

# FOR SALE/LEASE

1815 N MAIN STREET  
ROYAL OAK, MI 48073



## PROPERTY FEATURES:

- For Sale: 1815 N. Main Street
- 4,500± SF building situated on .29 acres, with 14 private parking spaces
- Additional 7,020 SF lot can also be included in sale
- Building can be converted to loft style office, or general retail, and sold or leased separately
- Possible Turn-Key Restaurant/Bar Opportunity: Including real estate, additional parking lot, Class C Liquor License, and F.F.&E.
- Contact broker for pricing



## FOR MORE INFORMATION PLEASE CONTACT:

**ROBERT HIBBERT**  
robert.hibbert@freg.com

**TODD HAWLEY**  
todd.hawley@freg.com

**248.324.2000**

**eCODE 478**

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| TRAFFIC COUNTS                   |              |
|----------------------------------|--------------|
| INTERSECTION                     | CARS PER DAY |
| W 12 Mile Rd & Crooks Rd E       | 13,675       |
| N Main St Detroit Ave S          | 17,657       |
| Catalpa Dr & N Pleasant St E     | 8,907        |
| N Washington Ave & W Derby Ave N | 8,245        |

|                   | DEMOGRAPHICS |          |          |
|-------------------|--------------|----------|----------|
|                   | 1 MILE       | 3 MILES  | 5 MILES  |
| Total Households  | 7,841        | 63,382   | 153,892  |
| Total Population  | 15,824       | 136,391  | 350,195  |
| Average HH Income | \$77,659     | \$75,263 | \$68,431 |

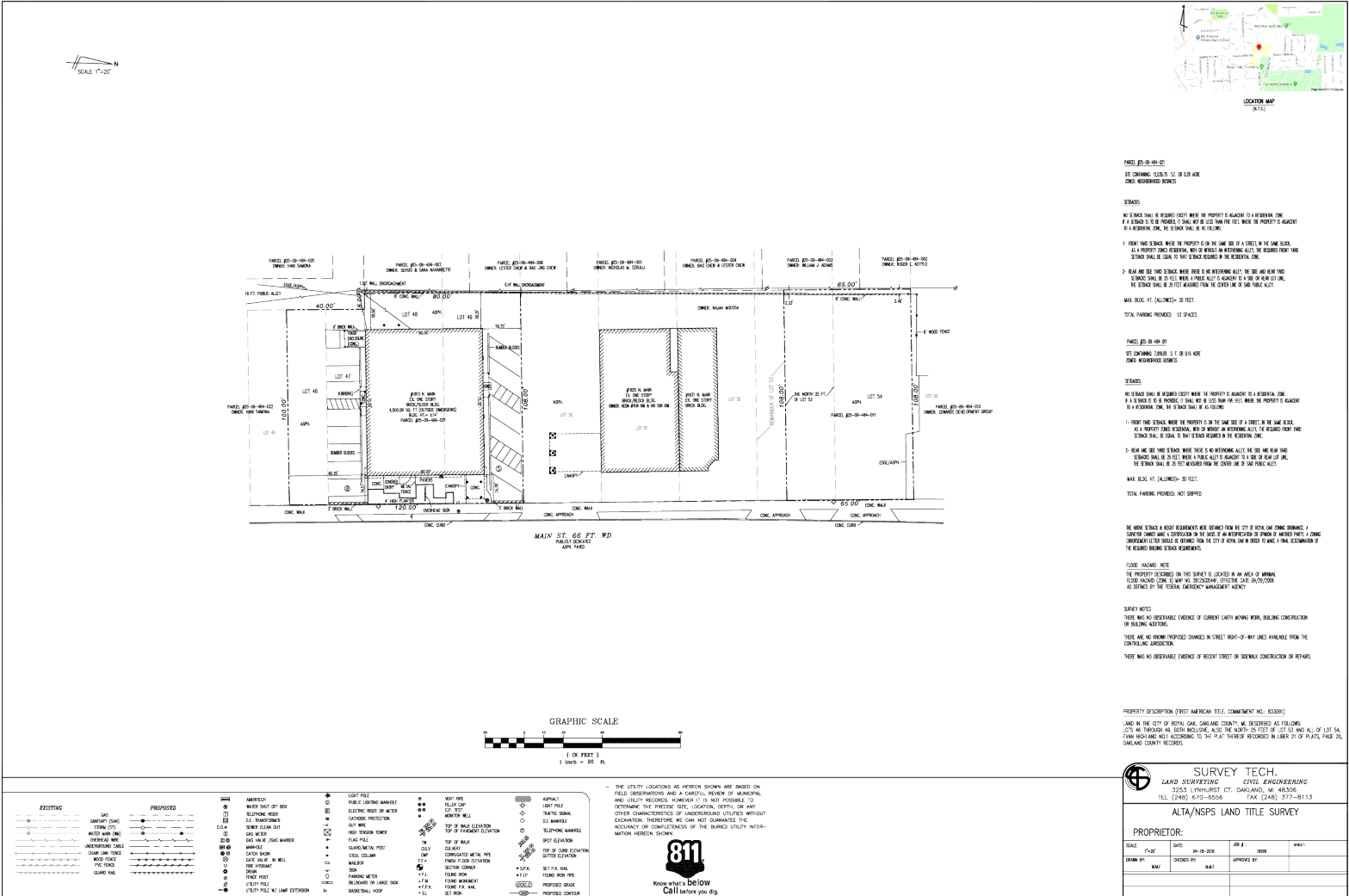
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**PARCELS 49-50-51-52-53**  
ST. CHURCHING ZONING, L.S. OF 1.50 HOSE  
ZONED: RESIDENTIAL BUSINESS

**STREETS**  
NO STRUCK SHALL BE REZONED EXCEPT WHEN THE PROPERTY IS ADJACENT TO A RESIDENTIAL ZONE  
IF A STRUCK IS TO BE REZONED, IT SHALL BE RE-ZONED TO THE SAME USE AS THE PROPERTY TO WHICH IT IS ADJACENT  
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**STREETS**  
1. FRONT YARD SETBACK: WHEN THE PROPERTY IS ON THE SAME SIDE OF A STREET IN THE SAME BLOCK, AS A PROPERTY ZONED RESIDENTIAL, WHO IS ADJACENT TO A REZONING ALLOT, THE REZONED FRONT YARD SETBACK SHALL BE 20 FEET, UNLESS A PUBLIC ALLEY IS ADJACENT TO A SIDE OR REAR LOT LINE.  
2. REAR YARD SETBACK: WHEN THERE IS NO REZONING ALLOT, THE REAR YARD SETBACK SHALL BE 20 FEET, UNLESS A PUBLIC ALLEY IS ADJACENT TO A SIDE OR REAR LOT LINE.  
THE STRUCK SHALL BE 20 FEET REAR YARD SETBACK FROM THE CENTER LINE OF THE PUBLIC ALLEY.

**MAX. BLOCK HT. (ALLOWED):** 30 FEET  
**TOTAL PARKING PROVIDED:** 13 SPACES

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**MAX. BLOCK HT. (ALLOWED):** 30 FEET  
**TOTAL PARKING PROVIDED:** NOT SPECIFIED

**THE HOME STRUCK A REAR YARD SETBACK NOT REQUIRED FROM THE CITY OF ROYAL OAK ZONING ORDINANCE. A REZONED STRUCK SHALL BE REZONED TO THE SAME USE AS THE PROPERTY TO WHICH IT IS ADJACENT TO A SIDE OR REAR LOT LINE. THE STRUCK SHALL BE 20 FEET REAR YARD SETBACK FROM THE CENTER LINE OF THE PUBLIC ALLEY.**

**PLANNING BOARD MEETING**  
THE PROPERTY DESCRIBED ON THIS SURVEY IS LOCATED IN AN AREA OF URBAN PLANNING BOARD ZONING AND IS SUBJECT TO THE PLANNING BOARD'S REVIEW AND APPROVAL AS SET FORTH BY THE FEDERAL GOVERNMENT'S MANAGEMENT ACTIVITY.

**SURVEY NOTES**  
THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT OR PENDING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.  
THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**PROPERTY DESCRIPTION (FIRST AMERICAN TITLE, COMMITMENT NO. 832003)**  
LAND IN THE CITY OF ROYAL OAK, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:  
LOT 50 MEASURING 48,100 SQ. FEET, INCLUDING ALSO THE NORTH 20 FEET OF LOT 49 AND ALL OF LOT 54, FARM HIGH ROAD WEST ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 271 OF PLATS, PAGE 20, OAKLAND COUNTY RECORDS.

| SURVEY TECH.  |            | CIVIL ENGINEERING                       |       |
|---|------------|---|-------|
| ALTA/NSPS LAND TITLE SURVEY <td colspan="2">3250 LYNNHURST CT. OAKLAND, MI 48236</td> |            | 3250 LYNNHURST CT. OAKLAND, MI 48236    |       |
| PROPRIETOR: <td colspan="2">TEL: (248) 621-1100 FAX: (248) 337-8113</td>              |            | TEL: (248) 621-1100 FAX: (248) 337-8113 |       |
| SCALE   | DATE       | JOB #                                   | ISSUE |
| 1" = 40'  | 04-18-2018 |   |       |
| DRAWN BY  | CHECKED BY | APPROVED BY                             | DATE  |
|   |            |   |       |



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