



## Retail For Sale

**Property Name:**  
**Location:** 8245 Wise Road  
**City, State:** Commerce Twp., MI  
**Cross Streets:** Union Lake Rd.  
**County:** Oakland  
**Zoning:** B-2  
**Year Built:** 1945 (Retrofit: 2012)

<b>Total Building Sq. Ft.:</b>	2,870	<b>Property Type:</b>	Tavern / Bar / Night Club
<b>Available Sq. Ft.:</b>	2,870	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	2,870	<b>Total Acreage:</b>	3.16
<b>Max Cont. Sq. Ft.:</b>	2,870	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	12'	<b>Parking:</b>	62
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	Wood Frame	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	N/A
<b>Heating:</b>	Central Heating	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Central Air	<b>Signage:</b>	N/A
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	2	<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> 30,046	Union Lake Rd. N. of Wise Rd. 2-Way
<b>1 Mile:</b> 5,507	<b>1 Mile:</b> \$101,061	<b>Yr:</b> 2020	<b>Count:</b> 30,902		Union Lake Rd. S. of Wise Rd. 2-Way
<b>3 Miles:</b> 52,452	<b>3 Miles:</b> \$98,762	<b>Yr:</b> 2020	<b>Count:</b> 8,177		Wise Rd. W. of Union Lake Rd. 2-Way
<b>5 Miles:</b> 132,929	<b>5 Miles:</b> \$92,804	<b>Yr:</b>	<b>Count:</b>		

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

<b>Sale Price:</b>	\$1,600,000 (\$557.49/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>	\$12,549.31 (2020/21)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	17-01-451-003		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Hard signaled corner with approximately 3.16 acres located at Union Lake Road and Wise Road. Potential redevelopment ideal for mixed-retail use, market/grocer, and more. Zoned B-2 for commercial use. Excellent visibility, high daytime population, high traffic counts, and dense residential population in growing Commerce Township.

**Broker:** SIGNATURE ASSOCIATES  
**Agent(s):**  
 Christopher Calvano, (248) 359-0610, ccalvano@signatureassociates.com  
 Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

