



1916 Sanford St  
Muskegon, Michigan 49441

## Property Overview

Industrial building for Sale

Adjacent property at 1901 Peck for sale as well



For More Information

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# Sale Overview

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## Sale Information

<b>Price:</b>	\$175,000.00
<b>Per SF:</b>	\$9.27
<b>Municipality:</b>	City of Muskegon
<b>PPN:</b>	61-24-232-002-0008-00
<b>SEV:</b>	\$129,800.00
<b>Taxable Value:</b>	\$72,733.00
<b>Summer Taxes:</b>	\$812.24
<b>Winter Taxes:</b>	\$3,523.23
<b>Total Taxes:</b>	\$4,335.47

## 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 LOTS 8 TO 12 INCL BLK 2 ALSO W 1/2 OF VAC ALLEY ADJ TO SAID LOTS



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## Property Information

<b>Location:</b>	Muskegon, MI
<b>Total Building Size:</b>	18,880 SF
<b>Year Built:</b>	1950
<b>Acreage:</b>	0.769 Acres
<b>Signage:</b>	Building
<b>Parking:</b>	Ample
<b>Zoning:</b>	B-4

## Utilities

<b>Electric:</b>	Consumers Energy
<b>Telephone:</b>	Choice
<b>Natural Gas:</b>	DTE
<b>Sanitary Sewer:</b>	-
<b>Storm Sewer:</b>	-
<b>Water:</b>	-

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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:	1
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:	Yes
Kitchen/Break Room:	-
Elevators:	-

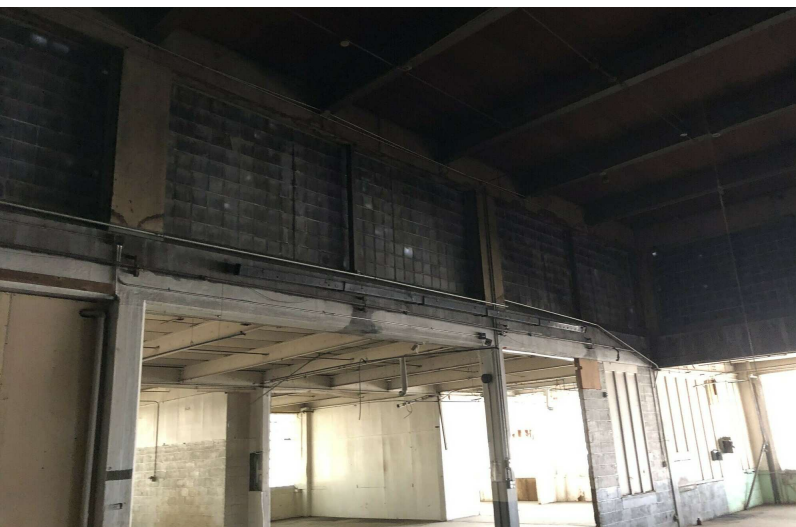
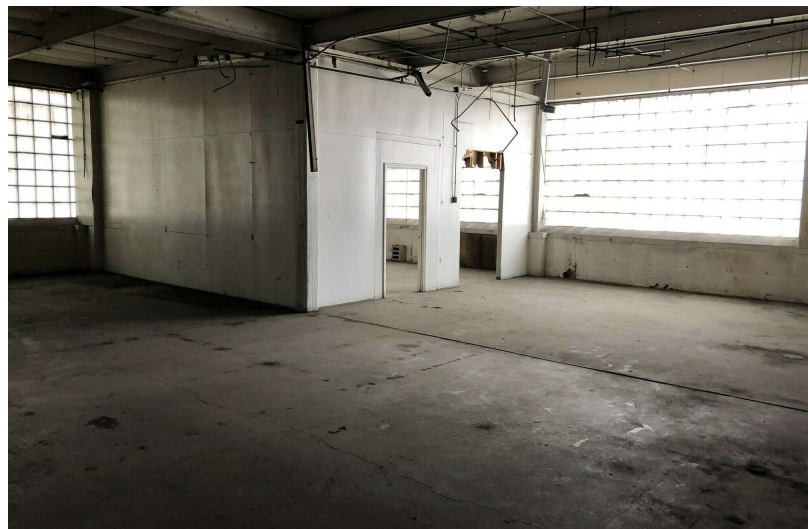
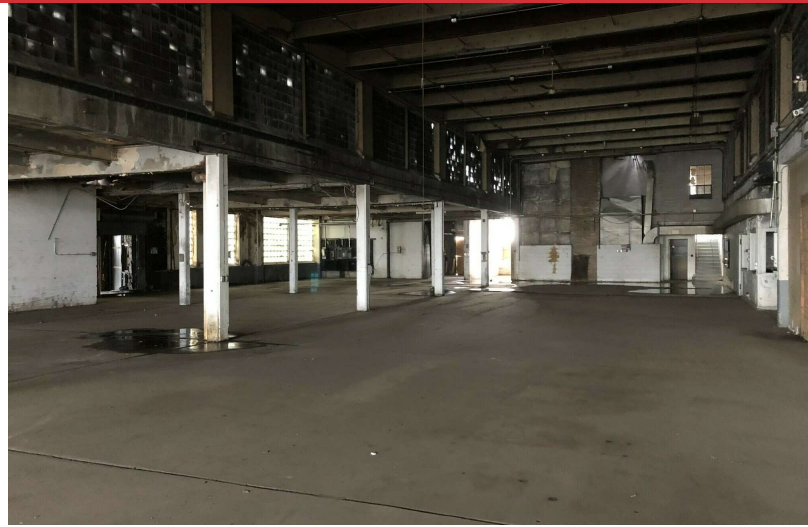
# Exterior Photos

1916 Sanford Street  
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# Interior Photos

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# Plat Map

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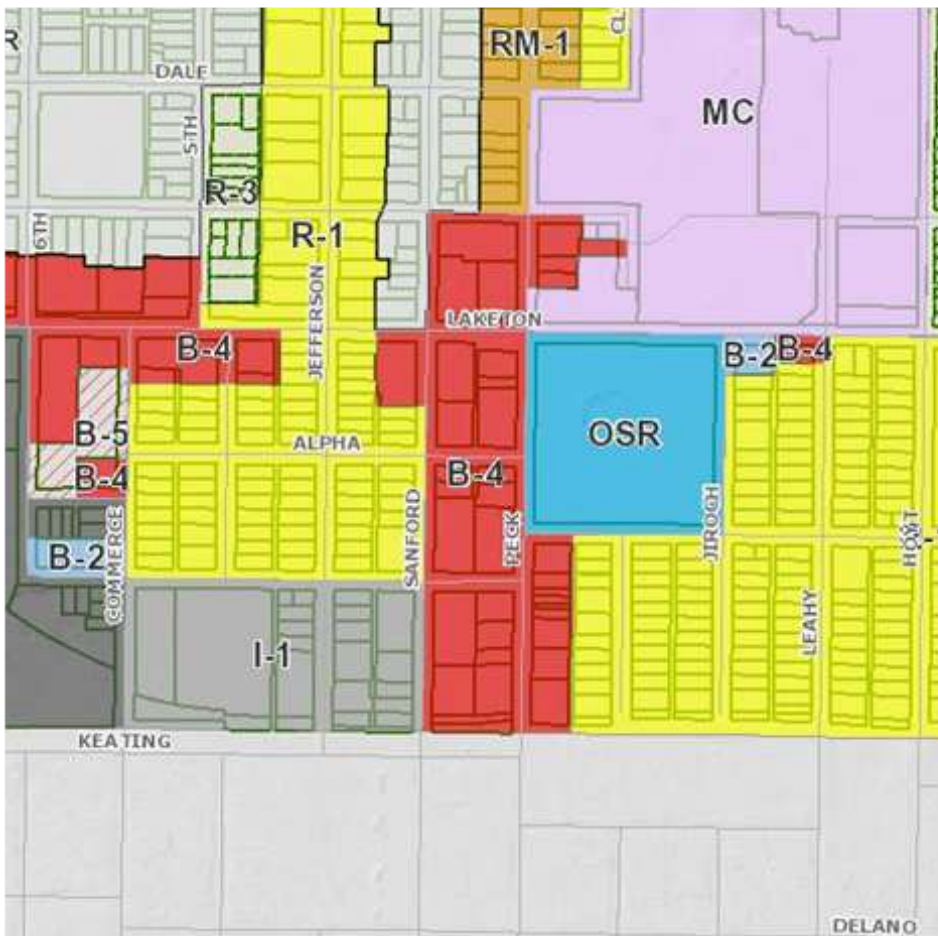
Muskegon County and Muskegon County GIS shall not be held liable for the information presented herein. All data shall be verified by the municipal assessor.



## ARTICLE XIII – B-4 GENERAL BUSINESS DISTRICTS

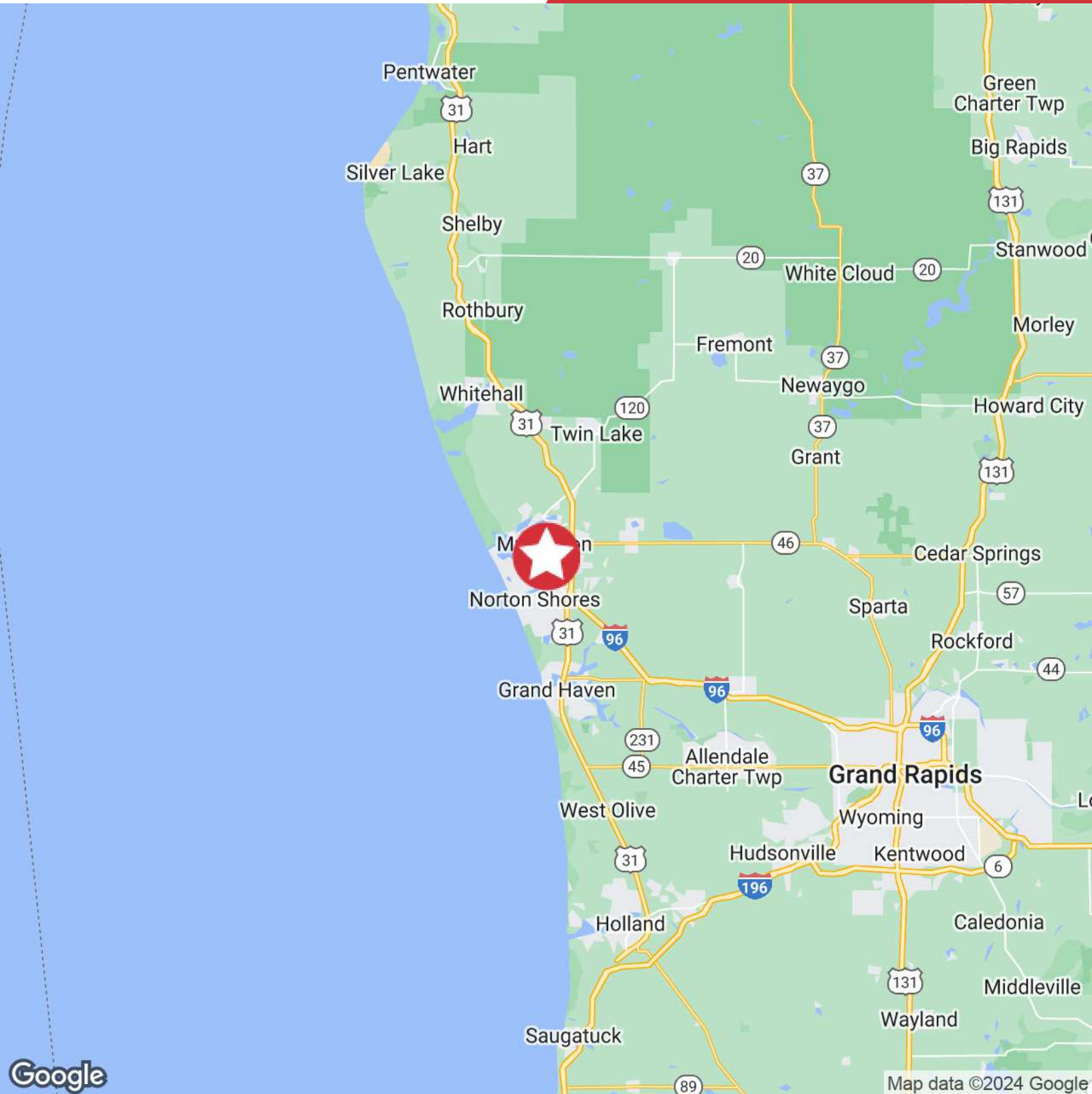
### PREAMBLE

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.



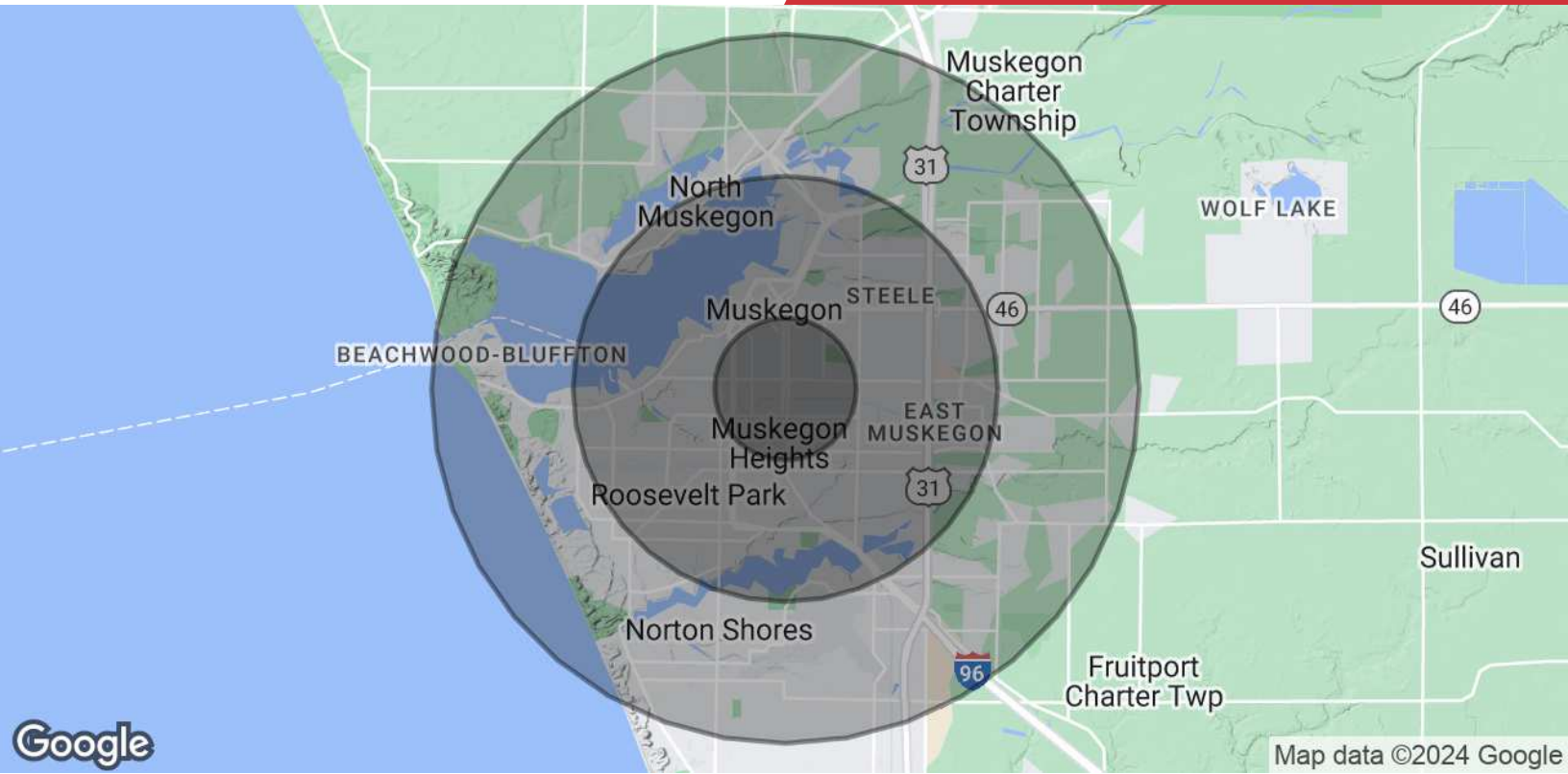
# Location Map

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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	12,215	62,481	101,673
<b>Average Age</b>	33.3	35.6	38.5
<b>Average Age (Male)</b>	33.3	33.2	36.7
<b>Average Age (Female)</b>	33.1	37.5	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,297	27,201	43,778
<b># of Persons per HH</b>	2.3	2.3	2.3
<b>Average HH Income</b>	\$33,970	\$44,358	\$54,853
<b>Average House Value</b>	\$51,071	\$84,116	\$109,640

\* Demographic data derived from 2020 ACS - US Census