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Retail For Sale

Property Name:

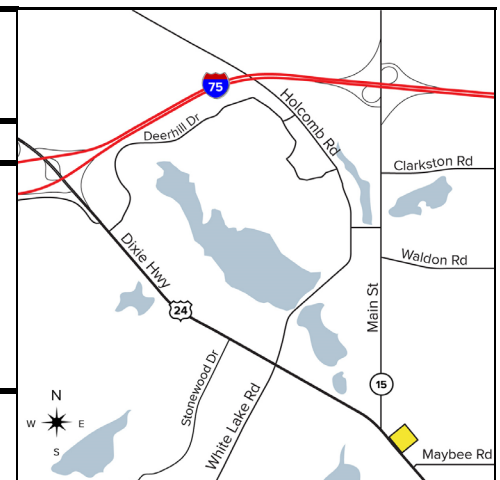
Location: 6700 Dixie Highway
City, State: Clarkston, MI
Cross Streets: Maybee Road
County: Oakland
Zoning: C-3
Year Built: 1983

Total Building Sq. Ft.:	7,742	Property Type:	General Retail-Commercial
Available Sq. Ft.:	7,742	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	7,742	Total Acreage:	0.67
Max Cont. Sq. Ft.:	7,742	Land Dimensions:	N/A
Ceiling Height:	12' - 14'	Parking:	Ample
Overhead Door(s) / Height:	4: 10 x 10, 9 x 14	Curb Cuts:	Yes
Exterior Construction:	Brick/Block	Power:	N/A
Structural System:	Steel	Restrooms:	Yes
Heating:	Forced Air	Sprinklers:	No
Air-Conditioning:	No	Signage:	Yes
Basement:	No	Roof:	Needs Updates
Number of Stories:	1	Floors:	Concrete
Condition:		Delivery Area:	Yes
Population:	Median HH Income:	Traffic:	Yr: 2020 Count:
1 Mile: 6,223	1 Mile: \$93,014	Yr: 2020	Count: 36,237
3 Miles: 36,678	3 Miles: \$90,041	Yr: 2020	Count: 26,088
5 Miles: 83,191	5 Miles: \$90,809	Yr: 2020	Count: 15,593
		Yr: 2020	Count: 13,057
Current Tenant(s):	Deer Lake Cleaners, Home Modernization Group	Major Tenants:	N/A
Sale Price:	\$250,000 (\$32.29/sqft)	Improvement Allowance:	N/A
Sale Terms:	Cash	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$11,434 (2020)		
TD:	N/A		
Parcel #:	08-29-453-027		

Utilities	Electric:	Yes
Sanitary Sewer:	Gas:	Yes
Storm Sewer:	Water:	Yes

Tenant Responsibilities: N/A

Comments: Main road frontage, unique retail location. Currently Deer Lake Cleaners is a tenant and the warehouse is leased to Home Modernization Group.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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