

Development Site

6785 Whitmore Lake Rd, Whitmore Lake, MI 48189



Listing ID: 30207046
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Industrial, Office
Gross Land Area: 10.02 Acres
Sale Price: \$90,000 Per Acre
Unit Price: \$90,000 Per Acre
Sale Terms: Cash to Seller



Overview/Comments

Development opportunity: L-1 Zoned 10+ acre site on Whitmore Lake Rd, just off US-23 and North Territorial Interstate ramp (Exit 49). Area has established commerce businesses. Property has sewer on the road frontage. Ideal for commercial, service, office and research technology. See attached table of permitted and conditional uses.

Can be combined with adjacent properties for a total of 30 acres.

More Information Online

<http://www.cpix.net/listing/30207046>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Northfield Township	Zoning:	LIGHT INDUSTRIAL DISTRICT
Tax ID/APN:	B-02-20-300-026	Adjacent Parcels Available:	Yes
Possible Uses:	Industrial, Office, Retail	Sale Terms:	Cash to Seller

Area & Location

Property Located Between:	North Territorial Rd and Northfield Church Rd	Highway Access:	Easy access to US-23, just north 1/2 mile to North Territorial.
Property Visibility:	Good	Airports:	Ann Arbor, Willow Run & Detroit Metro
Largest Nearby Street:	Whitmore Lake Rd		
Feet of Frontage:	420		

Legal Description TRANS 10/20/95 OWNER REQUEST *****FROM 0220300021 12/11/95NO 20-10A-1B-2A-1 PCL "A-1" COM AT SW COR SEC 20, TH N 02-01-50 E 775.96 FT TO POB, TH CONT N 02-01-50 E 730.06 FT, TH N 81-18-20 E 750.52 FT, TH S 35-51-25 E 300.00 FT, TH S 57-33-01 W 1118.07 FT TO POB. PT OF SW 1/4 SEC 20, T1S-R6E;

Land Related

Lot Frontage:	300	Available Utilities:	Sewer
Lot Depth:	1118	Water Service:	Well
Topography:	Level	Sewer Type:	Municipal

Zoning Description LI—LIMITED INDUSTRIAL DISTRICT Sec. 36-508. - Purpose. This district is composed of those areas of the township whose principal use is or ought to be light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. This district has been located within the township to permit the development of these industrial uses, to protect adjacent agricultural, residential and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district have been excluded. (Ord. of 7-22-2013, § 40.01) Sec. 36-509. - Permitted uses. The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted in this district; provided that materials and equipment to be used in the principal business and products resulting from the principal business shall be stored within a completely enclosed building. Such products, materials, and equipment may be stored outdoors if a conditional use permit therefor is obtained in accordance with this chapter. (1) Research oriented and light industrial park uses. (2) The manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, perfumes, pharmaceutical toiletries, and frozen food lockers. (3) Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature. (4) Packaging of previously prepared materials, but not including the bailing of

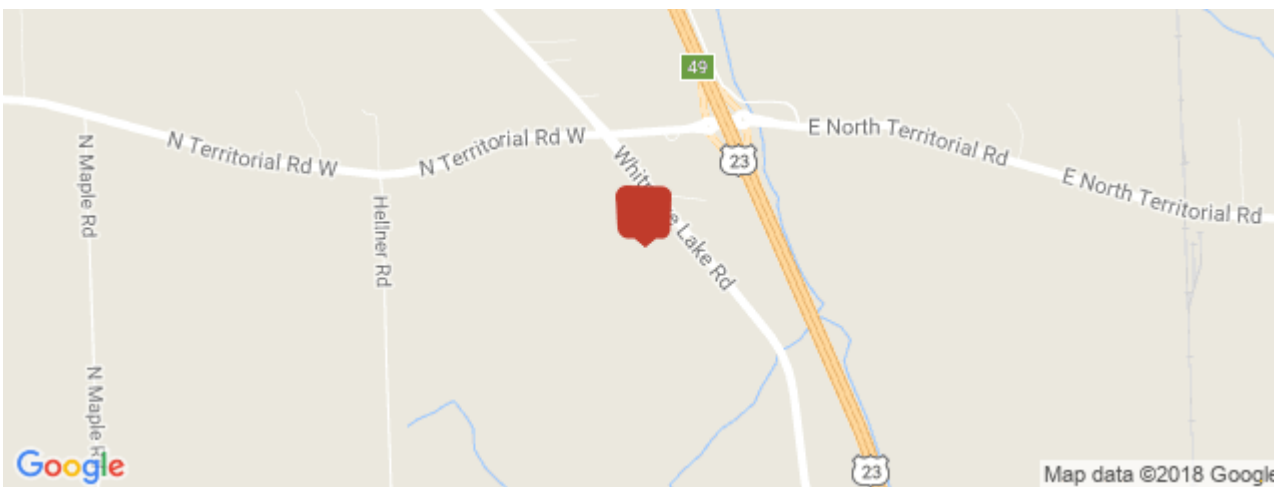
discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials; recycling centers. (5) Printing, lithographic, blueprinting and similar uses. (6) Warehousing and material distribution centers; provided all products and materials are enclosed within a building. (7) Light manufacturing industrial uses which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet and free from any objectionable or dangerous nuisance or hazard, including any of the following goods or materials: drugs; jewelry; musical instruments; sporting goods; glass products; small household appliances; electronic products; printed matter; baked and dairy products; advertising displays; tents and awnings; brushes and brooms; cameras and photographic equipment and supplies; wearing apparel; leather products and luggage, but not including tanning; products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell, or yarn. (8) Research and testing facilities. (9) An accessory use, building or structure. (10) A sign, only in accordance with the regulations specified in article XXVI of this chapter. (11) Essential services, as provided in section 36-65

Financials

Finance Data Year:	2017
Assessed Value - Total(\$):	\$410,000 (Annual)
Real Estate Taxes - Annual(\$):	\$7,535 (Annual)

Location

Address:	6785 Whitmore Lake Rd, Whitmore Lake, MI 48189
County:	Washtenaw
MSA:	Ann Arbor



Property Contacts



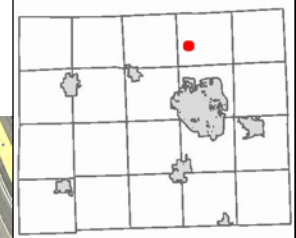
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Table 53-1 Permitted and Conditional Uses in the WLNT Overlay District.

Use	Permitted	Conditional
Residential Uses		
Single-family dwellings*	x	
Two-family dwellings**		x
Multiple-family dwellings**		x
Home occupation	x	
Institutional Uses		
Country club, public swimming pool, rec club, parks		x
Places of worship		x
Public and private nursery, primary and secondary schools, colleges and universities		x
Hospitals, nursing homes, sanitariums		x
Commercial Uses		
Medical and dental clinics	x	
Funeral home	x	
Clothing and apparel services – laundry, tailor, shoe repair	x	
Groceries, bakeries and similar uses	x	
Barber and beauty shops	x	
Medical clinics and similar uses	x	
Pharmacies, hardware, gift shop, and dry goods store	x	
Animal hospital or clinic	x	
Restaurants	x	
Restaurants serving alcoholic beverages		x
Business and professional offices	x	
Financial Institutions including banks and credit unions	x	
Temporary outdoor sales		x
Outdoor seating and/or service associated with a restaurant		x
Mini-warehousing		x
Indoor commercial recreation – theaters, bowling alleys	x	

Agricultural services – machinery sales, repair and farm supply stores		x
Showroom for sales of new cars and equipment		x
Equipment services including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.	x	
Printing, lithographic, blueprinting services	x	
Hotel	x	
Open air display		x
Automotive service station, including minor repairs		x
Contractor wholesale supply		x
Boat sales		x
Used car sales and equipment		x
Minor auto repair		x
Drive-in facilities		x
Drive-through facilities	x	
Arcades, dance halls, etc.		x
Day care facilities	x	
Industrial Uses		
Industrial research	x	
Scientific research	x	
Business research	x	
Automated production equipment	x	
Pharmaceutical drugs	x	
Office, computing, accounting machinery	x	
Electric components and accessories	x	
Space vehicles and parts	x	
Measuring, analyzing and controlling instruments	x	
Printing, publishing, allied industries	x	
Production and processing of genetic materials	x	
Electricity switching and step-down stations	x	



Legend

- TaxParcel
- Simultaneous Conveyan
- Lot and Units
- Quarter Sections
- Sections
- Right of Way
- Parcels
- Roads
- Railroads
- School Districts
- Sections
- Streams
- Lakes
- Jurisdictions
- Parks
- Simultaneous Conveyan

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

NOTE: Parcels may not be to scale.

2/5/2018



Notes