



**Former Clarksville Elementary School**

186 First Street

Clarksville, Michigan 48815

**Property Highlights**

- Conceptual plans available for redevelopment project
- Rezoning complete for conceptual project
- Building expanded and renovated in 2008
- Building condition is like-new
- Work to be done is up fitting the building with finishes required to turn classrooms into apartments
- Similar opportunity available in nearby Sunfield (\$695,000)
- Both properties can be purchased for \$1,195,000

**Offering Summary**

Sale Price:	\$595,000
Building Size:	24,148 SF
Lot Size:	7 Acres

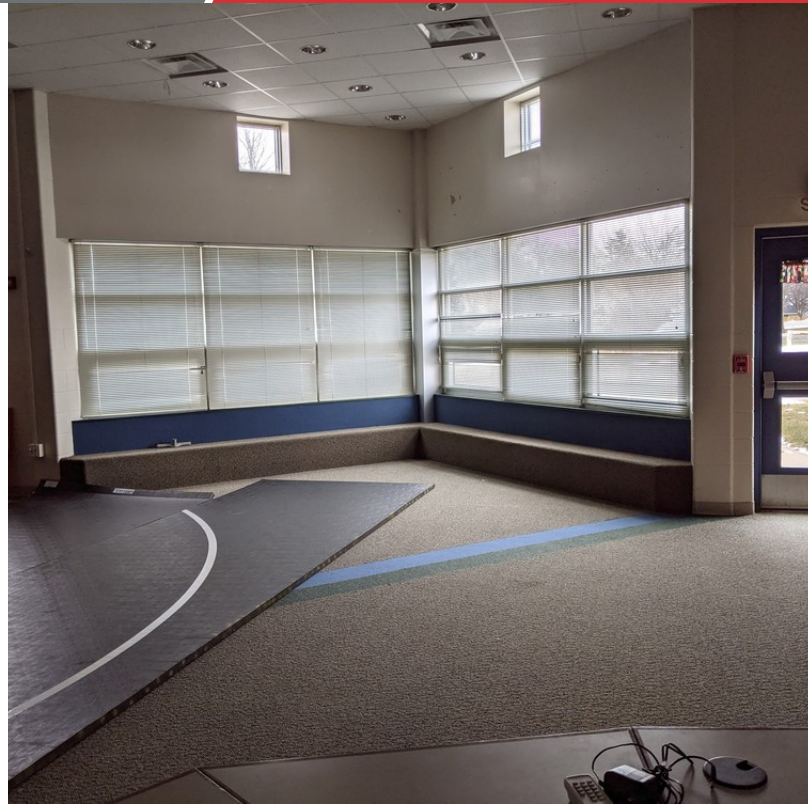
Demographics	1 Mile	5 Miles	10 Miles
Total Households	67	1,963	8,926
Total Population	182	5,174	23,602
Average HH Income	\$60,497	\$59,417	\$60,509

**For More Information**

**Dave Robinson**

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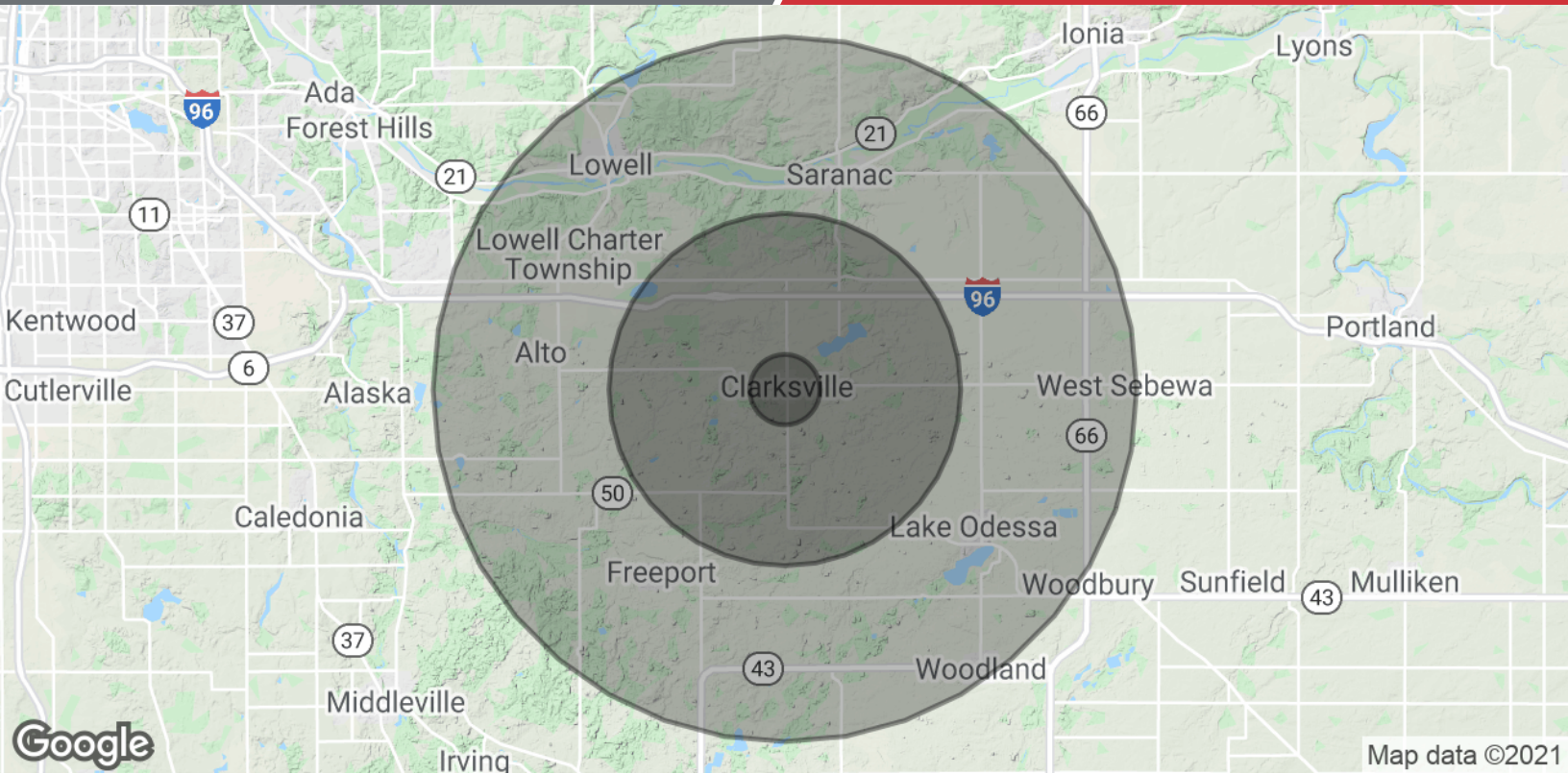
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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	182	5,174	23,602
Average age	38.7	38.3	38.0
Average age (Male)	39.3	37.5	37.6
Average age (Female)	37.9	38.0	37.5
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total households	67	1,963	8,926
# of persons per HH	2.7	2.6	2.6
Average HH income	\$60,497	\$59,417	\$60,509
Average house value	\$144,320	\$150,080	\$154,135

\* Demographic data derived from 2010 US Census