

15,000 VPD ON DEQUINDRE



PILOT

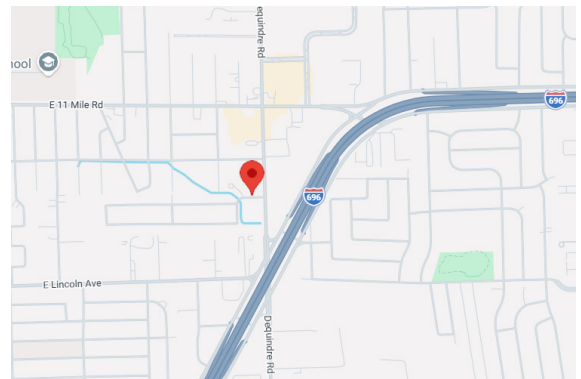
PROPERTY GROUP

CLOSE TO I-696
26201 DEQUINDRE RD, MADISON HEIGHTS, MI 48071

PROPERTY OVERVIEW:

- Gated rear parking area.
- Clean building with new exterior paint, new lighting and epoxy floors in showroom.
- 900 SF basement not included in square footage.
- Highly visible main road frontage.
- Contact broker for more details.

Property Type: Retail/Office
Cross Streets: West side of Dequindre, South of 11 Mile Road
Total Square Footage: 2,660
Frontage: 50'
Parcel Size: 0.27 Acres
Year Built: 1989
Zoning: B-3
Ceiling Height: 16'
Parking Spaces: 12 +/-
Lighting: LED
Heat Type: Rooftop combo along with 2 residential units
Property Taxes: 2025 - \$8,105
Sale Price: \$425,000



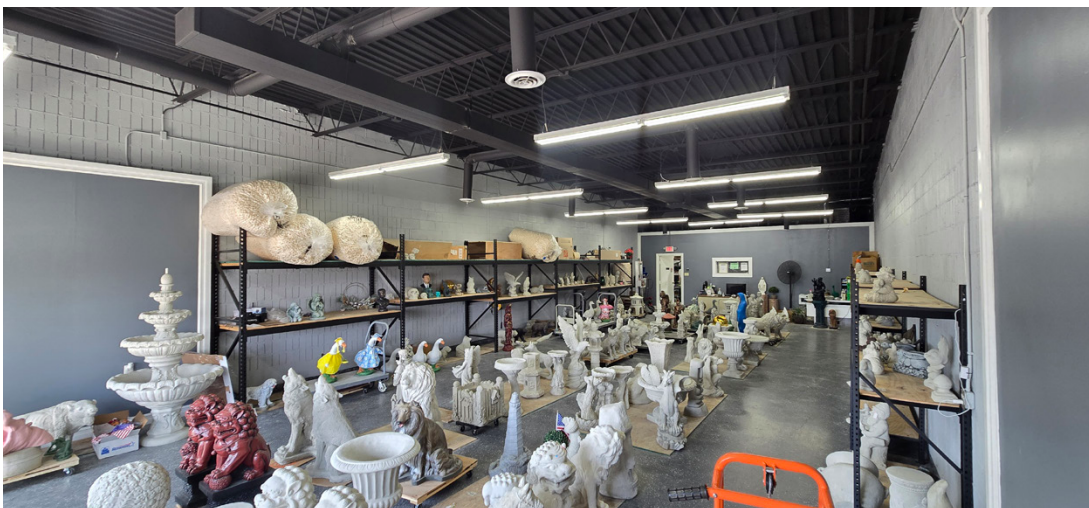
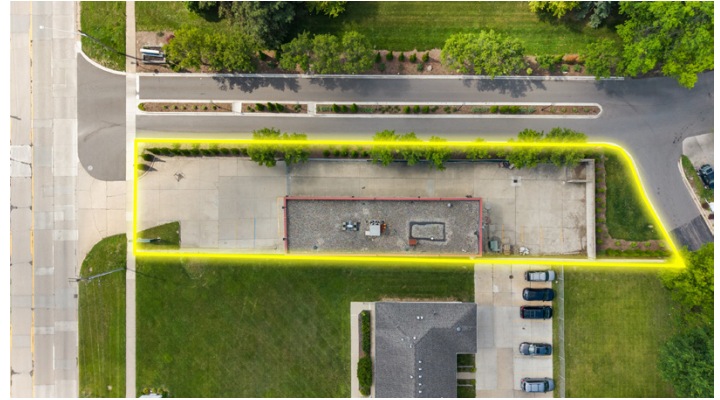
AGENT CONTACT INFO

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ADDITIONAL PHOTOS



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MADISON HEIGHTS ZONING USAGE

Section 3.16 B-3 Regional Business District

PREAMBLE		
The B-3 Regional Business District is designed to provide sites for large-scale commercial establishments that provide goods and services to local residents as well as residents of other surrounding communities. The B-3 District is generally grouped around major interstate highway interchanges, generating a considerable volume of vehicular traffic.		
PERMITTED USES	SPECIAL LAND USES	ACCESSORY USES
- Artist Studio - Auto Repair and Service (Minor) 7.03(2) - Banquet/Assembly/Meeting Halls (greater than 75 persons) 7.03(5) - Banquet/Assembly/Meeting Halls (less than 75 persons) 7.03(5) - Bars and Taprooms - Business or Trade Schools - Child/Adult Day Care Center and Preschools 7.03(6) - Contractor's Office 7.03(9) - Essential Public Utility Services - Financial Institutions - Firearm Retail Sales 7.03(13) - General Retail, Small to Mid-Format (up to 30,000 sq. ft.) and Large-Format (>30,000 sq. ft.) - Government Office Building/Courthouse/Public Police and Fire Services - Home Improvement Centers and Garden Centers, Small to Mid-Format (up to 30,000 sq. ft.) and Large-Format (>30,000 sq. ft.) 7.03(17) - Hotels and Lodging Facilities 7.03(20) - Incubator Kitchen or Catering Facility - Incubator Workspaces - Indoor Recreational Business 7.03(21) - Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution - Institutions of Higher Learning - Medical Office - Microbreweries, Wineries and Distilleries - Personal Service Establishments - Pharmacy - Post Office - Professional Office - Public Library, Museum, Art Center, Community Center - Public Parks - Religious Institutions, Private Clubs, and Lodges (greater than 75 persons) 7.03(39) - Religious Institutions, Private Clubs, and Lodges (less than 75 persons) 7.03(39) - Residential/Commercial Mixed-Use 7.02(2) - Restaurant - Temporary Buildings and Uses 7.03(43) - Theater - Tobacco/Smoke Shop or Smoke Lounge 7.03(44) - Tutoring and Instructional Services - Veterinary Clinic or Animal Grooming 7.03(46) - Wholesale Sales/Retail	- Auto Repair and Service (Major) 7.03(2) - Auto Sales (New and Used) and Rental 7.03(3) - Auto Wash 7.03(4) - Commercial Kennels and Boarding Facilities 7.03(8) - Funeral Homes 7.03(15) - Gasoline/Recharging Stations 7.03(16) - Hospital 7.03(19) - Indoor Shooting Range 7.03(22) - K-12 Schools, Public or Private - Outdoor Recreational Business 7.03(32) - Parking as a Principal Use 7.03(34) - Regulated Uses 7.03(38) - Self-Storage Facility 7.03(40)	- Accessory Buildings, Structures and Uses Section 8.03 - Drive-Through Facilities 7.03(11) - Outdoor Dining and Seating 7.03(31) - Outdoor Sales and Display 7.03(33)