



## Retail For Sale

**Property Name:**  
**Location:** 2420 E. North Territorial Road  
**City, State:** Whitmore Lake, MI  
**Cross Streets:** Sutton Road  
**County:** Washtenaw  
**Zoning:** Agricultural  
**Year Built:** 2009

<b>Total Building Sq. Ft.:</b>	8,781	<b>Property Type:</b>	Other
<b>Available Sq. Ft.:</b>	8,781	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	8,781	<b>Total Acreage:</b>	199.00
<b>Max Cont. Sq. Ft.:</b>	8,781	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	N/A
<b>Heating:</b>	N/A	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	N/A	<b>Signage:</b>	N/A
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	0	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2020	<b>Count:</b> 91,375	US-23 S. of N. Territorial
<b>1 Mile:</b> 188	<b>1 Mile:</b> \$90,504	<b>Yr:</b> 2020	<b>Count:</b> 67,254	US-23 N. of N. Territorial	
<b>3 Miles:</b> 3,506	<b>3 Miles:</b> \$91,729	<b>Yr:</b> 2020	<b>Count:</b> 6,606	N. Territorial W of US-23	
<b>5 Miles:</b> 29,404	<b>5 Miles:</b> \$85,842	<b>Yr:</b>	<b>Count:</b>		

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$2,950,000 (\$335.95/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$51,888.11 (2020)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	See Comments		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> No	<b>Gas:</b> Yes
<b>Storm Sewer:</b> No	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Property features 8,781 sq. ft. existing structure, 1,400 sq. ft. house and 199 Acres of woods, farmland and streams.

Parcel #: 02-27-200-002, 02-28-100-014, 02-28-100-014, & 02-22-300-004.

**Broker:** SIGNATURE ASSOCIATES  
**Agent(s):**  
 Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com

