

FOR SALE

45865 WOODWARD AVENUE

PONTIAC, MICHIGAN



**7,605 Square Foot
Commercial / Auto Repair Facility**



PROPERTY HIGHLIGHTS

Total Square Footage	7,605
Parking	25 surface spaces
Acreage	0.49 (21,413 SF) auto service facility 0.32 (14,057 SF) vacant land 0.81 (35,470 SF) total
Lot Dimensions	64-14-33-158-003: 158x147 64-14-33-158-004 : 157x50 64-14-33-158-005: 155x39
Zoning	Auto service facility: M1 Light Manufacturing Vacant land: C-3 - Corridor Commercial Mixed Use
Year Built / Renovated	1950 / 1966, 1999, 2001
Construction	Concrete block and light steel roof framing; built up membrane roof
APN / Taxes	64-14-33-158-003 / \$4,573.20 (\$0.60/SF) 64-14-33-158-004 / \$383.10 (\$0.05/SF) 64-14-33-158-005 / \$523.76 (\$0.07/SF)
Clear Height	14' to 16'
Loading	7 grade level doors
Column Spacing	Clear span
HVAC	Office, lobby, and showroom areas are serviced by central air and heat; suspended gas heat units in bay areas
Power	800a / 208v / 3p (to be verified)
Fire Suppression	None
Traffic Count	23,369/day (I-75 and Turk St SE)
Crossroads	Woodward Avenue and Rapid Street
Asking Price	\$950,000 (\$125/SF)





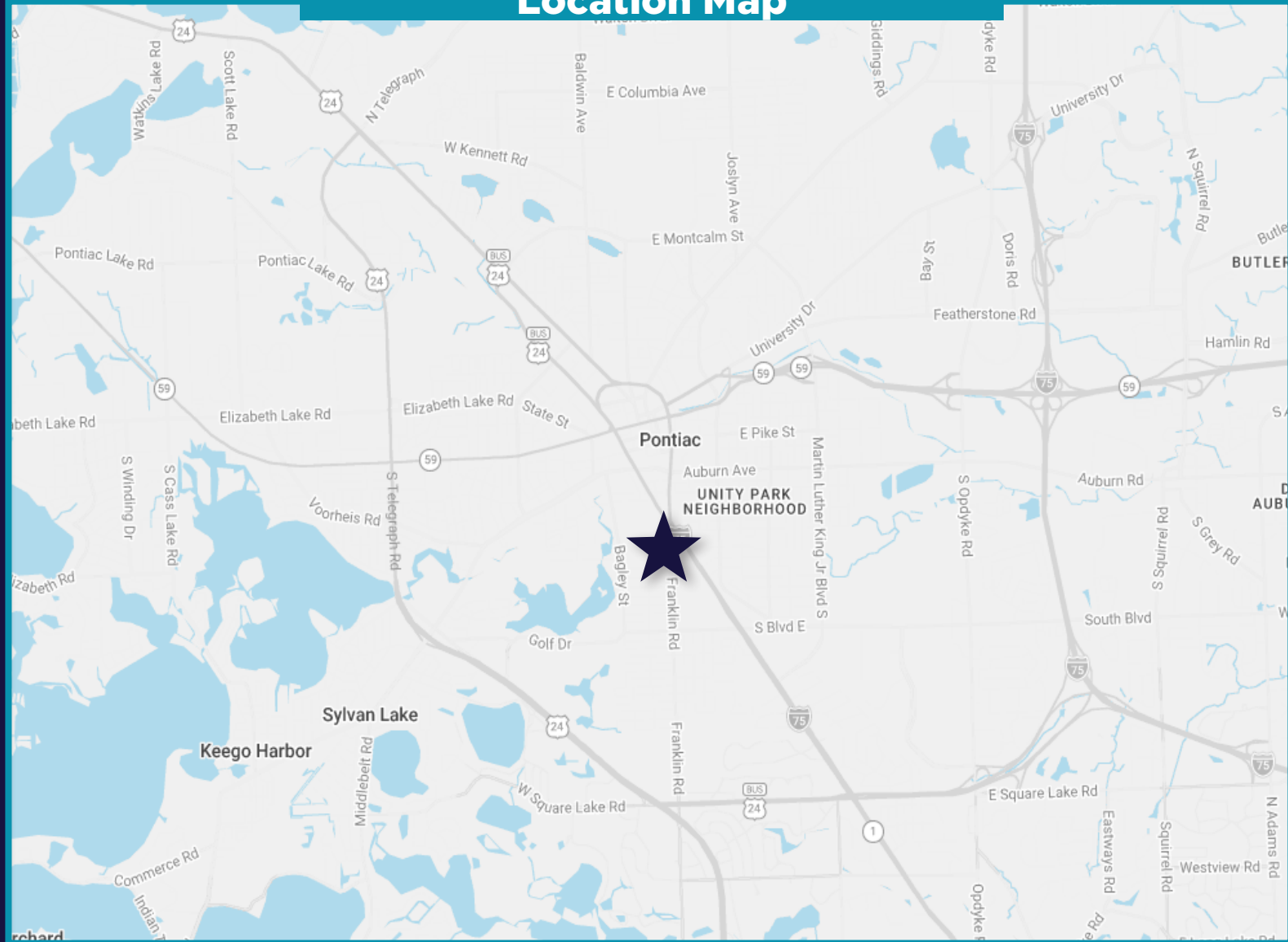
PHOTOGRAPHS



Woodward Avenue

SITE PLAN

Location Map



LOCATION MAP



PARCEL MAP



For more information, please contact:

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