



Retail For Sale

Property Name: Piedmontese Social Club
Location: 38500 W. Nine Mile Road
City, State: Farmington/F. Hills, MI
Cross Streets: I-96
County: Oakland
Zoning: MM
Year Built: 1954

Total Building Sq. Ft.:	7,948	Property Type:	Specialty
Available Sq. Ft.:	7,948	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	7,948	Total Acreage:	9.75
Max Cont. Sq. Ft.:	7,948	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	65
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Monument
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2017	Count: 12,045	9 Mile Rd. E. of Haggerty Rd. 2-Way
1 Mile: 9,249	1 Mile: \$103,642	Yr: 2017	Count: 10,898	9 Mile Rd. W. of Haggerty Rd. 2-Way	
3 Miles: 67,120	3 Miles: \$86,796	Yr: 2017	Count: 178,611	I-96 N. of 9 Mile Rd. 2-Way	
5 Miles: 189,790	5 Miles: \$93,613	Yr: 2017	Count: 188,400	I-96 S. of 9 Mile Rd. 2-Way	

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

Sale Price:	\$1,100,000 (\$138.40/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$17,813.07 (2018)		
TD:	N/A		
Parcel #:	23-30-300-019		

Utilities	Electric: Yes
Sanitary Sewer: No	Gas: No
Storm Sewer: No	Water: Yes

Tenant Responsibilities: N/A

Comments: - Sale includes 9.75 acres, 7,948 sq. ft. club house and entertainment facility (great for flexible use)
 - Beautiful, secluded location north of 9 Mile Road between Halsted Road and Haggerty Road
 - Excellent redevelopment opportunity for developers with many mixed uses, zoned MM, surrounded by trees, housing developments and apartments
 - Exciting activities for all age groups that feature swimming pool, tennis court, basketball court and playground
 - Sale Price \$1,100,000

Broker: SIGNATURE ASSOCIATES

Agent(s):
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