

FOR SALE

# OFFICE WITH WAREHOUSE

111 S LAKE ST, AU SABLE CHARTER TWP, MI



# PROPERTY DETAILS

\$415,000.00

**SALE PRICE**

<b>LOCATION:</b>	111 S Lake St, Au Sable Charter Twp, MI
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>SALE PRICE:</b>	\$415,000.00
<b>PROPERTY TAXES:</b>	\$2,656.52 (2022 Summer/Winter)
<b>BUILDING SIZE:</b>	3,000 (Approximate)
<b>LOT SIZE:</b>	0.37 AC
<b>LOT DIMENSIONS:</b>	102' X 156' (Approximate)
<b>ZONING:</b>	Commercial C-2 General Business
<b>IMPROVEMENTS:</b>	Fully built out kitchen & full bath



## HIGHLIGHTS:

- Features an Office, Showroom & Warehouse
- Brand New Construction
  - Professionally Completed by Custom Home Builder
- Excellent Opportunity for a Contractor
- Warehouse Details
  - 33' x 40' (approximate dimensions)
  - 16' Walls
  - Two- 14' Overhead Doors
  - Heated Floors w/Temperature Control
  - Possible expansion for larger building in the rear
  - Two- 100 Amp panels for offices
  - Two- 220 Amp panels for shop/warehouse

EXCLUSIVELY LISTED BY:

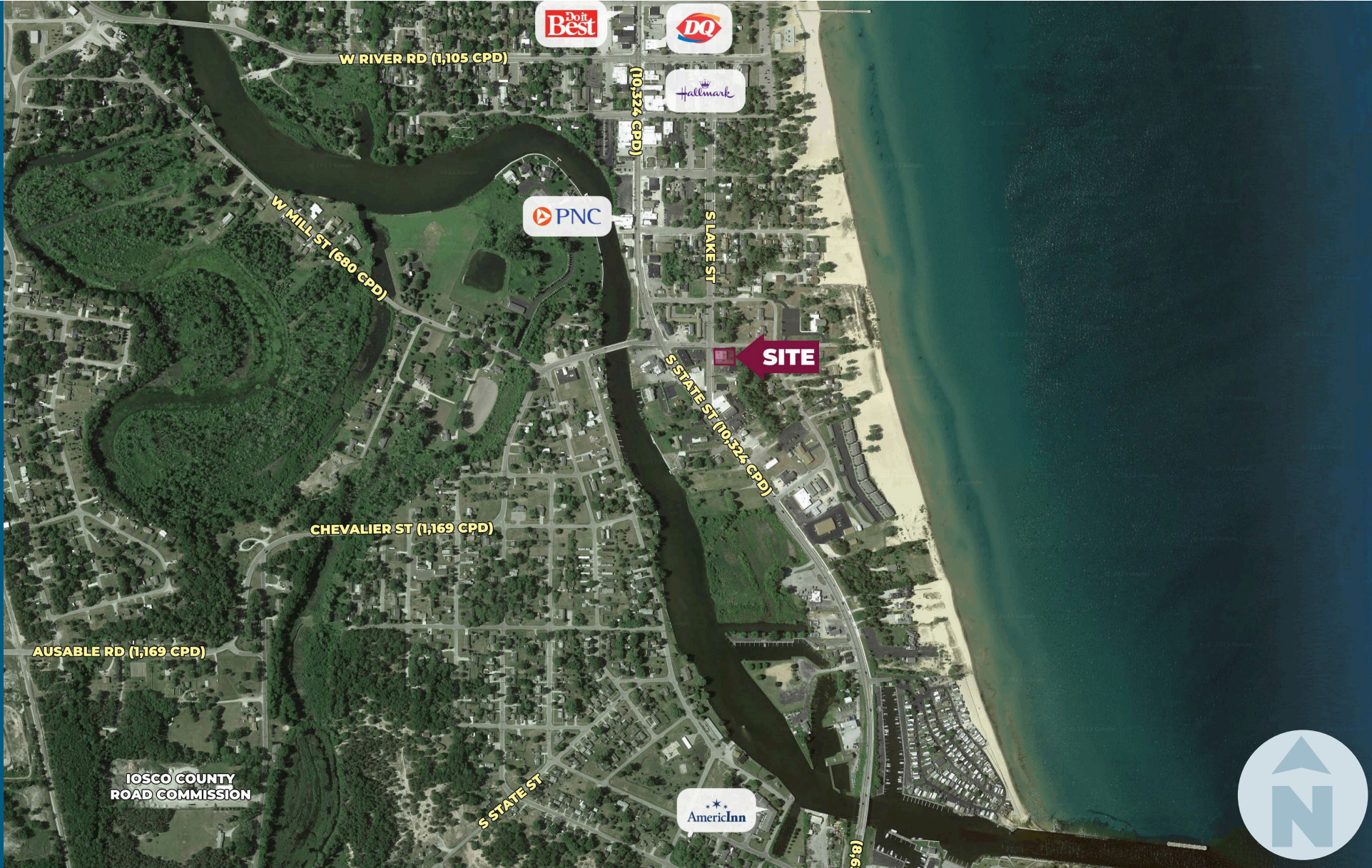


**GORDON S.  
HYDE**  
Director  
[ghyde@landmarkres.com](mailto:ghyde@landmarkres.com)  
248 488 2620

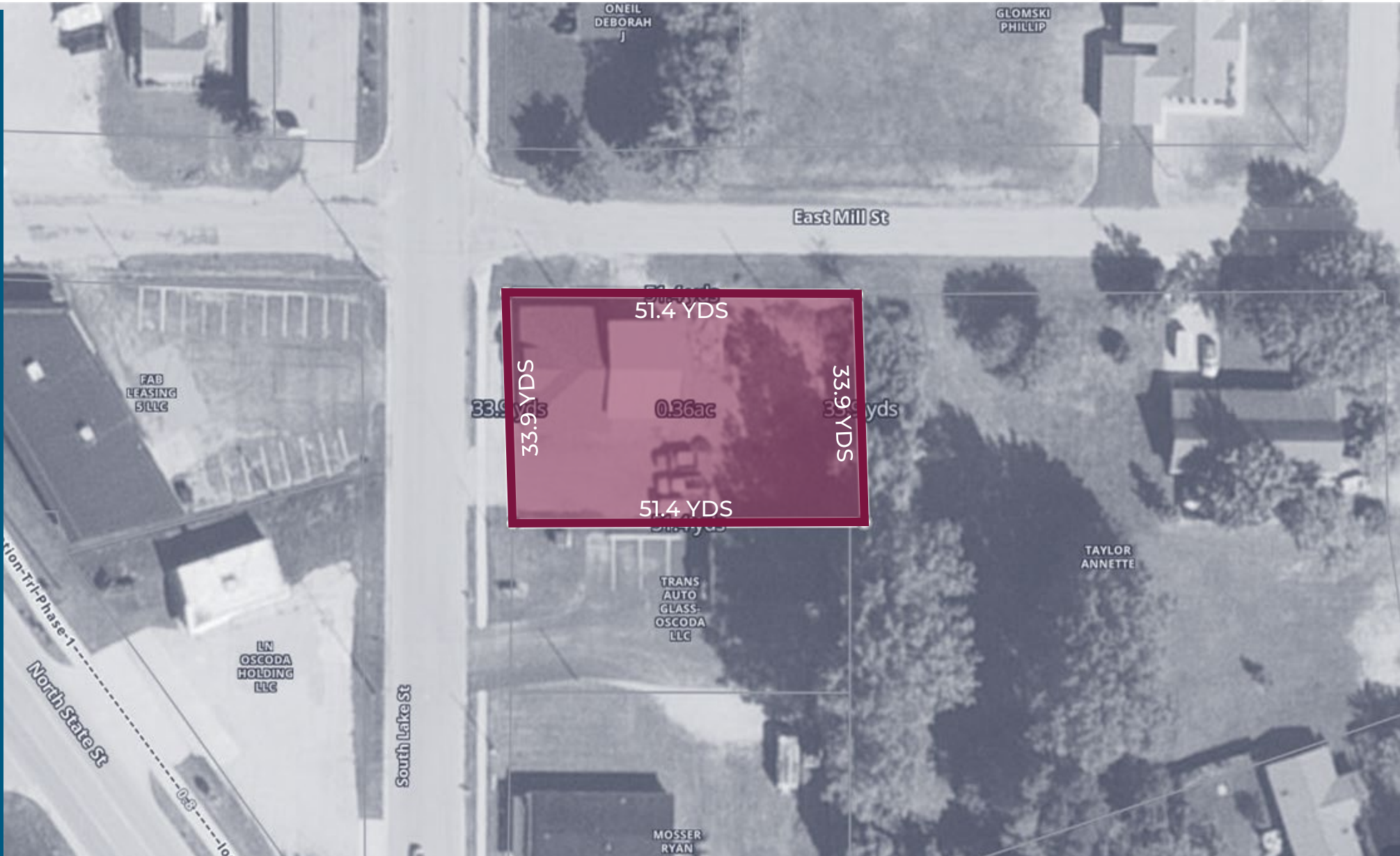
# MICRO AERIAL



# MACRO AERIAL



# PLAT



SITE PHOTOS- OFFICE AREA



SITE PHOTOS- OFFICE



SITE PHOTOS- OFFICE



# SITE PHOTOS- OFFICE



SITE PHOTOS- OFFICE



# SITE PHOTOS- FULL KITCHEN



# SITE PHOTOS- FULL BATHROOM



## SITE PHOTOS- FULL BATHROOM 2



# SITE PHOTOS- WAREHOUSE



# SITE PHOTOS- WAREHOUSE



# SITE PHOTOS- WAREHOUSE



# SITE PHOTOS- WAREHOUSE (BACK)



# SITE PHOTOS- WAREHOUSE (HEATED FLOORING)



# SITE PHOTOS- WAREHOUSE (BOILER FOR HEATED FLOORING)



# SITE PHOTOS- Furnace



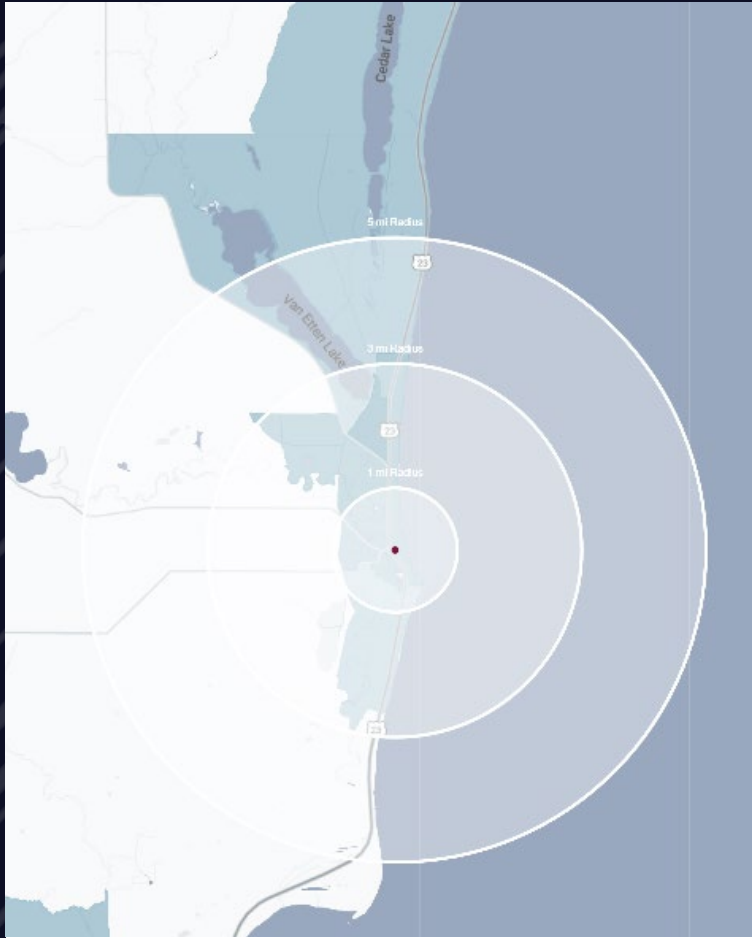
# SITE PHOTOS- 2 Commercial AC Units



# SITE PHOTOS



# DEMOGRAPHICS



## OFFICE WITH WAREHOUSE

111 S Lake St,  
Au Sable Charter Twp, MI

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2022 Estimated Population	1,801	5,079	6,821
2027 Projected Population	1,729	4,928	6,614
2020 Census Population	1,790	5,143	6,880
2010 Census Population	1,760	5,150	6,927
Projected Annual Growth 2022 to 2027	-0.8%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2022	0.2%	-0.1%	-0.1%

### HOUSEHOLDS

2022 Estimated Households	788	2,254	3,063
2027 Projected Households	723	2,097	2,849
2020 Census Households	810	2,360	3,197
2010 Census Households	795	2,356	3,196
Projected Annual Growth 2022 to 2027	-1.7%	-1.4%	-1.4%
Historical Annual Growth 2010 to 2022	-	-0.4%	-0.3%

### RACE

2022 Est. White	90.8%	90.2%	90.9%
2022 Est. Black	2.1%	2.4%	2.1%
2022 Est. Asian or Pacific Islander	1.4%	1.1%	0.9%
2022 Est. American Indian or Alaska Native	0.3%	0.4%	0.4%
2022 Est. Other Races	5.3%	6.0%	5.7%

### INCOME

2022 Est. Average Household Income	\$54,731	\$55,360	\$55,403
2022 Est. Median Household Income	\$38,893	\$43,408	\$45,259
2022 Est. Per Capita Income	\$24,024	\$24,617	\$24,921

### BUSINESS

2022 Est. Total Businesses	128	266	318
2022 Est. Total Employees	735	2,481	3,385

## CONTACT US



**GORDON S.  
HYDE**

*Director*

*ghyde@landmarkcres.com*

**248 488 2620**

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
248.488.2620  
[landmarkcres.com](http://landmarkcres.com)

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.