

# Chelsea Retail

## 14495 N Territorial Rd, Chelsea, MI 48118



Listing ID: 30211987  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Convenience Store, Free-Standing Building  
Contiguous Space: 2,900 SF  
Total Available: 2,900 SF  
Lease Rate: \$12.25 PSF (Annual)  
Base Monthly Rent: \$2,960  
Lease Type: Modified Gross



### Overview/Comments

Retail/Office/Community Center with a high traffic corner location on N Territorial and Stofer Road. Ample onsite parking. Just 10 minutes to downtown Chelsea and the M-52, I-94 Interchange.

1,500 SF street level, and 1,400 SF walk-out level. Zoned C-1.

Building Tenant occupied, notice required to show.

### More Information Online

<http://www.cpix.net/listing/30211987>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Dexter Township	Building Name:	Ugly Dog
Tax ID/APN:	D-04-19-200-001	Gross Building Area:	2,900 SF
Retail-Commercial Type:	Convenience Store, Free-Standing Building, Restaurant, Street Retail, Vehicle Related	Building/Unit Size (RSF):	2,900 SF
Zoning:	C-1	Usable Size (USF):	2,900 SF
		Land Area:	0.86 Acres

### Available Space

Suite/Unit Number:	A	Space Type:	Relet
Suite Floor/Level:	Entire building	Date Available:	04/01/2018
Space Available:	2,900 SF	Lease Term (Months):	60 Months
Minimum Divisible:	2,900 SF	Lease Rate:	\$12.25 PSF (Annual)
Maximum Contiguous:	2,900 SF	Lease Type:	Modified Gross
Space Description:	1,485 SF on the main floor and 1,415 SF on the lower level walk-out. Lease rate is gross plus utilities.	Parking Spaces:	10

### Area & Location

Retail Clientele:	General, Family, Traveler, Tourist, Recreation	Largest Nearby Street:	North Territorial
Property Located Between:	SE corner of North Territorial & Stofer Rd	Feet of Frontage:	208
Property Visibility:	Excellent		

### Building Related

Tenancy:	Single Tenant	Property Condition:	Good
Total Number of Buildings:	1	Roof Type:	Hip
Number of Stories:	2	Construction/Siding:	Wood Frame
Typical SF / Floor:	1,485 SF	Total Parking Spaces:	10

Parking Ratio:	3.4 (per 1000 SF)	Passenger Elevators:	0
Parking Type:	Surface	Freight Elevators:	0

## Land Related

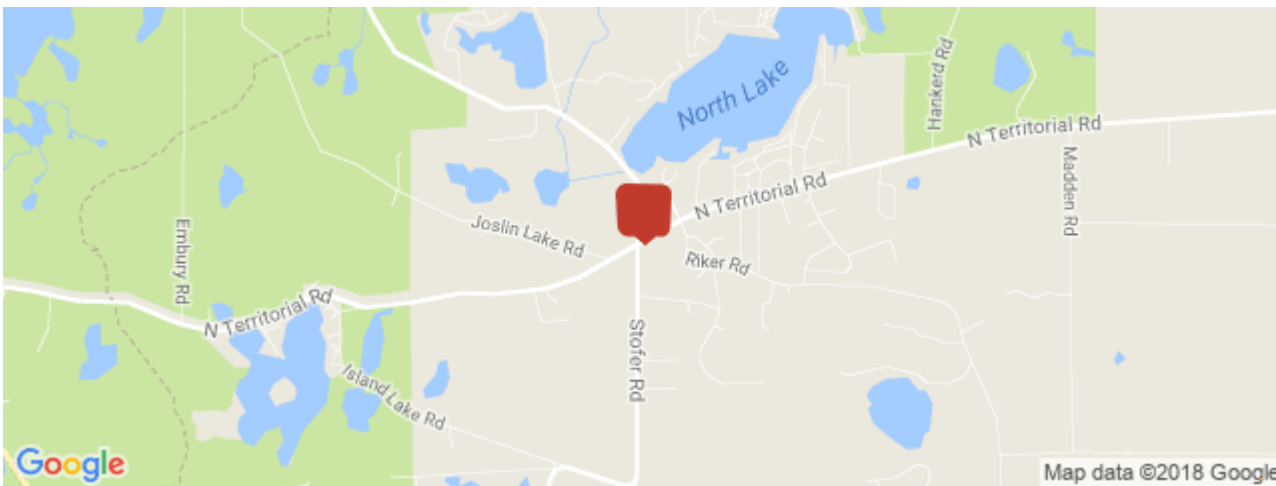
Lot Frontage:	208	Water Service:	Well
Lot Depth:	208	Sewer Type:	Septic

**Zoning Description** Section 13.01: C-1: GENERAL COMMERCIAL DISTRICT A. Intent: The General Commercial District is intended to provide for retail, service, and office establishments which primarily serve the day-to-day convenience and service needs of Dexter Township residents and visitors. The District is intended to provide opportunities for day-to-day convenience shopping and services compatible with the predominant rural character of the Township. Support for the preservation of the community's rural character should be embodied in architectural design and building scale, building materials, signage, landscaping, buffering, and lighting. B. Permitted Principal Uses: The following are principal permitted uses provided no structure, whether it be occupied by a single business or multiple businesses through shared-wall construction, contains more than ten thousand (10,000) square feet of gross floor area. 1. Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building including, but not limited to, foods, drugs, liquor, furniture, clothing, dry goods, notions, books, flowers, jewelry or hardware, but excluding the sale of chemicals which require state or federal licensing. 2. Standard restaurants, clubs, and other establishments which provide food or drink for on-premises consumption, but which do not serve alcohol nor provide dancing or entertainment. 3. Personal service establishments which perform services on the premises within a completely enclosed building including, but not limited to, shoe repair shops, barber and beauty shops, photographic studios, and drop-off/pick-up dry cleaners provided no treatment of clothing or other material occurs on the property. 4. Office establishments which perform services on the premises within a completely enclosed building including, but not limited to; financial institutions, insurance offices, real estate offices, artist offices and galleries, professional offices for accountants, doctors, lawyers, engineers, and architects, and similar office uses. C. Permitted Accessory Uses: 1. Accessory uses and structures customarily incidental to and subordinate to the permitted principle use. 2. Signs, pursuant to Article 22.

**Legal Description** \*OLD SID - D 04-019-008-00 DE 19-6B COM AT NW COR OF SEC, TH S 0 DEG 06' W 357.53 FT IN W LINE OF SEC FOR PL OF BEG, TH N 60 DEG 05' 30" E 208.7 IN CENT OF HWY, TH S 0 DEG 06' W 208.7 FT, TH S 60 DEG 05' 30" E 208.7 FT, TH N 0 DEG 06' E 208.7 FT IN W LINE OF SEC FOR PL OF BEG, BEING PART OF NW FRL 1/2 SEC 19 T1S-R4E 0.99 AC.

## Location

Address:	14495 N Territorial Rd, Chelsea, MI 48118	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



## Property Images



Concrete Retaining Wall



Rear Walk Out



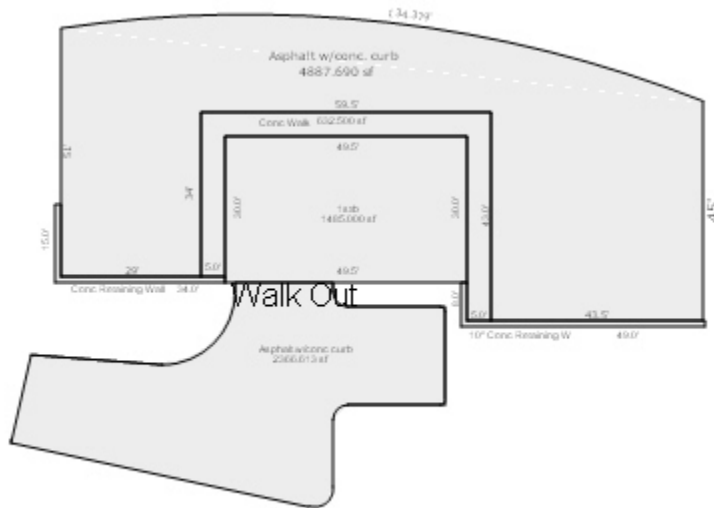
Plenty of Parking

## Property Contacts



**James H. Chaconas**

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**Image/Sketch for Parcel: D -04-19-200-001****Dexter Township**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

Sketch by Apex Medina™

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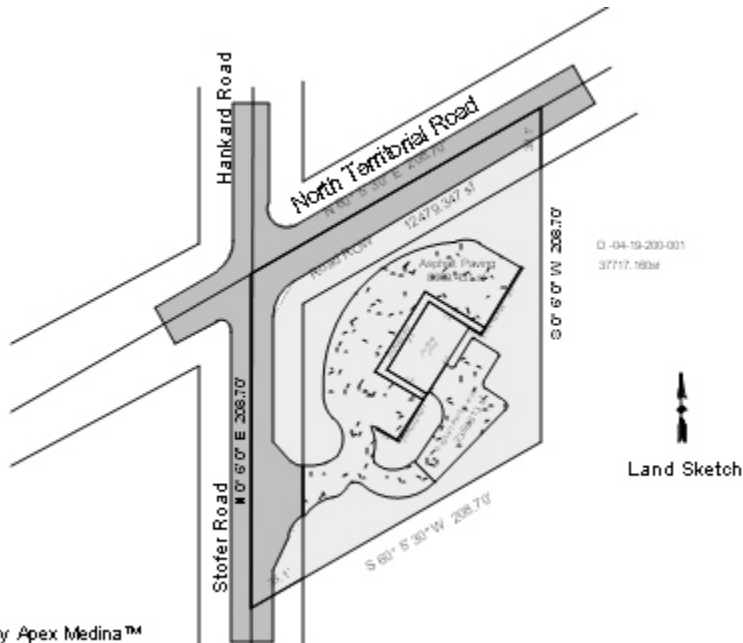
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## Dexter Township

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