

Van Esley Real Estate

Vacant Land For Sale

**0.99 Acre Vacant Whitmore Lake Road, West Side
South of North Territorial, West of US-23
Washtenaw County, Northfield Township, MI 48189**

SUMMARY

PRICE: \$129,000.00
Cash / Conventional

ZONING: Commercial/Light Industrial

LOT DIM.: 79 sq. ft. X 541 sq. Ft.

TAXES: Summer: \$251.00 Winter: \$1,194.00

UTILITIES: Sewer at Street / Water Needed

SCHOOLS: Whitmore Lake

REMARKS: Prime location close to US-23. Commercial property. Good parcel to build a small industrial building. All data is approximate and should be verified.

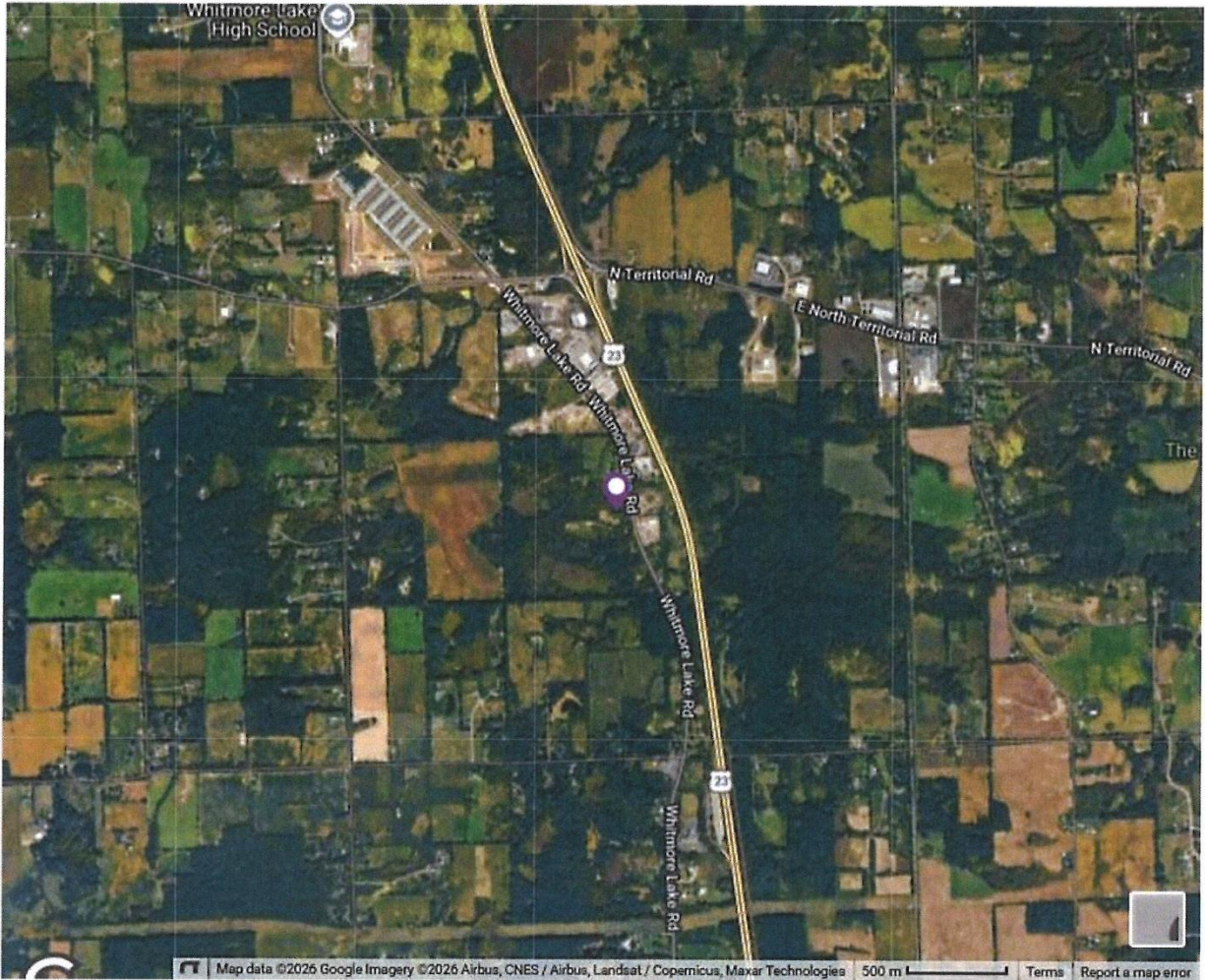
**Joe Van Esley, Broker
44675 Joy Road
Canton, MI 48187
Office: 734-459-7570
Cell: 313-418-3188
Fax: 734-459-4959**

vanesleyre@aol.com
www.vanesleyrealestate.com

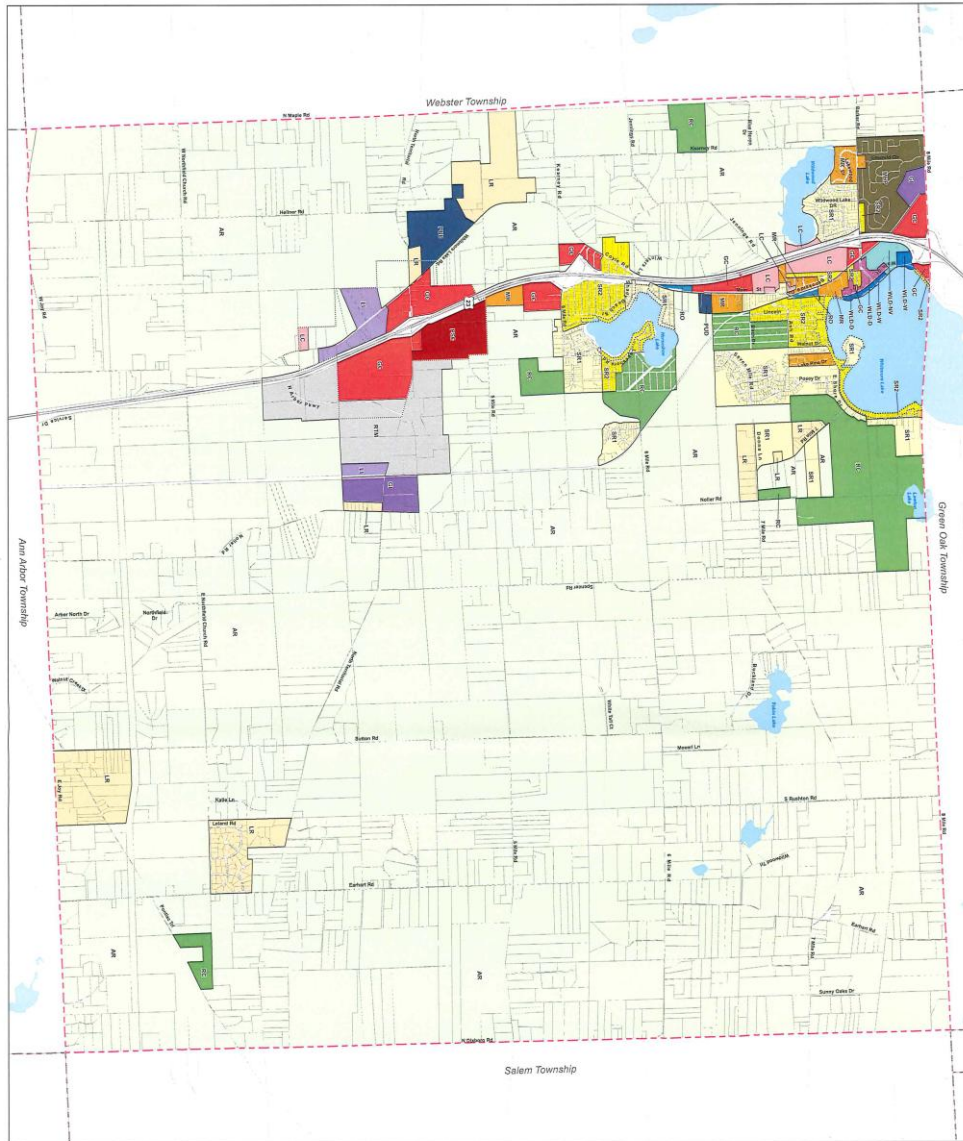
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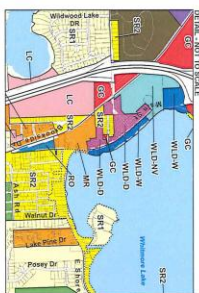
Zoning Map

Northfield Township
Western Michigan County, Michigan

March 8, 2023

LEGEND

- AR - Agriculture
- LR - Low-Density Residential
- MR - Multiple-Family Residential
- MHP - Mobile Home Park
- SR1 - Single-Family Residential
- SR2 - Single-Family Residential
- RO - Residential Office
- LC - Local Commercial
- GC - General Commercial
- LI - Limited Industrial
- GI - General Industrial
- RTM - Research/Technology Manufacturing
- PUD - Planned Unit Development
- PSC - Planned Shopping Center
- RC - Recreation Conservation
- WLD-D - Whitmore Lake Downtown
- WLD-NV - Whitmore Lake North Village
- WLD-WV - Whitmore Lake Westfront
- WLT - Whitmore Lakefront
- WHL - Whitmore Lakefront/Lakefront Overlay District



Van Esley
Van Esley Real Estate, Northfield Township, Michigan, has been designated as the official zoning map for Northfield Township, Michigan, as of 3/8/23. The map is subject to change without notice.

NOTE: The map is intended for informational purposes only and should not be used for legal purposes. The map is subject to change without notice.



Van Esley Real Estate

**Northfield Township
Non-Residential District Use Matrix**

	WLD-D	WLD-NV	WLD-W	LC	GC	PSC	RO	LI	GI	RTM
Accessory uses, building, or structure	P	P	P	P	P			P ²	P	
Agricultural services, including machinery sales and repair establishments, and farm supply stores.					P					
Agricultural uses, as temporary uses prior to development of a parcel in the RTM district.										P
Animal hospital or clinic.	C	C	C	C	C					
Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.								P ²	P	
Automated production equipment, such as robots										P
Automobile or vehicle dealerships	C	C	C							
Automotive service station, including minor repair services										P
Automotive service station, including minor repair services, subject to the requirements of section 36-712.					C					
Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710					C					
Bed and breakfast inns	P	P	P							
Boat sales and marinas.		C	C		C					
Bus, truck, taxi, and rail terminals	C	C	C					C		
Business and professional offices	P	P	P	C	P					P
Business research, development, and testing laboratories.										P
Business/technical schools, when licensed by the state,								C		
Cemetery.				C	C					
Child care facilities.					C					P
Church, synagogue, cathedral, mosque, temple, or other building used for public worship.	C	C	C	C	C		C			
Clothing and shoe stores.						P				
Commercial communications apparatus (Cell Towers)			C	C			C		C	P
Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter.					C					
Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs	C	C	C		C	C				
Commercial, office, and service uses which are located, designed, and intended to support and complement permitted principal uses which are located in an RTM district, such as the following: office supply sales; medical and dental offices; data processing and computing centers; computer and office machine service and repair establishments										P
Commercial, office, and service uses which are located, designed, and intended to support and complement permitted principal uses which are located in an RTM district, such as the following: office supply sales; medical and dental offices; data processing and computing centers; computer and office machine service and repair establishments										P

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June 5, 2017

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UP- Upper Floor (WLD Only)

P- Perm
C- Condit

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Commercial, office, and service uses which are located, designed, and intended to support and complement permitted principal uses which are located in an RTM district, such as the following: theaters, auditoriums and meeting facilities										P
Concrete and asphalt mixing or production plants.									C	
Contractor wholesale supply when in conjunction with general retail sales of items, including electrical, plumbing, lumber, and/or garden supplies	C	C	C							
Contractor's establishment not engaging in any retail activities on the site.									P	
Controlled uses as defined in section 36-710.					C					
Drive-through as an accessory to a restaurant, financial services, or other permitted use			C							
Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.					C					
Dry goods stores.						P				
Dwelling unit combined with an office; provided that the proprietor of the office resides in the dwelling unit.							C			
Electricity transmission and distribution lines, gas and oil pipelines, and related structures; electricity switching and step-down stations.										P
Equipment services, including repair, radio and television, electrical appliance shop, plumber, electrician, and other similar services and trades	P	C	P		P					
Essential services	P	P	P	P	P		C	P ²	P	
Executive, administrative, legal, accounting, insurance, real estate and similar offices at a scale that will not generate off-street parking resulting in excessive traffic generated from the use which would be incompatible with the purpose of this district.							C			
Family child care homes, adult foster care family homes, foster family homes and foster family group homes	P	P	P				P			
Financial services, not including a drive-through	P	P	P							
Financial services.						P				
Food service shops, such as restaurants, cafeterias, cocktail lounges, and ice cream shops.						P				
Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-serve units but not including any business of a drive-in type.					P					
Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-serve units but not including any business of a drive-in or drive-through type.				P						
Food stores, such as supermarkets, meat and fish markets, delicatessens, bakeries, dairy products, and health food stores.						P				
Funeral establishments	C	C	C							
Funeral establishments, mortuary.					P					
Furniture and appliance stores, decorating shops, and china and glassware stores.						P				

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Northfield Township
Non-Residential District Use Matrix

	WLD-D	WLD-NV	WLD-W	LC	GC	PSC	RO	LI	GI	RTM
General merchandise stores, such as department stores, variety stores, and catalog store						P				
Group child care homes	C	C	C				C			
Heat treating processes.									C	
Home occupations	UP	P	UP				C			
Home occupations, subject to the requirements of Section 36-64.							P			
Hospitals, nursing homes, sanitariums.	C	C	C		C					
Hotel, motel, tourist home and boarding and rooming house					C					
Indoor and outdoor commercial recreation facilities, including theaters (indoor or drive-in), racket clubs, bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.					C					
Indoor contractor wholesale supply when in conjunction with general retail sales of items including indoor storage of electrical, plumbing, lumber, and/or garden supplies.					P					
Industrial research, development, and testing laboratories.										P
Junkyards and inoperative vehicle storage, subject to the provisions of this chapter and also to the provisions of the current junkyard resolution.									C	
Kennels								C	C	
Landscape and lawn care businesses.								P ²	P	
Light manufacturing industrial uses which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet and free from any objectionable or dangerous nuisance or hazard, including any of the following goods or materials: drugs; jewelry; musical instruments; sporting goods; glass products; small household appliances; electronic products; printed matter; baked and dairy products; advertising displays; tents and awnings; brushes and brooms; cameras and photographic equipment and supplies; wearing apparel; leather products and luggage, but not including tanning; products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell, or yarn.								P ²	P	
Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.					C					
Luggage and leather goods stores.						P				
Manufacturing product warehousing, exchange and storage centers and yards.									P	
Manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, perfumes, pharmaceutical toiletries, and frozen food lockers.								P ²	P	
Manufacturing.									P	
Measuring, analyzing, and controlling instruments; photographic (except chemicals and sensitized materials); medical and optical goods; watches and clocks.										P

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UP- Upper Floor (WLD Only)

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	WLD-D	WLD-NV	WLD-W	LC	GC	PSC	RO	LI	GI	RTM
Medical and dental clinics when associated with a hospital or nursing home (ambulatory health care facility) in which outpatient treatment for patients is provided	C	C	C							
Medical and dental offices	P	P	P							
Mini-warehousing				C						
Mini-warehousing, subject to the requirements of section 36-736.					C					
Minor or major repair of vehicles.								C		
Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712.					C					
Motels, hotels	P	C	P							
Multiple-family dwelling and any use, building, or structure accessory thereto	UP	C	UP							
Office, computing, and accounting machinery.										P
Offices of architects, engineers, surveyors and similar professionals; provided that no trucks, drillings, rigs, and similar vehicles shall be stored on the premises and provided that no materials or field equipment shall be stored outdoors on the premises.							C			
Offices, such as legal, accounting, real estate, medical and dental.						P				
One dwelling unit within the principal building or structure for security purposes only.				C						P
One dwelling unit within the principal building or structure for security purposes only, provided that the dwelling unit is accessory to the principal use.					C					
Open air display area for the sale of manufactured products	C	C	C					C		
Open air display area for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines and shall be related to the principal use of the site. Open air displays shall meet the requirements of Section 36-701.					C					
Open industrial uses,									P	
Other retail stores, such as hardware, home improvements, automotive supplies, garden supplies, hobby supplies, records and tapes, musical instruments, books and stationery, pets and pet supplies, flowers, tobacco, drugs and cosmetics, greeting cards and gifts, photography equipment and services, and party supplies, including packaged beer, wine, and liquor.						P				P
Other services, such as automobile service stations, bowling alleys, theaters, and skating rinks						C				
Outdoor commercial recreation, public or private	C	C	C							P
Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.					P					

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Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

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	WLD-D	WLD-NV	WLD-W	LC	GC	PSC	RO	LI	GI	RTM
Outdoor storage of materials and equipment to be used as part of the principal business, and products resulting from the principal business,								C		
Outdoor storage of recreational vehicles								C	C	
Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials; recycling centers.								p ²	p	
Permanently reserved areas for outdoor seating and/or service when associated with a restaurant	P	C	P	C						
Personal service offices, such as accountant, attorney, and real estate offices, provided such use shall not exceed 4,000 square feet of floor area in any building				P	P					
Personal services including clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop, and shoe repair shop	P	C	P	P	P					P
Personal services, including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations and other similar uses.					P	P				P
Personal services, including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations (without drive-through facilities) and other similar uses.				P						
Pharmaceutical drugs.										P
Plating shops.									C	
Power plants and water treatment plants.										P
Primary and secondary schools.				C						
Printing, lithographic, blueprinting, and similar uses	C	C	C		P			p ²	p	P
Production and processing of genetic materials.										P
Prototype or pilot processing, manufacturing, and/or assemble										P
Public and private nursery schools, primary and secondary schools, colleges and universities.	C	C	C							
Public and private nursery schools, primary and secondary schools.							C			
Public Building	C	C	C							
Research and testing facilities.								p ²	p	
Research oriented and light industrial park uses	C	C	C							
Restaurants and cafeteria facilities for employees.								C		P
Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.				C	P					
Restaurants, including those primarily devoted to serving alcoholic liquors for consumption on the premises and/or providing entertainment, but not including any business of a drive-in type or which have a drive-through	P	C	P							
Retail sales of items that are the same as the items sold at wholesale on the premises, or are related by use or design to such wholesale items;								C	C	
Retail services, including department stores, furniture stores, appliance stores, and super markets.					P					

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Retail services, including drug store, hardware, and gift shop, and dry goods and notions store.				P	P					
Retail, including food services retail, general retail	P	C	P							
Scientific research, development, and testing laboratories.										P
Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.					C					
Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof.					P					
Single-family dwellings and any use, building, or structure accessory thereto	UP	P	UP				P			
Space vehicles and parts.										P
Temporary outdoor sales				C						
Temporary outdoor sales, subject to the requirements of section 36-734.					C					
Temporary outdoor sales when conducted by a permanent business established on site	P	C	P							
Transient lodging facilities										P
Trucking and cartage facilities, truck and industrial equipment storage yards, repairing and washing equipment and yards									P	
Two-family dwellings and any use, building, or structure accessory thereto	UP	C	UP				P			
Uses such as fire, police, and ambulance stations; technical and business schools; recreation facilities, both indoor and outdoor post office										P
Vehicle towing services									C	
Warehousing and material distribution centers; provided all products and materials are enclosed within a building.								P ²	P	
Warehousing, only for principal uses permitted and located in this district.										P
Wholesale auto auctions									P	
Wholesale businesses, including warehouse and storage, commercial laundries, dry cleaning establishments, ice and cold storage plants, lumber, fuel and feed yards, automobile repair garages, construction and farm equipment sales and contractor's equipment yards.									P	
NOTES:										
¹ The materials and equipment to be used in the principal business and products resulting from the principal business shall be stored entirely within completely enclosed buildings.										

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Northfield Township Non-Residential District Use Matrix

	WLD-D	WLD-NV	WLD-W	LC	GC	PSC	RO	LI	GI	RTM
² The materials and equipment to be used in the principal business and products resulting from the principal business shall be stored within a completely enclosed building. Such products, materials, and equipment may be stored outdoors if a conditional use permit therefor is obtained in accordance with this chapter (18).										