



## Retail For Sale

**Property Name:**  
**Location:** 16877 Clinton River Road  
**City, State:** Clinton Twp., MI  
**Cross Streets:** Garfield Road  
**County:** Macomb  
**Zoning:** B-2  
**Year Built:** 1974 (Retrofit: 1989)

<b>Total Building Sq. Ft.:</b>	2,760	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	2,760	<b>Bldg. Dimensions:</b>	46' x 60'
<b>Min Cont. Sq. Ft.:</b>	2,760	<b>Total Acreage:</b>	0.38
<b>Max Cont. Sq. Ft.:</b>	2,760	<b>Land Dimensions:</b>	158' X 100'
<b>Ceiling Height:</b>	10'	<b>Parking:</b>	13
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	200 Amps
<b>Structural System:</b>	Wood	<b>Restrooms:</b>	3
<b>Heating:</b>	GFA	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Yes
<b>Basement:</b>	No	<b>Roof:</b>	Gable Asphalt
<b>Number of Stories:</b>	1	<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> 8,037	Clinton River Rd. E. of Garfield Rd. 2-Way
<b>1 Mile:</b> 10,546	<b>1 Mile:</b> \$67,841	<b>Yr:</b> 2020	<b>Count:</b> 5,576		Clinton River Rd. W. of Garfield Rd. 2-Way
<b>3 Miles:</b> 108,904	<b>3 Miles:</b> \$67,107	<b>Yr:</b> 2020	<b>Count:</b> 33,280		Garfield Rd. N. of Clinton River Rd. 2-Way
<b>5 Miles:</b> 294,643	<b>5 Miles:</b> \$64,966	<b>Yr:</b> 2020	<b>Count:</b> 34,694		Garfield Rd. S. of Clinton River Rd. 2-Way

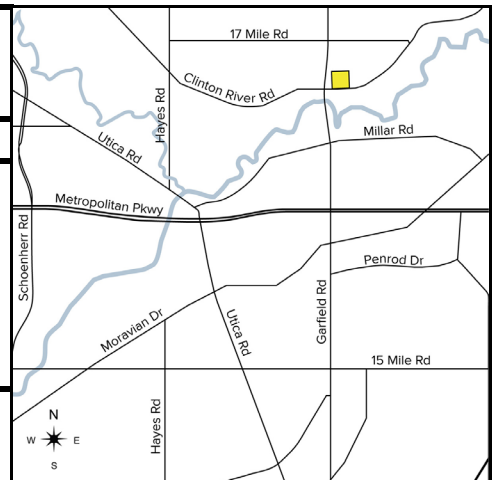
**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$479,000 (\$173.55/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>	\$6,695.96 (2020)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	16-11-20-101-015		

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

**Tenant Responsibilities:** N/A

**Comments:** Currently a daycare center, 3 kitchenettes, two addresses for duplex.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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