



## LAND for Sale

**Location:** 27591 Dequindre Road  
**Side of Street:** West  
**Lot Number:** Metes and Bounds  
**City:** Madison Heights, MI  
**Cross Streets:** North of Eleven Mile  
**County:** Oakland

<b>Acreage:</b> 3.62	<b>Improvements:</b> 908 sq. ft. Office
<b>Zoning:</b> B-2	<b>Dimensions:</b> 257.00 x 612.00

### UTILITIES

<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Outside Storage:</b> Yes
<b>Water:</b> Yes	<b>Rail Siding:</b> No

### ADJACENT LAND

<b>North:</b> Retail	<b>East:</b> Office
<b>South:</b> Medical	<b>West:</b> Mixed Use

### PRICING INFORMATION

<b>Asking Price:</b> \$850,000.00	<b>TD:</b>
<b>Per Acre:</b> \$234,806.93	<b>Parcel #:</b> 25-13-426-011
<b>Per SqFt :</b> \$5.39	<b>Assessor Number:</b> N/A
<b>Terms:</b> Cash or terms acceptable to seller.	<b>Taxes:</b> \$22,141 (2015)

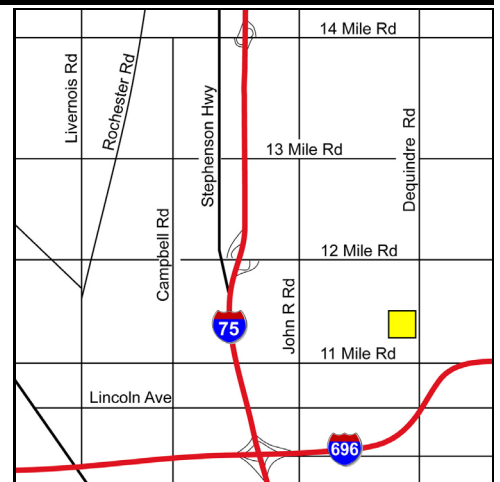
### TRAFFIC INFORMATION

<b>Yr:</b> 2015	<b>Count:</b> 35,329	Dequindre/ Progress & 11 Mile
<b>Yr:</b> 2015	<b>Count:</b> 38,831	Dequindre/11 & 12 Mile 2-Way
<b>Yr:</b> 2015	<b>Count:</b> 15,965	11 Mile/Parkview & Dequindre
<b>Yr:</b> 2015	<b>Count:</b> 24,617	11 Mile/Dequindre & John R

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	15,222	\$44,407
<b>3 Mile Radius</b>	118,204	\$50,330
<b>5 Mile Radius</b>	341,939	\$52,891

**Comments:** Currently being operated as Green Carpet Sod with 908 sq. ft. office. Zoned B-2 which allows for all B-1 applications and B-2 applications; which include retail, assisted care, office, up to two stories, etc. Price reduced.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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