



**PILOT**  
PROPERTY GROUP

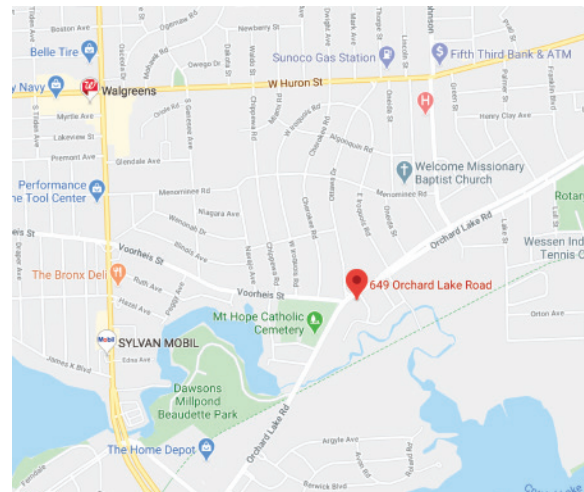
**VALUE-ADD OPPORTUNITY**

649 ORCHARD LAKE ROAD, PONTIAC, MI 48341

- Property Type:..... 6 Bay Coin-Op Car Wash
- Cross Streets:..... East of Telegraph/South of W Huron (M-59)
- Total Square Footage:..... 3,300
- Building Name:..... Orchard Lake Car Wash
- Sale Price:..... \$195,000.00
- Lot Size:..... 1.3 Acre
- Frontage:..... 140
- Zoning:..... B1
- Property Taxes:..... \$4,892

**PROPERTY OVERVIEW:**

Self Serve Car Wash with (6) bays including (1) 11.5' tall, (1) 10.5' tall and (4) 8.5' tall.  
Good condition. Newer roof.  
Nearly 40,000 car daily traffic count.



**AGENT CONTACT INFO**

**KEN MINNE** O: 586.254.0900 • C: 586.291.5525 • ken@pilotpg.com

*Matching the right people to the right place.*



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**LAND S.E.A. CORPORATION**  
 SURVEYING • ENGINEERING • ARCHITECTURE  
 62 WEST SEVEN MILE DETROIT, MICHIGAN 48203  
 TEL: 368-3730 FAX: 368-2929 OR 368-0404



SURVEY NUMBER 0 9 1 3 7 6

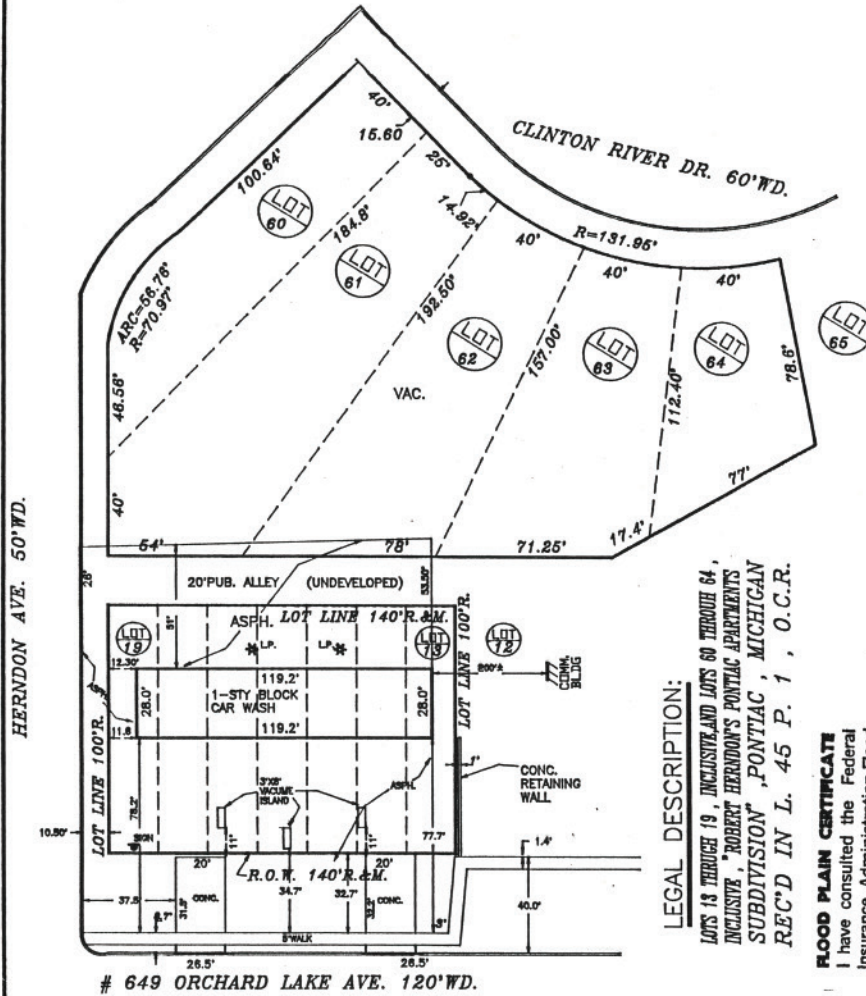
CUSTOMER MICHIGAN NATIONAL BANK

DATE 3-22-91 SCALE: 1" = 50'



## MORTGAGE CERTIFICATE

DO NOT SCALE



**LEGAL DESCRIPTION:**  
 LOTS 13 THROUGH 19, INCLUSIVE AND LOTS 60 THROUGH 64, INCLUSIVE, "ROBERT HERNDON'S PONTIAC APARTMENTS SUBDIVISION", PONTIAC, MICHIGAN REC'D IN L. 45 P. 1, O.C.R.

**FLOOD PLAIN CERTIFICATE**  
 I have consulted the Federal Insurance Administration Flood Hazard Maps, and this property is not located in a special flood Hazard Area.

This inspection (identification) plot is made for and at the instance of MICHIGAN NATIONAL BANK /  
ORCHARD LAKE PROPERTIES.

I hereby certify that this inspection (identification) plot shows the improvement or improvements as located on the premises described, that the improvement or improvements are entirely within lot lines, and that there are no encroachments upon the premises described by the improvement or improvements of any adjoining premises, except as indicated. I further certify that there are no record plot easements affecting the tract shown hereon, except as noted.

I further certify that this MORTGAGEE'S INSPECTION was prepared for IDENTIFICATION PURPOSES only for the MORTGAGEE in connection with a new mortgage and is not intended or represented to be a land or property line survey; that no property corners were set; and is not to be used, or relied upon, for establishment of any fence, building, or other improvement lines. No responsibility is extended herein to the present or future land owner or occupant.

CERTIFIED BY



ORIGINAL 3-22-91  
 REVISED \_\_\_\_\_

Note: This survey is subject to any easement of record and other pertinent facts which a Title search might disclose

## ***EQUIPMENT LIST***

- (6) 24 Volt bay wash system with 1/4 inch stainless steel faceplates with wash, rinse, wax, foam brush, pre soak, foam tire & engine cleaner dropping to Star safe
- (6) 310 cat pumps with 5hp motors
- (6) Coin operated vacuums dropping to vault
- (2) Spray air freshener machines dropping to vault
- (3) Carpet shampoo machine dropping to vault
- (4) Single vending machines dropping to Star safe
- (2) Bill changers
- Bay lighting
- Air compressor 3hp/30gal tank
- Water heater with 80gal storage tank
- Winter freeze drip system with weep mizer
- Floor heat system with boiler