

FOR SALE
Light Industrial Building
2061 S Almont Ave, Imlay City, MI 48444



PILOT
PROPERTY GROUP

AGENT CONTACT INFO

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obtained from the owners, or from other sources deemed reliable. We have no reason to doubt its accuracy, but we can not guarantee it.

All properties are subject to change, or withdraw without notice.

PROPERTY SUMMARY

LIGHT INDUSTRIAL BUILDING 2061 S. ALMONT AVE., IMLAY CITY, MI 48444

Rare opportunity to acquire a 9,352 SF industrial/flex building situated on 1.55 acres in Imlay City's established industrial corridor. Formerly utilized as a school learning center, the property features 16' ceiling heights and offers excellent potential for conversion to warehousing, manufacturing, contractor operations, or owner-user occupancy with renovations/improvements. Strategically located just minutes from I-69, the property provides outstanding regional access to Detroit, Flint, Port Huron, and Canada, making it an attractive option for a variety of industrial and commercial users. Positioned in a growing industrial submarket, this property presents a strong value-add opportunity for users seeking to customize a facility to their operational needs.

Property Type:Light Industrial
Cross Streets:East side of S Almont, South of Newark
Total Square Footage:9,352
Lot Size:127 x 531
Parcel Size:1.5 Acres
Year Built:1998
Zoning:I-1
Ceiling Height:16'
Heat Type:Gas Forced Air
Power:480v - 3 Phase
Parking Spaces:46
Sale Price:\$629,000.00

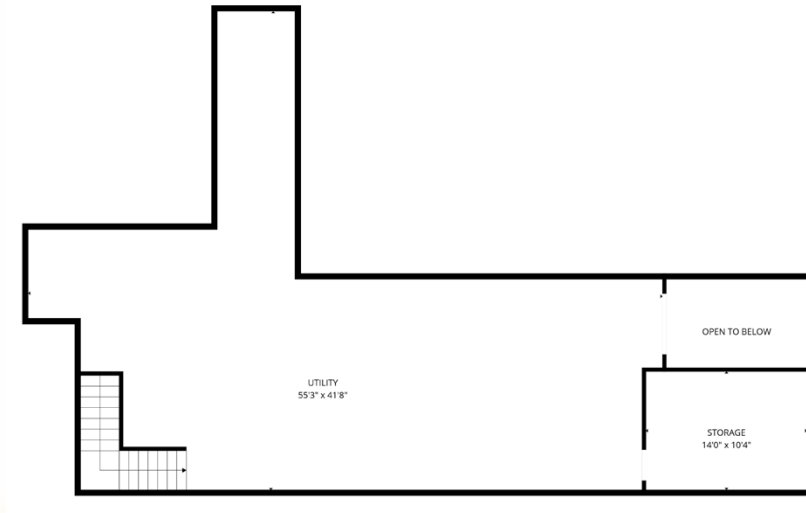


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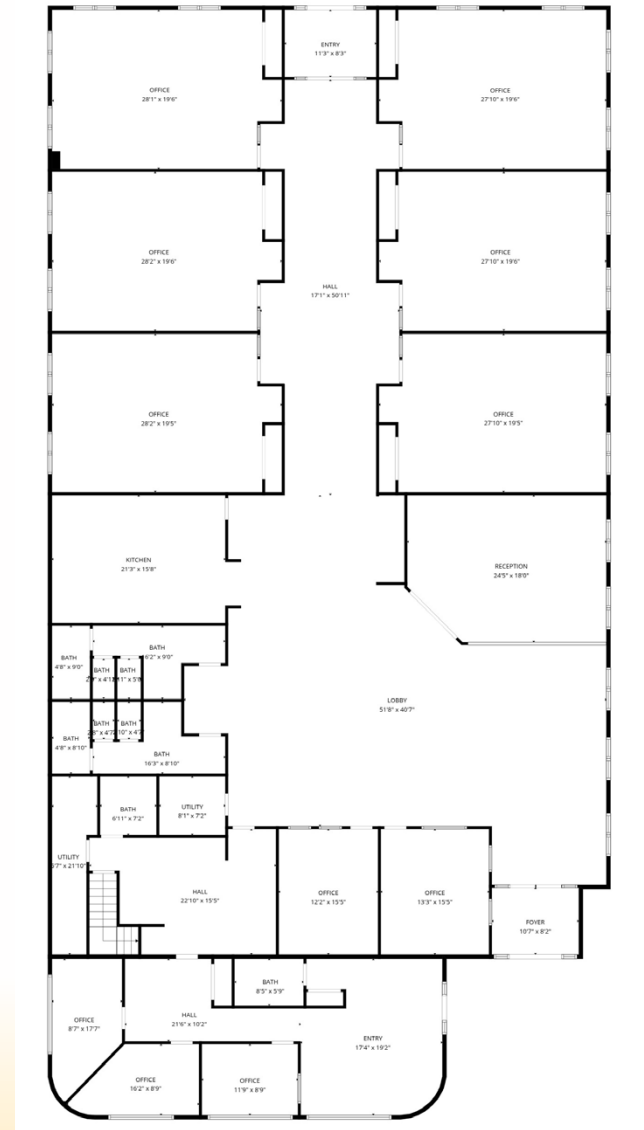
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FLOOR PLAN



SECOND FLOOR



FIRST FLOOR

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AREA & DEMOGRAPHICS

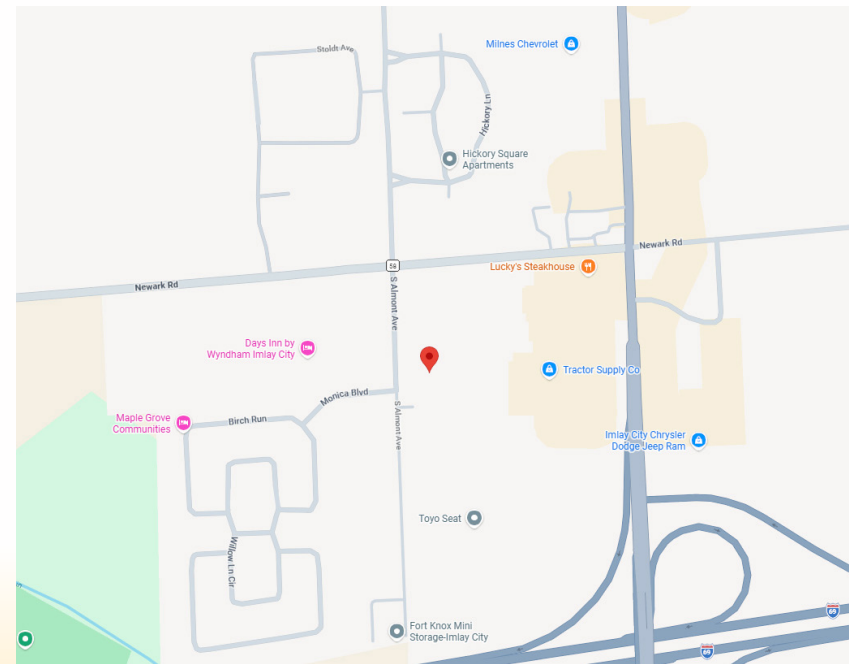


Imlay City is a great place to live, work, and conduct business. Centrally located off I-69 and M-53 with major cities like Detroit, Port Huron, and Flint just a short drive away, the city is a strategic hub for many businesses and manufacturers.

The area is rich in agriculture and industrial business. Imlay City has a historic downtown district, farmland, industrial complex areas, and wildlife. Imlay City's quaint downtown includes beautifully manicured landscaping with bench-lined sidewalks and historic homes. The City also maintains six city parks including the newly developed Butterfly Garden located on Third Street.

Within the area, we have many recreational activities to offer including golfing, swimming, hiking, biking, and fishing. Community events and festivals such as the weekly Farmers' Market, Summer Concerts, the Eastern Michigan State Fair, and the Woods N' Water Weekend event attract thousands to the region while offering the local community gathering places and entertainment.

DEMOGRAPHICS & TRAFFIC			
	2 MILE	5 MILES	10 MILES
2025 POPULATION	4,914	12,526	37,545
2025 HOUSEHOLDS	1,956	4,800	14,329
2025 AVERAGE INCOME	\$67,881	\$84,239	\$93,928
TRAFFIC COUNTS	20,000 VPD ON S CEDAR (VAN DYKE)		



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GALLERY



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