

16015 IDA WEST ROAD  
PETERSBURG, MI 49270  
(SUMMERFIELD TWP.)



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FULL-SERVICE COMMERCIAL REAL ESTATE

**COMMERCIAL BUILDING FOR SALE**  
2,200 Square Feet Available

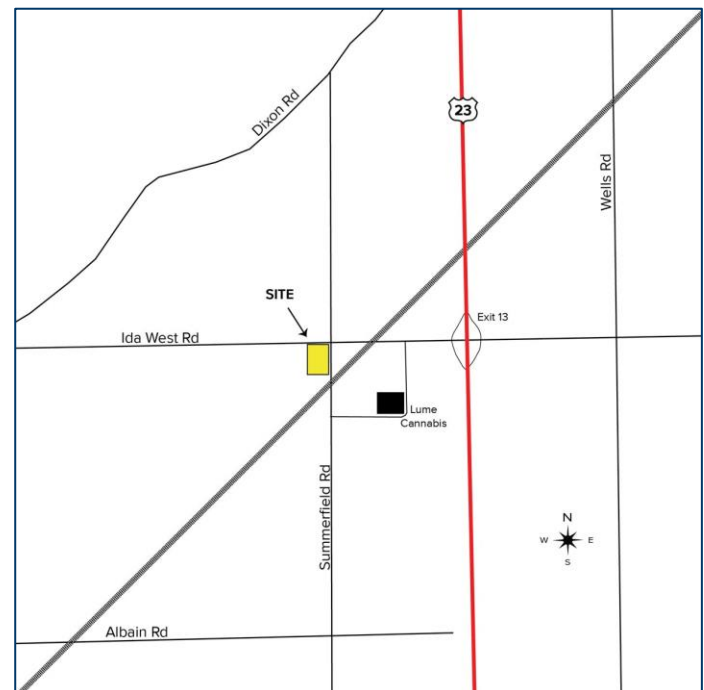
**US 23 – EXIT 13**



## POTENTIAL MEDICAL MARIJUANA/CANNABIS FACILITY

### GENERAL INFORMATION

<b>Price:</b>	\$250,000
<b>Building Size:</b>	2,200 SF
<b>Number of Stories:</b>	(1) one
<b>Year Constructed:</b>	1960
<b>Condition:</b>	Good
<b>Lot Dimensions:</b>	150' x 332.8'
<b>Acreage:</b>	1.15 ac
<b>Closest Cross Street:</b>	At Summerfield Rd./US 2
<b>County:</b>	Monroe
<b>Zoning:</b>	C-1
<b>Parking:</b>	20± spaces
<b>Curb Cuts:</b>	2
<b>Street:</b>	2 lane



For more information, please contact:

**KEENAN FIELDS**  
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## Commercial Building For Sale

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### BUILDING SPECIFICATIONS

Exterior Walls:	Block & metal
Structural System:	Wood frame
Roof:	Asphalt shingle
Floors:	Concrete & wood
Ceiling Height:	10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Yes
Power:	100 amps/240 V/ 3 phase
Restrooms:	2
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes

### BUILDING INFORMATION

Current Occupant:	Vacant – former restaurant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

### 2021 REAL ESTATE TAXES

Parcel:	14-102-00700
Total Annual Taxes:	\$2,676.34

### UTILITIES

Electric:	DTE Energy
Gas:	Michigan Gas Utilities
Water:	City of Monroe
Sanitary Sewer:	No
Storm Sewer:	No

### Comments:

- Summerfield Township is **exploring adopting** a marijuana/cannabis ordinance. Prime location for the use.
- Approximately 15 minutes north of Toledo and only 13 miles north of the Ohio Stateline.
- Close to LUME Cannabis, one of the largest volume medical marijuana and recreational stores, in Michigan.

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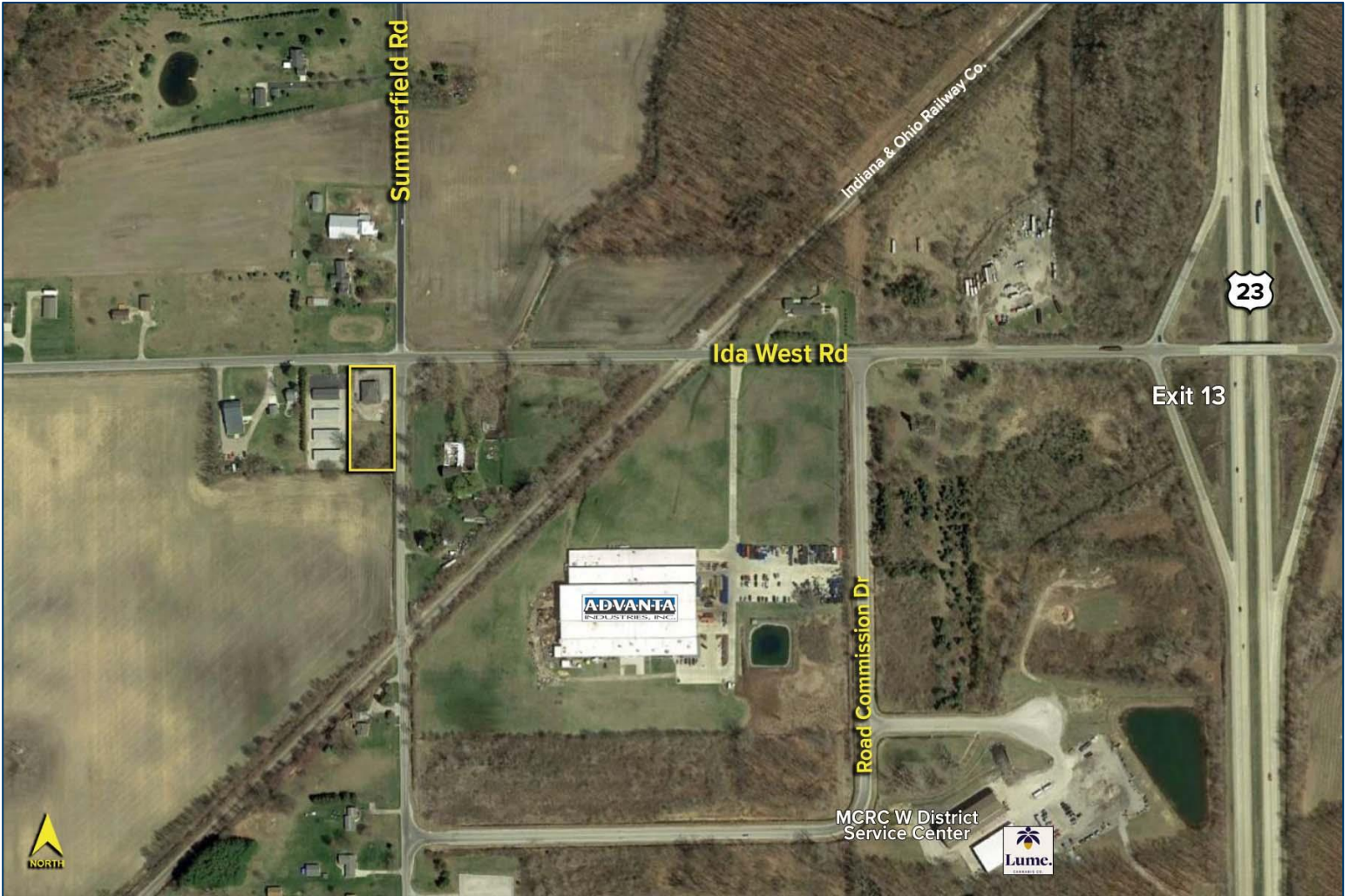
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