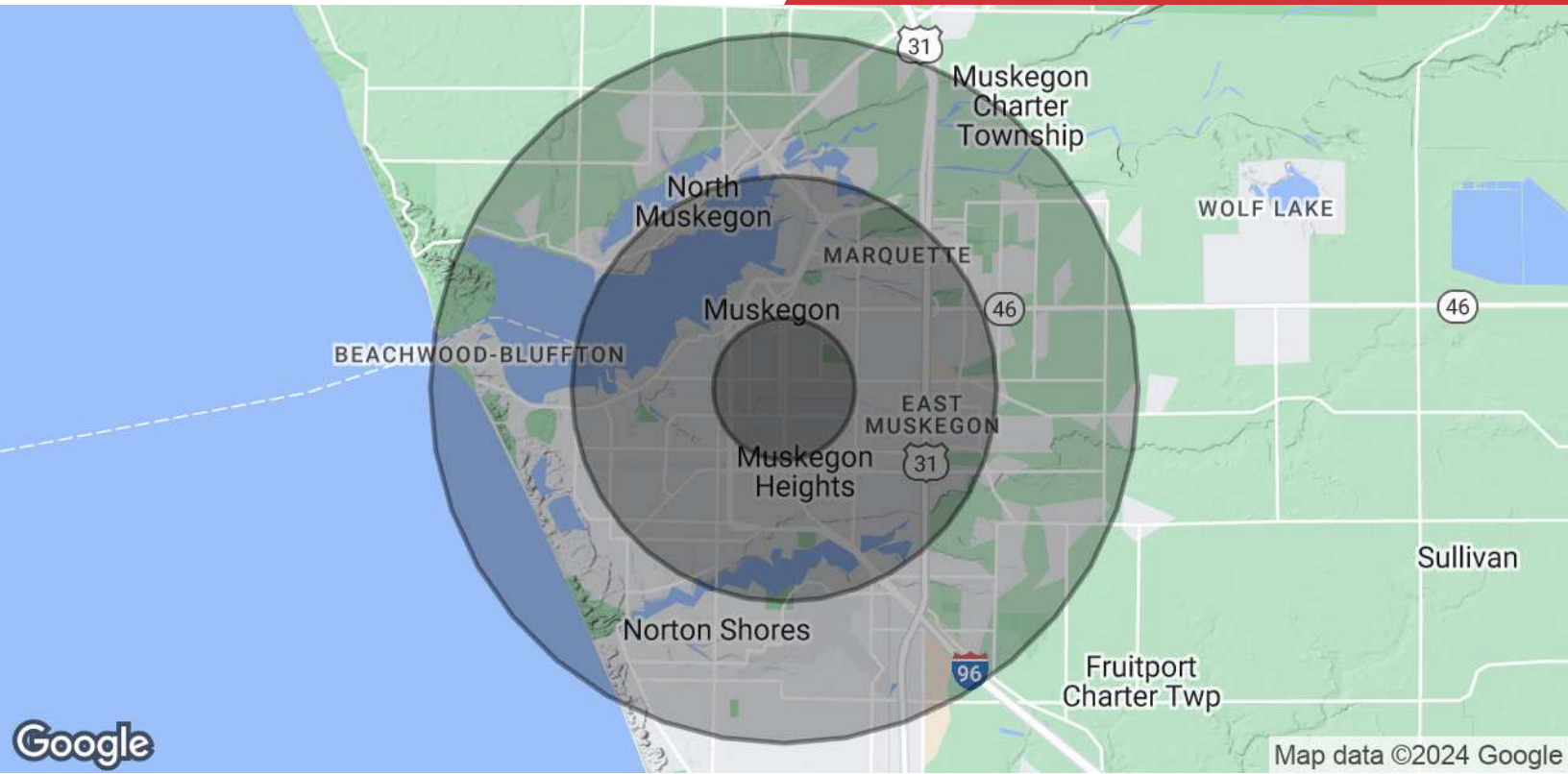
Location Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,265	62,518	101,781
Average Age	33.3	35.5	38.5
Average Age (Male)	33.3	33.2	36.7
Average Age (Female)	33.0	37.5	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,324	27,219	43,822
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$33,799	\$44,270	\$54,854
Average House Value	\$50,752	\$83,804	\$109,602

2020 American Community Survey (ACS)