

# 4008, CARROLLTON, SAGINAW, MI, 48604

https://tuckerbenner.com



Rare opportunity to own one of the most unique waterfront industrial properties in the Great Lakes region! Spanning approximately 72.45 acres with an incredible 9,000 feet of river frontage, this one-of-a-kind property features an approximately 8-acre private island and endless potential for marine, industrial, and waterfront development. This property is a dream opportunity for a [...]

- 0 baths
- Business
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale  
**Status:** Active  
**Lot size:** 72.45 sq ft  
**Lot Size Acres:** 72.45 acres  
**County:** Saginaw

**Type:** Business  
**Bathrooms:** 0 baths  
**Year built:** 1800  
**Business Type:** Other

## Call us now



Phone: (231)730-8781  
 Email: tuckerbennerteam@gmail.com  
 Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Building Area Total:** 0 sq ft

**Sewer:** None

**Heating:** None

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## Amenities & Features

**Utilities:** Natural Gas Available, Electricity Available, Cable Available, Electricity Connected

**Waterfront Features:** River

**WaterSource:** None

**Interior Features:** Broadband

**Cooling:** None

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## Fees & Taxes

**Tax Assessed Value:** \$111,973

**Tax Year:** 2025

**Tax Annual Amount:** \$8,401

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## School Information

**High School District:** Carrollton

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## Miscellaneous

**CrossStreet:** SEAWAY/Carrollton

**Listing Terms:** Conventional, Other, Cash

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