



## Retail For Sale

**Property Name:**  
**Location:** 9796 S. Dixie Highway  
**City, State:** Erie, MI  
**Cross Streets:** S. of Erie Rd.  
**County:** Monroe  
**Zoning:**  
**Year Built:** 1951

<b>Total Building Sq. Ft.:</b>	1,788	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	1,788	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	1,788	<b>Total Acreage:</b>	0.32
<b>Max Cont. Sq. Ft.:</b>	1,788	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	8'	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	N/A
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	0	<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> 2019	<b>Count:</b> 2,564	Dixie Hwy S. of Erie Rd. 2-Way
<b>1 Mile:</b> 779	<b>1 Mile:</b> \$44,469	<b>Yr:</b> 2019	<b>Count:</b> 2,764	Dixie Hwy N. of Erie Rd. 2-Way	
<b>3 Miles:</b> 4,308	<b>3 Miles:</b> \$67,247	<b>Yr:</b> 2019	<b>Count:</b> 1,009	Erie Rd. W. of Dixie Hwy 2-Way	
<b>5 Miles:</b> 22,457	<b>5 Miles:</b> \$68,643	<b>Yr:</b> 2019	<b>Count:</b> 875	Erie Rd. E. of Dixie Hwy 2-Way	

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

<b>Sale Price:</b>	\$250,000 (\$139.82/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>	\$4,258.16 (2020)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	05-017-007-00		

<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:** Former bank branch with drive-thru available for purchase. No deed restrictions against bank or financial institutions.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
 Jeffrey Trepeck, (248) 359-0626, jtrepeck@signatureassociates.com

