

Retail with Whitmore Lake Frontage

9859 N Main St, Whitmore Lake, MI 48189



Listing ID: 29941769
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Movie Theatre, Retail-Pad
Size: 3,921 SF
Sale Price: \$388,000
Unit Price: \$98.95 PSF
Sale Terms: Cash to Seller
Loading: 3 Doors
Ceiling: 11 ft.



Overview/Comments

Great location on Main Street in downtown Whitmore Lake. Located just off Exit 53 on US-23. Property includes frontage on Whitmore Lake. Ideal for a marina, boat or vehicle sales. Medical or dental offices would work at this central location. Could be single or multi-family housing to take advantage of the lake access.

More Information Online

<http://www.cpix.net/listing/29941769>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Northfield Township	Gross Building Area:	3,921 SF
Tax ID/APN:	B-02-06-105-005	Building/Unit Size (RSF):	3,921 SF
Retail-Commercial Type:	Movie Theatre, Retail-Pad, Vehicle Related	Usable Size (USF):	3,921 SF
Zoning:	WLD-W	Land Area:	2.87 Acres
Property Use Type:	Vacant/Owner-User	Sale Terms:	Cash to Seller

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation	Feet of Frontage:	95
Property Located Between:	Eight Mile Rd & Barker	Highway Access:	Located just off US-23 at the Eight Mile Road off-ramp (Exit 53).
Property Visibility:	Good	Area Description:	Whitmore Lake is a four-seasons lake.
Largest Nearby Street:	S Main St		

Building Related

Total Number of Buildings:	1	Parking Ratio:	2.8 (per 1000 SF)
Number of Stories:	1	Parking Type:	Surface
Typical SF / Floor:	3,921 SF	Ceiling Height:	11
Property Condition:	Average	Loading Doors:	3
Year Renovated:	1988	Loading Docks:	0
Roof Type:	Flat	Passenger Elevators:	0
Construction/Siding:	Block	Freight Elevators:	0
Total Parking Spaces:	10		

Land Related

Zoning Description:	See attached Zoning Description
Lot Frontage:	95

Lot Depth: irregular
Water Service: Well
Sewer Type: Municipal

Legal Description *OLD SID - B 02-006-009-00 NO 6-3G COM AT E 1/4 POST OF SEC TH N 1873.45 FT, TH S 74-34 W 24.15 FT TO POB, TH S 74- 34 W 150 FT, TH S 6-27 E 118.68 FT, TH W 33.18 FT, TH S 6-27 E 90 FT, TH W 150 FT, TH N 6-27 W 90 FT, TH W 269.95 FT, TH S 281 FT, TH E 150 FT, TH N 95 FT, TH E 458.89 FT, TH N 95 FT, TH W 118 FT TO C/L OF RD, TH N'LY TO POB. PT NE 1/4 SEC 6 T1S R6E 2.87 AC

Financials

Finance Data Year: 2015
Real Estate Taxes - Annual(\$): \$7,922 (Annual)
Assessed Value - Total(\$): \$221,600 (Annual)

Location

Address: 9859 N Main St, Whitmore Lake, MI 48189
County: Washtenaw
MSA: Ann Arbor
Submarket: Washtenaw E of 23



Property Images



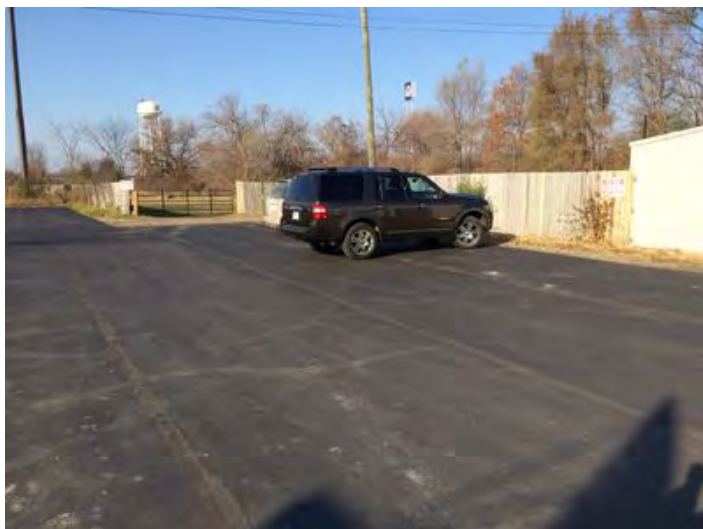
Exterior 2



Exterior 3



View of Whitmore Lake from front of building



Parking Lot

Property Contacts



James H. Chaconas

Colliers International
734-994-3100 [0]
jim.chaconas@colliers.com



Richard Timmons

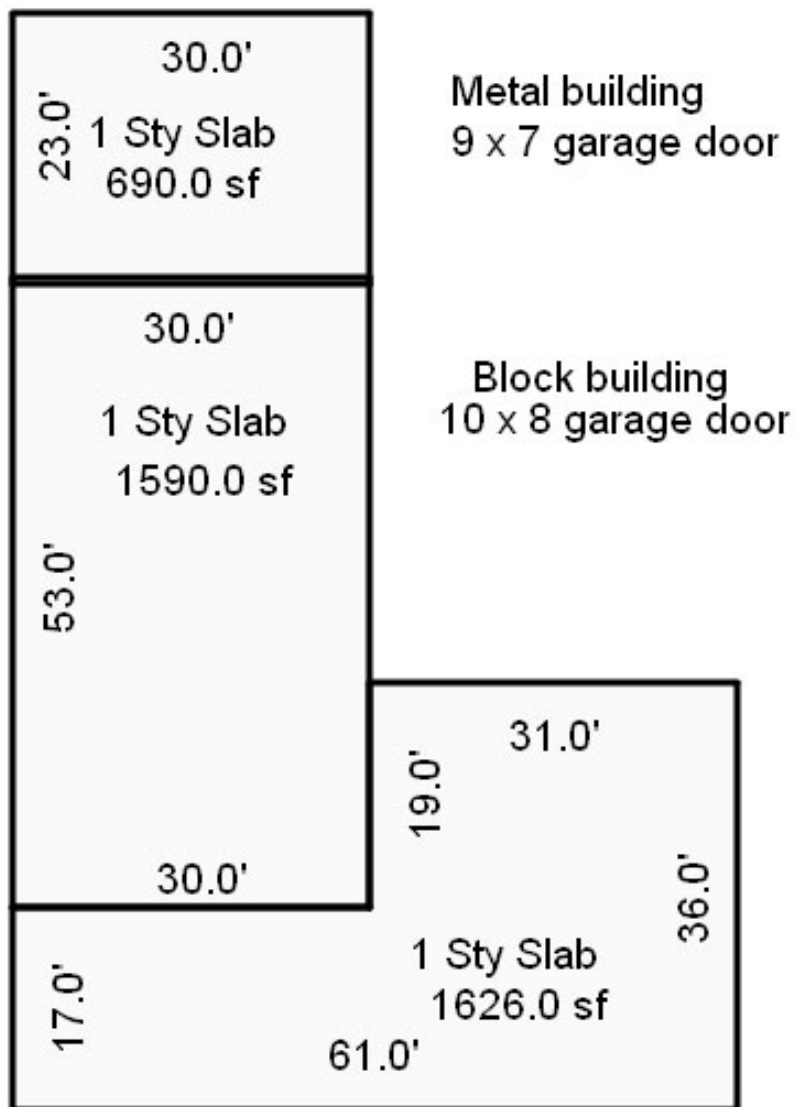
Colliers International
734-769-5006 [0]
richard.timmons@colliers.com

Table 30.04.1 Permitted Uses

Uses are permitted by right (P), as a use subject to conditional use approval (C), not permitted (NP), OR permitted on upper floors only (UP).

	WLD-D	WLD-W	WLD-NV
Single-family dwelling and any use, building, or structure accessory thereto.	UP	P	UP
Two-family dwellings and any use, building, or structure accessory thereto.	UP	C	UP
Multiple family dwelling and any use, building, or structure accessory thereto.	UP	C	UP
Home occupation	UP	P	UP
Personal Services including clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop, and shoe repair shop.	P	C	P
Restaurants, including those primarily devoted to serving alcoholic beverages for consumption on the premises and/or providing entertainment, but not including any business of a drive-in type or which have a drive-through.	P	C	P
Drive-through as an accessory to a restaurant, financial services, or other permitted use	NP	NP	C
Business and professional offices	P	P	P
Medical and dental offices	P	P	P
Retail, including food services retail, general retail	P	C	P
Essential services	P	P	P
Equipment services including repair, radio and television, electrical appliance shop, plumber, electrician, and other similar services and trades.	P	C	P
Printing, lithographic, blueprinting, and similar uses	C	C	C
Bed and breakfast inn, subject to the provisions of Section 60.14	P	P	P
Motel, hotel	P	C	P
Accessory use, building, or structure	P	P	P
Research oriented and light industrial park uses	C	C	C

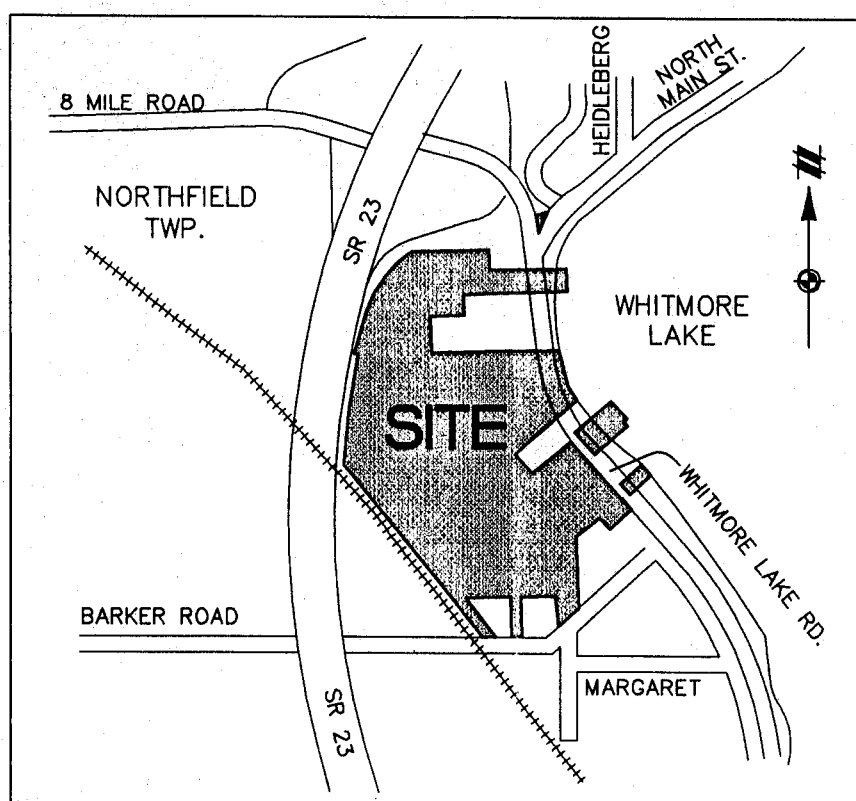
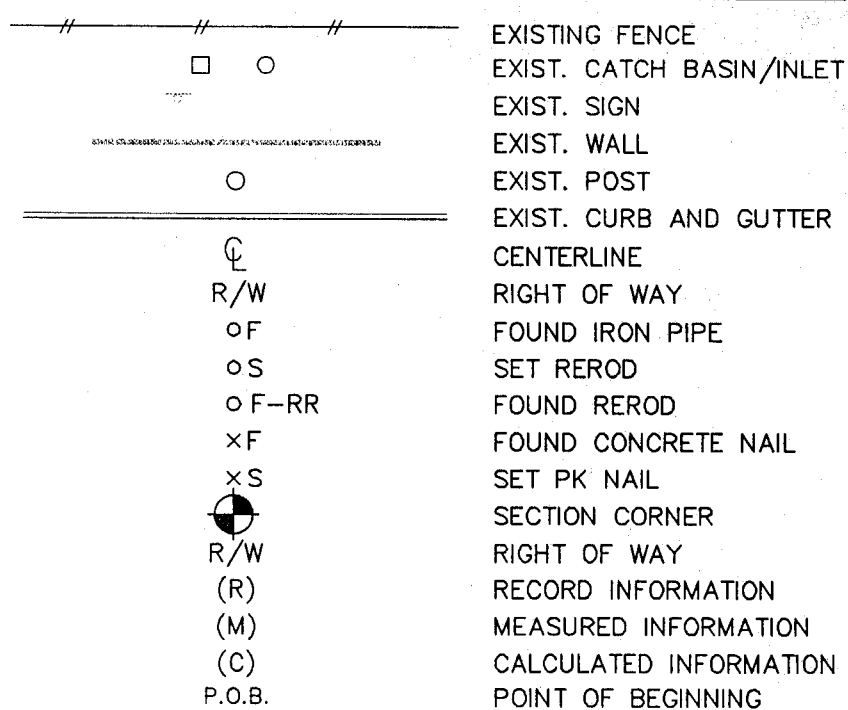
	WLD-D	WLD-W	WLD-NV
Financial services, not including a drive-through	P	P	P
Outdoor commercial recreation, public or private	C	C	C
A church, synagogue, cathedral, mosque, temple, or other building used for public worship, or a cemetery; public building.	C	C	C
Public and private nursery schools, primary and secondary schools, colleges and universities.	C	C	C
Medical and dental clinic when associated with a hospital or nursing home (ambulatory health care facility) in which outpatient treatment for patients is provided	C	C	C
Funeral establishment	C	C	C
Hospitals, nursing homes, sanitariums	C	C	C
Commercial communications apparatus, subject to the provisions of Section 60.23	NP	NP	C
Animal hospital or clinic.	C	C	C
Temporary outdoor sales when conducted by a permanent business established on-site provided that the locations and annual sales period for such sales shall be established by the Planning Commission, subject to the provisions of Section 32.03.O	P	C	P
Permanently reserved areas for outdoor seating and/or service when associated with a restaurant	P	C	P
Open air display area for the sale of manufactured products	C	C	C
Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.	C	C	C
Boat Sales and Marinas.	NP	C	C
Automobile or vehicle dealership	C	C	C
Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.	P	P	P
Day Care Facilities.	P	P	P
Bus, truck, taxi, and rail terminals.	C	C	C



2 Bay Service Station

9859 Main Street

LEGEND



VICINITY MAP
(NOT TO SCALE)

