

# Former School Building Freedom Twp

11700 E Pleasant Lake, Manchester, MI 48158



## FOR SALE & LEASE



### OFFERING SUMMARY

Sale Price:	\$225,000
Lease Rate:	\$4 SF/yr (NNN)
Available SF:	13,290 SF
Lot Size:	3.87 Acres
Zoning:	C-1 (Convenience Commercial District)
APN:	N -14-21-190-460

**SCAN HERE**  
FOR VIRTUAL TOUR



**Scott Schmunk**

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### VIDEO

### PROPERTY HIGHLIGHTS

- Freedom Township
- 13,290 SF of contiguous space
- Zoned for retail, office, medical and professional service uses
- Located on Pleasant Lake Road directly across from Pleasant Lake
- New Roof in 2024
- Existing Gymnasium
- Can be subdivided to accommodate single or multiple tenants
- Short commute to Ann Arbor

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## PROPERTY DESCRIPTION

Position your business in a high-visibility location directly across from Pleasant Lake. This versatile property, located a short drive from Ann Arbor, offers up to 13,290 square feet of space, ideally suited for a range of retail, office, and service uses. Located on Pleasant Lake Road with excellent frontage, this site benefits from strong daily traffic and a scenic setting that enhances its curb appeal.

**Zoned C-1 (Convenience Commercial District):** Allows for a wide variety of uses including retail, medical, office, and professional services. Designed to support neighborhood-scale businesses that meet the day-to-day needs of residents.

**New Roof (2024):** Recent capital improvement adds value and peace of mind.

**Existing Gymnasium:** Potential for fitness, recreation, or adaptive reuse.

**Flexible Layout:** Space can be subdivided to accommodate single or multiple tenants.

**Potential Tenant Improvement Incentives:** Landlord may offer TI allowance based on lease term and tenant qualifications.

This is an outstanding opportunity for businesses looking to serve the Freedom Township and surrounding community with a high-traffic, highly visible location. Whether you're launching a new concept or expanding an existing one, 11700 E Pleasant Lake Rd offers the flexibility, location, and zoning to support your vision.

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## For Sale & Lease



Former Auditorium



\*AI rendered for future use of the space



Former Classroom



\*AI rendered for future use of the space



Former Classroom



\*AI rendered for future use of the space

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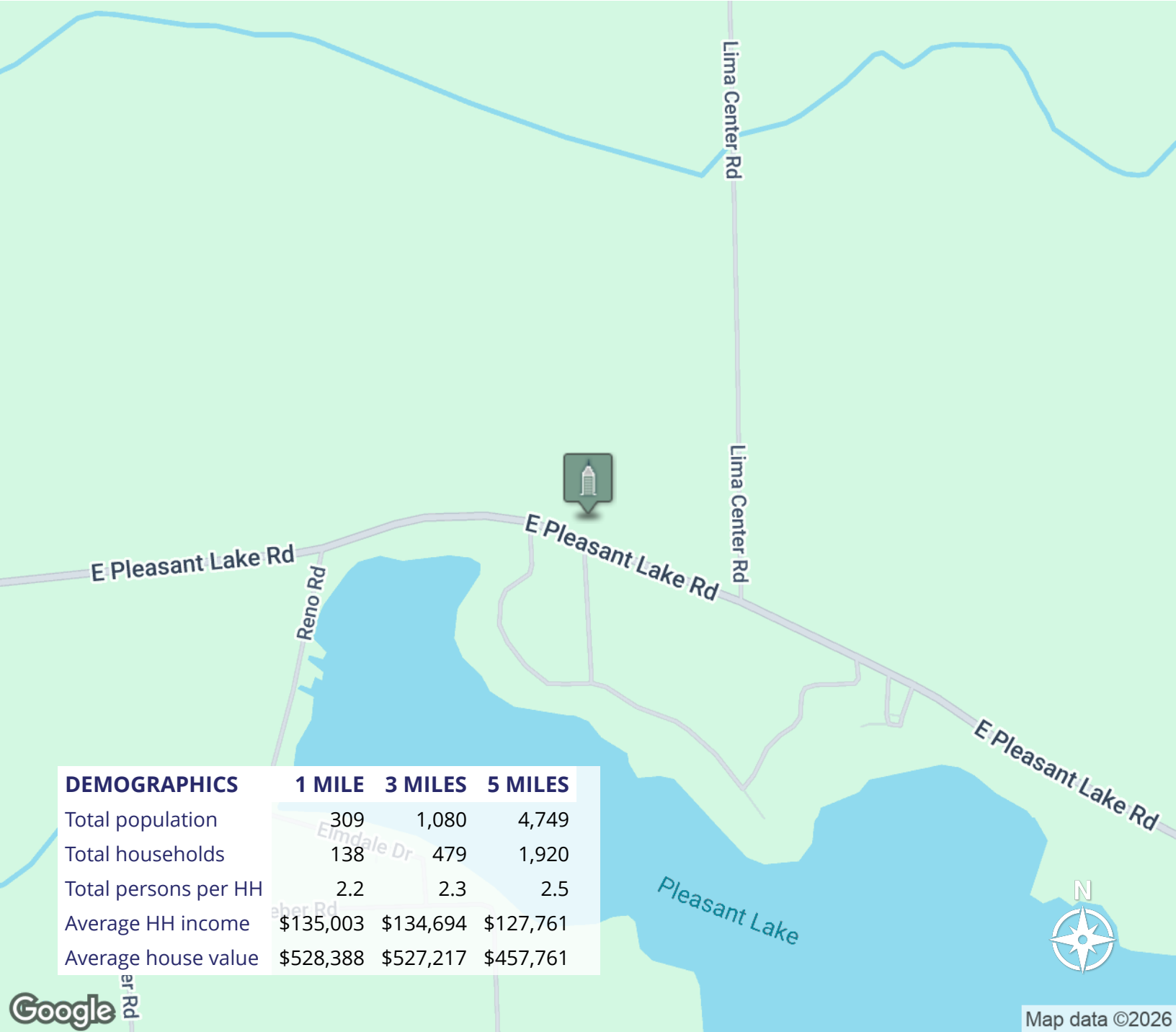
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