



1700 N. Van Dyke Road, Bad Axe, MI is strategically positioned along the highly visible M-53 / Van Dyke corridor, offering exceptional frontage exposure, regional accessibility, and large-scale site functionality within the primary commercial corridor serving Michigan's Thumb region.

PROPERTY & SITE FEATURES

- Clearly identifiable parcel boundaries
- Expansive on-site parking field with 65+ parking spaces
- Direct M-53 / Van Dyke Road frontage exposure
- Multiple ingress and egress access points
- Efficient traffic circulation throughout the site
- Large-scale building footprint with flexible operational layout
- Excellent visibility from both northbound and southbound traffic lanes

SURROUNDING COMMERCIAL & SERVICE DESTINATIONS

Conveniently located near:

- Regional healthcare and medical facilities
- Downtown Bad Axe commercial district
- Restaurants and convenience services
- Retail and shopping destinations
- Professional office and service businesses
- Major commuter and regional travel routes

TRAFFIC & VISIBILITY ADVANTAGES

Positioned along one of the Thumb region's primary transportation corridors, the property benefits from:

- Strong daily traffic exposure along M-53 / Van Dyke Road
- Regional commuter and commercial traffic visibility
- Excellent roadway recognition and accessibility
- High-profile corridor positioning within Huron County
- Convenient customer, employee, and service access



REGIONAL TRANSPORTATION ACCESS

Approximate Drive Times:

- Saginaw — 60 Minutes
- Bay City — 75 Minutes
- Flint — 90 Minutes
- Detroit Metro — Under 2.5 Hours

The combination of visibility, accessibility, parking capacity, and regional positioning creates a rare commercial opportunity for owner-users, investors, institutional operators, medical users, or redevelopment-focused buyers.

More photos and information:

<https://www.realestate-mls.com/detail.cgi?viewonlyno=799-26-0019>