

# Downtown Whitmore Lake Retail

## 22 Barker Rd, Whitmore Lake, MI 48189



Listing ID: 30187637  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Convenience Store, Restaurant  
Contiguous Space: 2,811 SF  
Total Available: 2,811 SF  
Lease Rate: \$7.50 PSF (Annual)  
Base Monthly Rent: \$1,756  
Lease Type: NNN  
Ceiling: 8 ft.



### Overview/Comments

Exciting retail space that has just become available! Located in the beautiful town of Whitmore Lake this building sits right on the corner of Main street and Barker Road. Easy access to and from as it is located right off US-23. Great visibility of Lake, which is right across Main Street. There is plenty of parking in the parking lot located right in front of the building. This building would be perfect for a coffee shop, restaurant, or merchandising operation.

### More Information Online

<http://www.cpix.net/listing/30187637>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: Northfield Township  
Tax ID/APN: B-02-05-253-005  
Retail-Commercial Type: Convenience Store, Restaurant, Street Retail  
Zoning: WLD-DD - WHITMORE LAKE DOWNTOWN

Building Name: Family Video  
Gross Building Area: 4,745 SF  
Land Area: 0.42 Acres

### Available Space

Suite/Unit Number: 1  
Suite Floor/Level: 1st  
Space Available: 2,811 SF  
Minimum Divisible: 2,811 SF  
Maximum Contiguous: 2,811 SF  
Space Type: Relet

Date Available: 02/01/2018  
Lease Term (Months): 60 Months  
Lease Rate: \$7.50 PSF (Annual)  
Lease Type: NNN  
Parking Spaces: 0

Space Description NNN's are as follows: Winter taxes - \$4,371.32, Summer taxes - \$964.43, Insurance - \$1,311.81. Water is billed quarterly @ \$84.00 every three months.

### Area & Location

Retail Clientele: General, Family, Business, Traveler, Tourist, Recreation  
Property Located Between: NE Corner Barker & Main Street  
Property Visibility: Excellent

Largest Nearby Street: Main St  
Feet of Frontage: 132  
Highway Access: Easy access to US-23 north via Main Street, and US-23 south via Barker Rd.

Area Description Whitmore Lake is located at the northernmost edge of Washtenaw County and is home to a beautiful all seasons lake, farms, woodlands. Come and explore what we have to offer! Whitmore Lake is conveniently located off US-23 and are the first three exits north of Ann Arbor and just south of Brighton, Michigan. Beautiful four seasons lake in the midst of downtown and plenty of charm.

## Building Related

Tenancy:	Single Tenant	Total Parking Spaces:	12
Total Number of Buildings:	1	Parking Ratio:	4.2 (per 1000 SF)
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Average	Parking Description:	Ample on-site parking at the front door.
Year Renovated:	1973	Ceiling Height:	8
Roof Type:	Gable	Passenger Elevators:	0
Construction/Siding:	Brick	Freight Elevators:	0

## Land Related

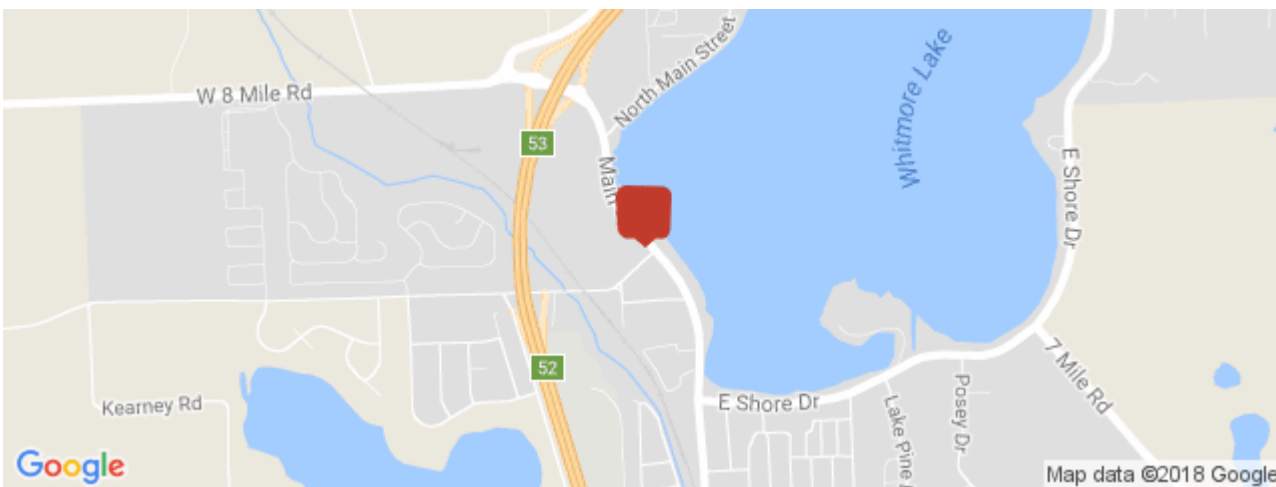
Lot Frontage:	132	Water Service:	Municipal
Lot Depth:	140	Sewer Type:	Municipal

**Zoning Description** The master plan places greater emphasis on regulating form and character of development as well as use and intensity of use in the lakes subdistrict. The Whitmore Lake District (WLD) uses form-based provisions to accomplish the goals of the master plan with a special sensitivity to the contextual relevance of three unique subdistricts within the overall WLD. This unique zoning district allows the township to regulate land use in a more flexible format for this specific area to encourage a viable, dynamic mix of uses while implementing a set of design regulations aimed at creating a walkable, compact destination. Specifically, the WLD will do the following: (1) Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces. (2) Promote mixed-use development in both a horizontal and vertical form. (3) Ensure reasonable transition between higher intensity development and adjacent neighborhoods. (4) Provide economic development opportunities by allowing a wider range of potential uses and creative redevelopment techniques that will expand the employment base and value of land. (5) Provide a simple, predictable, efficient way to allow complex, innovative development that would otherwise require special planning procedures.

**Legal Description** \*OLD SID - B 02-005-070-00 NO 5-62 COM AT W 1/4 POST OF SEC, THN 2 DEG 30' W 1.63 CHNS IN THE W LINE OF SEC, TH N 47 DEG 45' E 5.205 CHNS FOR A PL OF BEG, TH N 47 DEG 45' E 2.125 CHNS, TH N 42 DEG 15' W 2 CHNS, TH S 47 DEG 45' W 2.125 CHNS, TH S 42 DEG 15' E 2 CHNS TO THE PL OF BEG, BEING A PART OF NW FRL 1/4 SEC. 5 T1S R6E.

## Location

Address:	22 Barker Rd, Whitmore Lake, MI 48189	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



## Property Images



22 Barker Rd Exterior 3



22 Barker Rd Interior 2



22 Barker Rd Interior 1

## Property Contacts



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