

2025 CITY OF IONIA COMMERCIAL LAND VALUE STUDY FOR C-01, C-02, C-03

AVERAGE SITES UP TO 2 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Gross Sq Ft	ROW	Net Sq Ft	Dollars Sq Ft
401-210-000-055-00	315 Leonard St	12/2/2022	\$18,000	WD	8,712	0.000	8,712	\$ 2.07
140-032-000-030-54	E GRAND RIVER AVE	7/6/2022	\$215,000		200,463	0.000	200,463	\$ 1.07
080-002-100-022-09	HARVEST PARK	8/11/2022	\$ 500,000	WD	188,615	0.000	188,615	\$ 2.65
33-21-01-19-177-002	OLD LANSING RD	12/16/2022	\$ 141,900	WD	56,192	0.000	56,192	\$ 2.53
			\$ 874,900				453,982	
							Avg Per Sq Ft	\$ 1.93
							USE	1.93