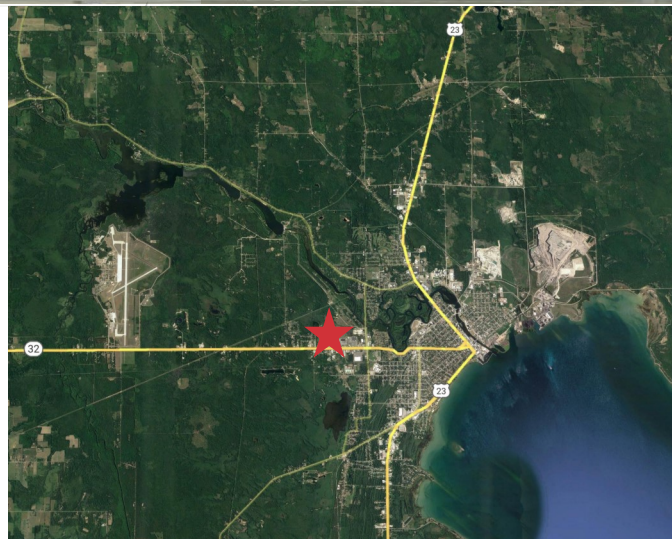




M-32 & Crittenden Ct.
Alpena, Michigan 49707

Property Features

- High Visibility, High Traffic Count
- Fast Growing Expansion Area
- National Retailer Neighborhood: Home Depot, Walmart, Meijer, McDonalds, Culvers, Walgreens, Bigby Coffee.
- Multiple lots for sale, build to suit or lease.



For more information, contact:

Todd Leinberger

616 242 1114 direct • toddl@naiwwm.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

100 Grandville Ave SW | Suite 100
Grand Rapids, Michigan 49503

616 776 0100 naiwwm.com

Property Overview

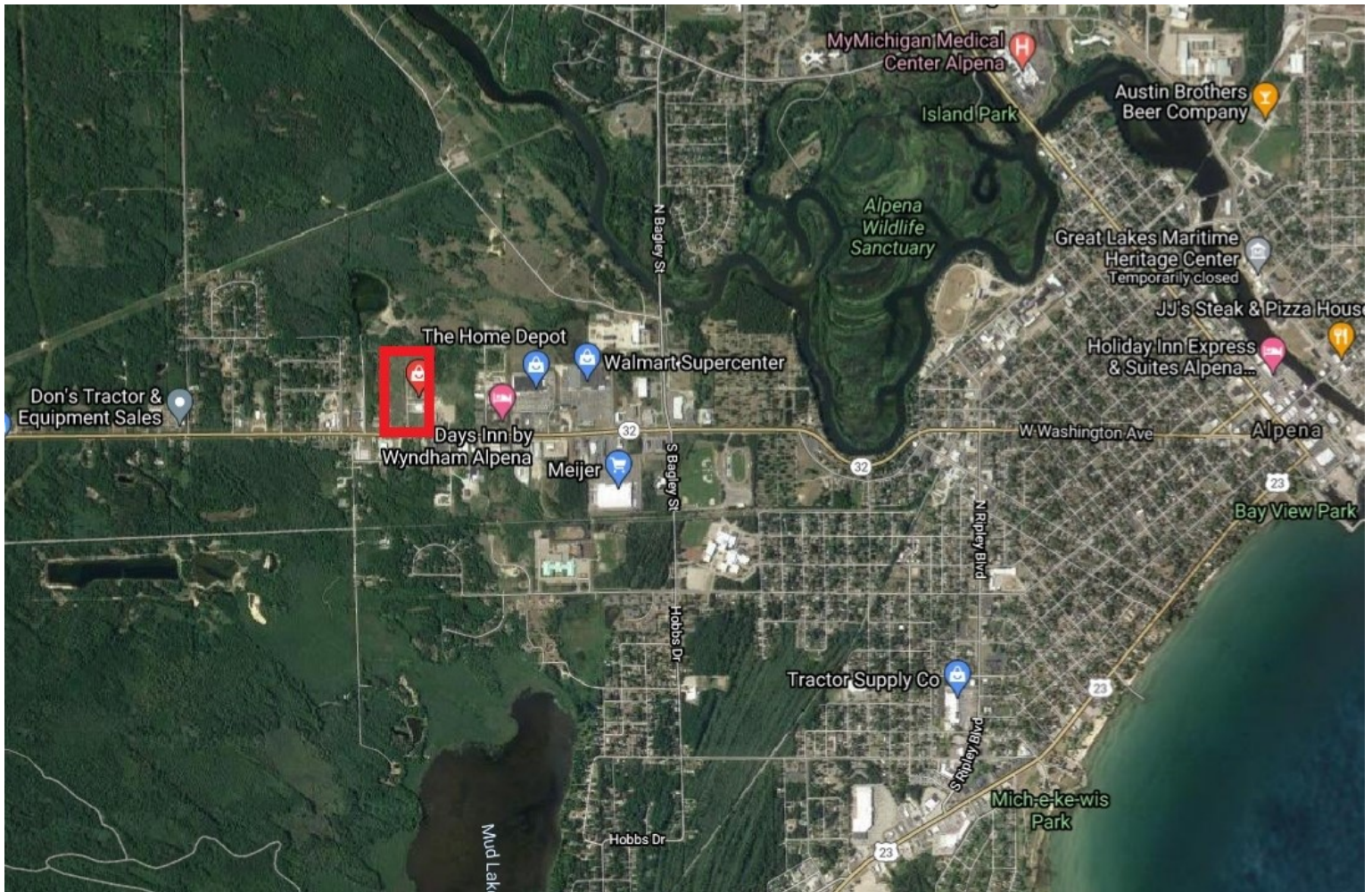
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Property Information

Location	M-32 just West of Bagley St. Corridor.
Lot Sizes	1-7 Acres
Zoning	B-2
Signage	Pylon at M-32

Several lots. Zoned B-2 . Great visibility with high traffic count, located on M32, just west of M32/Bagley St Corridor. Left turn lane on 4 lane road, easy access. M32 is fast growing and very desirable expansion area. Many national retailers, including Home Depot, Walmart, Meijer, McDonald, Culvers, Walgreens, Biggby Coffee. A great mix of auto parts, banking, and more.

Service drive off M32 (Crittenden Ct.) accesses interior lots. Water, sewer, natural gas & electric on site. Sellers will build to suite or Lease.



Sale Overview

M-32 & Crittenden Ct.
Alpena, MI 49707

Sale Information

Price	\$175,000 to \$550,000	
Municipality	Alpena Township	
PPN:	Part of	04-012-020-000-650-08, 09, 10, 11, 12, 13 & 14
SEV (2020)	\$209,200	
Taxable Value (2021)	\$123,906	
Property Taxes (2021)	\$4,000.11 (Winter) \$1,332.94 (Summer) \$5,333.05 Total	
Terms	Cash/Conventional	Seller Financing
Possession	At signing	

Legal Description

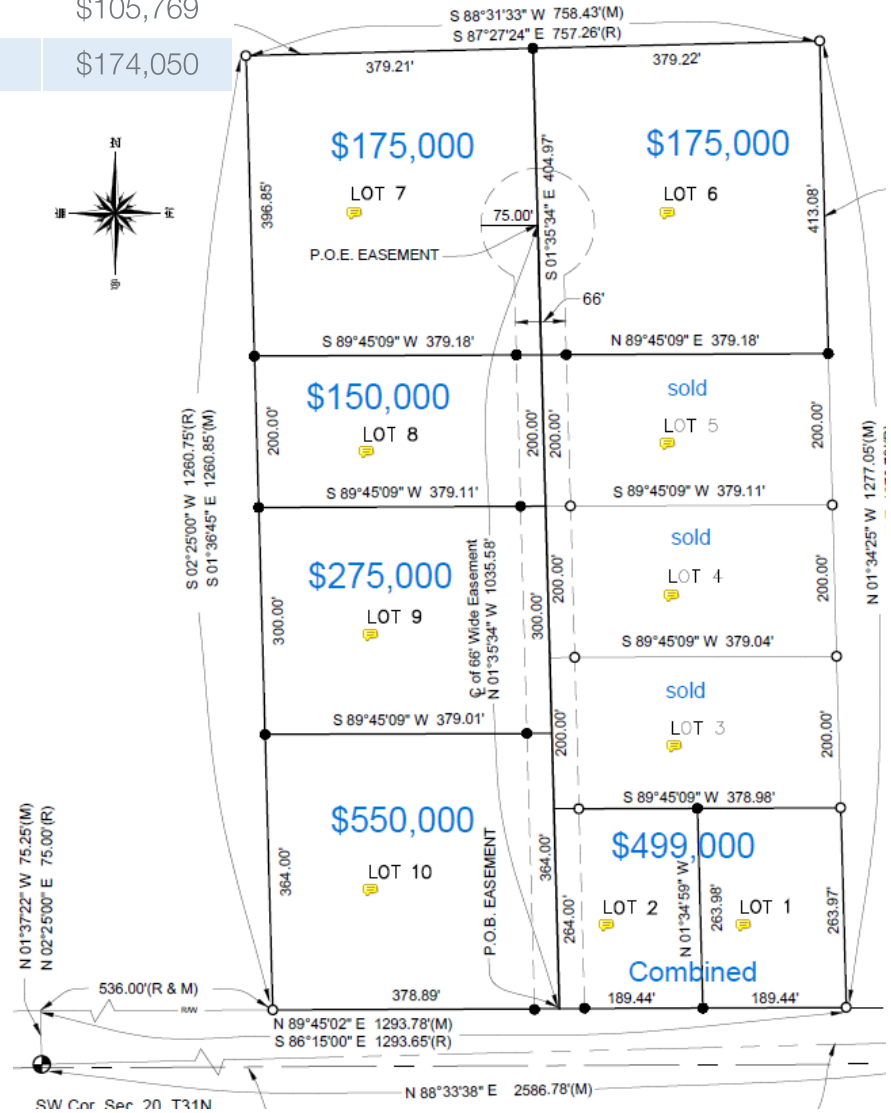
PART OF: T31N R8E SEC 20 SW 1/4 OF SW 1/4 EXC WLY 536' THEREOF EXC COM AT SW COR OF SD SEC; TH N 01D 37' 22" W 75.25 FT ALG W LN OF SD SEC TO NLY 150 FTR/W LN HWY M-32; TH N 89D 45' 02" E 1293.78 FT ALG NLY 150 FT R/W LN OF M-32 RECORD E LN OF SW 1/4 OF SW 1/4; TH N 01D 34' 25" E 263.97 FT ALG SDE LN TO POB LOT 3; TH S 89D 45' 09" W 378.97 FT TO C.L OF 66 FT WIDE INGRESS/EGRESS & UTILITY ESMT; TH N 01D 35' 34" W 200 FT ALG SD C.L; TH N 89D 45'09" E 379.04 FT TO E LN OF SW 1/4 OF SW 1/4; TH S 01D 34' 25" E 200 FT ALG SD E LN OF SW 1/4 OF SW 1/4 TO POB; PART OF SW 1/4 OF SW 1/4 CONT 1.74 ACM/L TOGETHER WITH AND SUB TO INGRESS/EGRESS UTILITY ESMT SE SC IN SURVEY #15112 HURON ENG 12/15/2015 SUB TO ESMTS RESTS & RESV OF RECORD IF ANY; ALSO EXC COM AT SW COR SD SEC 20; TH N 01D 37' 22" W 75.25 FT ALG W LN SD SEC TO NLY 150 FT R/W LN HWY M-32; TH N 89D 45' 02" E 1293.76 FTALG NLY 150 FT R/W LN M-32 TO E LN OF SW 1/4 OF SW 1/4; TH N 01D 34' 25" E 463.97 FT ALG E LN TO POB LOT 4; TH S 89D 45' 09" W 379.04 FT TO C.L 66 FTWIDE INGRESS/EGRES & UTILTIY ESMT: TH N 01D 35' 34" W 200 FT ALG SD C.L; TH N 89D 45' 09" E 379.11 FT TO E LN OF SW 1/4 OF SW 1/4; TH S 01D 34' 25" E 200 FT ALG SD E LN OF SW 1/4 OF SW 1/4 TO POB; PT OF SW 1/4 OF SW 1/4 CONT 1.74 AC M/L TOGETHER WITH & SUB TO 66 FT WIDE INGRESS/EGRESS & UTILITY ESMT LYING 33 FT LEFT & RIGHT OF C/L OF DESC ESMT. SUBJ TO ESMT, RESTS & RESV OF RECORD IF ANY; ALSO EXC A PT OF SW 1/4 OF SW 1/4 OF SEC20 T31N R8E; COM AT SW COR OF SD SEC 20 T31N R8E; TH N 01D 37' 22" W 75.25 FT ALG W LN OF SD SEC TO NLY 150 FT R/W LN OF HWY M-32; TH N 89D 45'02" E 1293.78 FT ALG NLY 150 FT R/W LN OF HWY M-32 TO RECORD E LN OF SW 1/4 OF SW 1/4; TH N 01D 34' 25" E 663.97 FT ALG SD E LN TO POB LOT 5; TH S89D 45' 09" W 379 FT MORE OR LESS TO C.L OF A 66 FT WIDE INGRESS/EGRESS & UTILITY ESMT; TH N 01D 35' 34" W 200 FT ALG SD C.L; TH N 89D 45' 09" E 379FT MORE OR LESS TO E LN OF SW 14/ OF SW 1/4; TH S 01D 34' 25" E 200 FT ALG SD E LN OF SW 1/4 OF SW 1/4 TO POB LOT 5.

Sale Overview

M-32 & Crittenden Ct.
Alpena, MI 49707

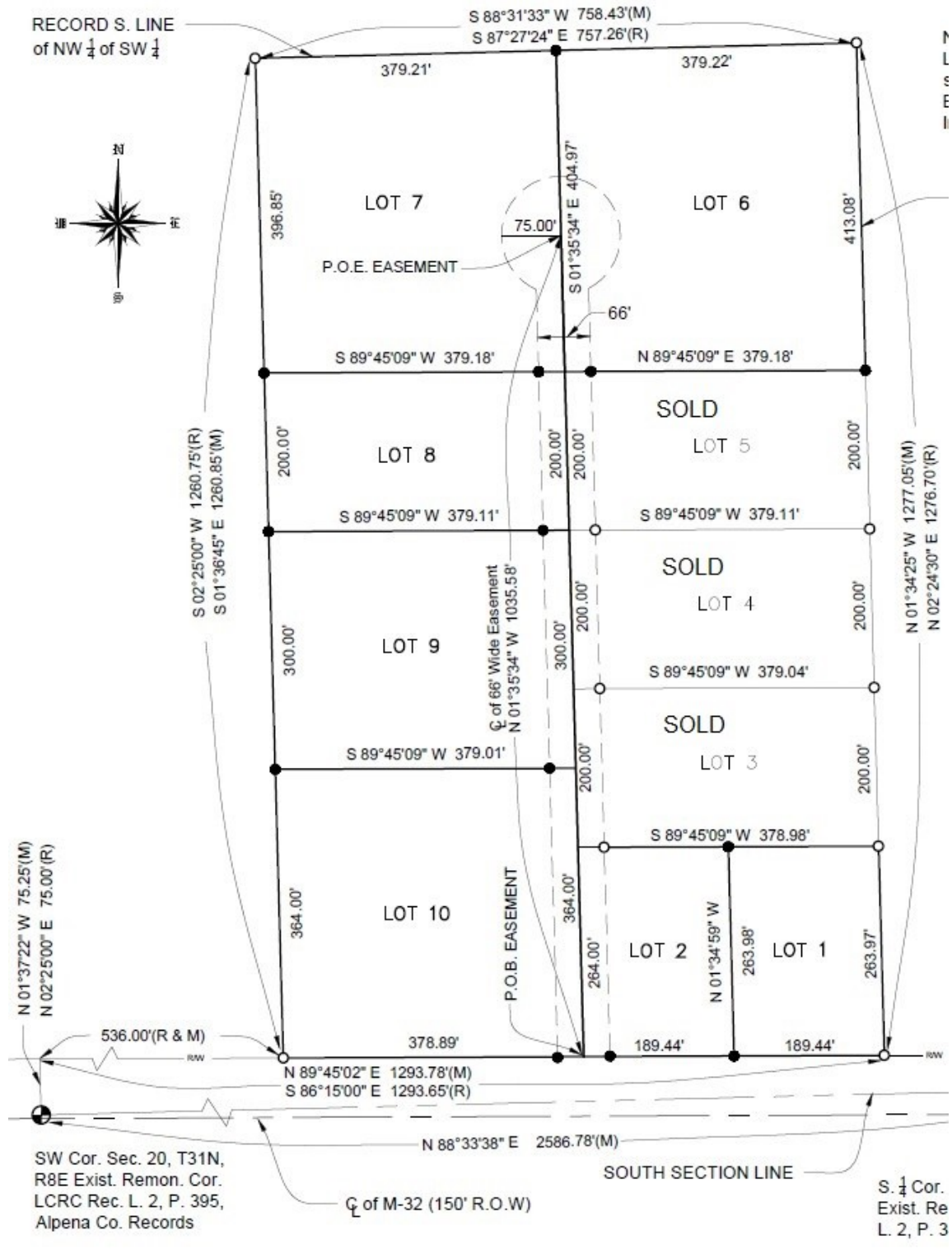
Availability

Lot	Price	Size	Approx. Acres	Approx. Cost per Acre
1 & 2	\$499,000	334 X 530	2.28	\$218,860
6	\$175,000	413 X 379	3.56	\$49,157
7	\$175,000	397 X 379	3.49	\$50,143
8	\$150,000	200 X 379	1.74	\$86,207
9	\$275,000	300 X 379	2.60	\$105,769
10	\$550,000	364 X 379	3.16	\$174,050



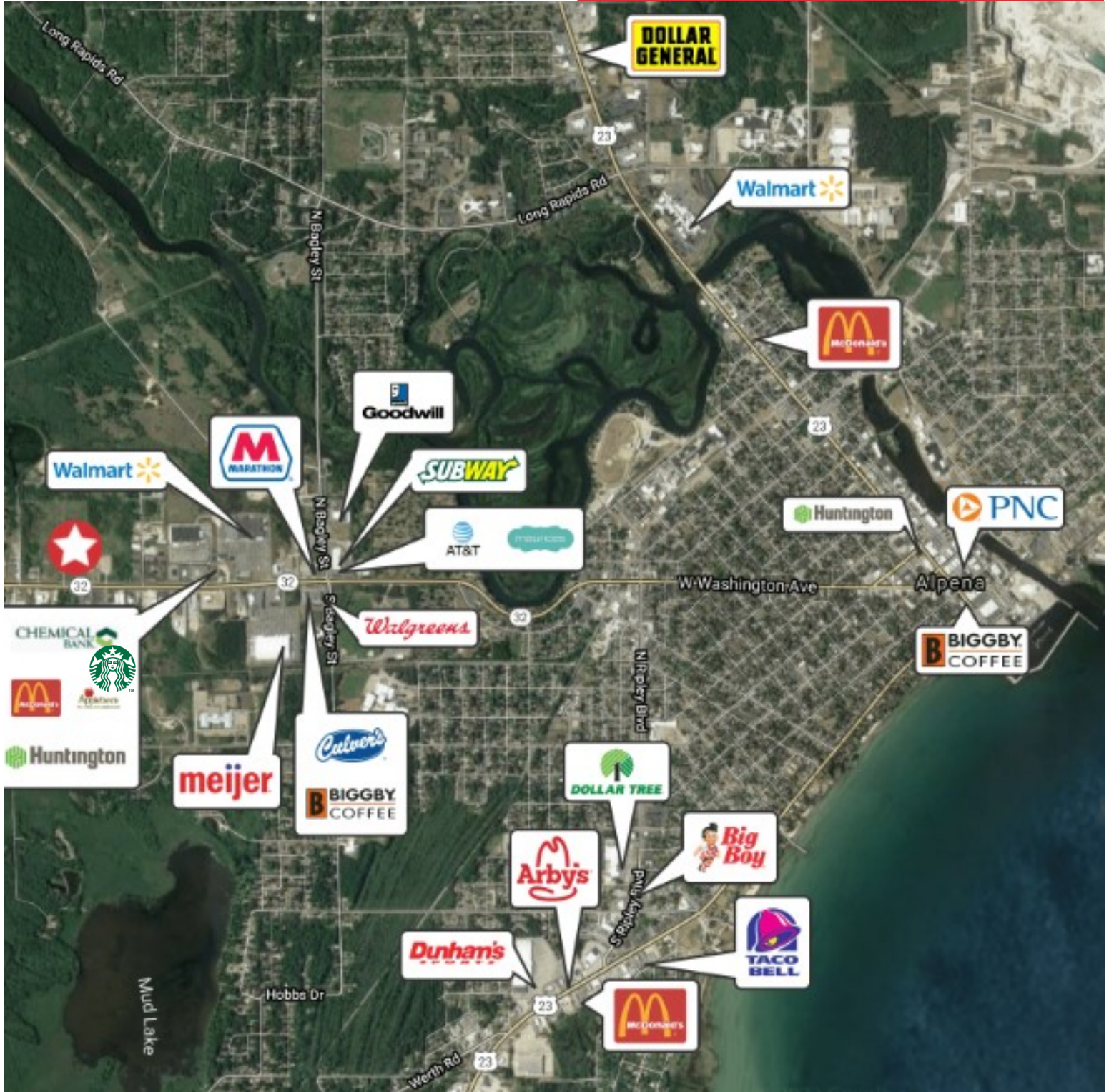
Site Plan

M-32 & Crittenden Ct.
Alpena, MI 49707



Retail Map

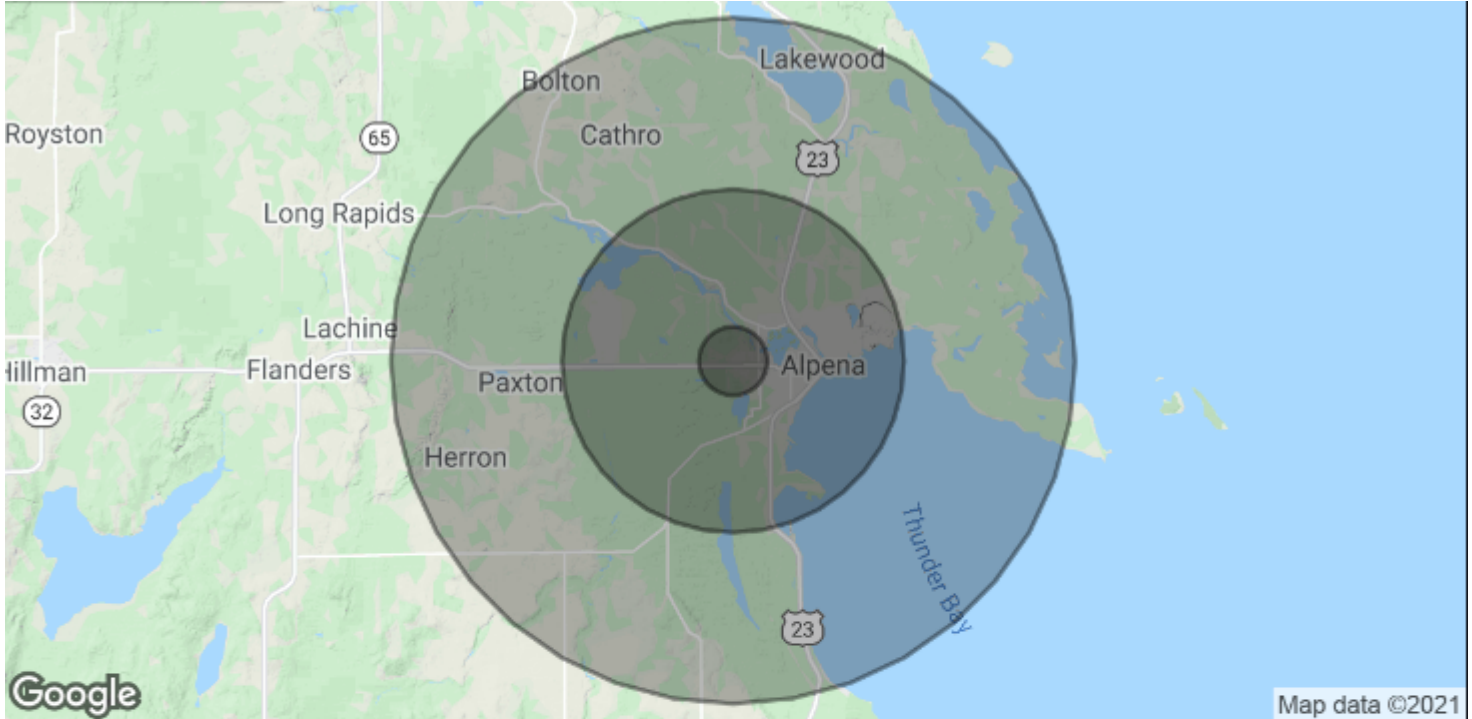
M-32 & Crittenden Ct.
Alpena, MI 49707



Demographics

Crittenden Ct.

Alpena, MI



Map data ©2021

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	487	17,464	22,270
Average Age	51.4	42.3	42.9
Average Age (Male)	47.0	40.5	41.3
Average Age (Female)	56.0	44.3	44.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	260	8,065	10,231
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$44,376	\$44,985	\$45,304
Average House Value	\$113,844	\$105,569	\$117,195

* Demographic data derived from 2010 US Census

Location Map

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