

1831 142nd Ave
Dorr, MI 49323



8,100
Square Feet



0.90
Acres



\$2,100,000
Total Sale Price

FOR SALE

BUSINESS + ASSETS & REAL ESTATE FOR SALE

1831 142nd Avenue is an 8,100 SF vehicle repair building located in downtown Dorr, Michigan, currently occupied by Dorr Standard Service. The building is configured with multiple service and storage bays, with interior heights ranging from 16 to 24 feet, supporting a variety of vehicle service uses.

The property is situated on a corner lot with multiple points of ingress and egress, providing functional access for vehicles and equipment. The site includes ample onsite parking, fenced outdoor storage, and a gas station with an accompanying convenience store.

DO NOT APPROACH EMPLOYEES

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SALE SNAPSHOT



8,100 SF
Building



\$500,000
Real Estate Sale Price

\$61.73/SF
Real Estate Sale Price

BUILDING SNAPSHOT



8,100 SF
Total Building



0.90
Acres



Commercial
Zoning

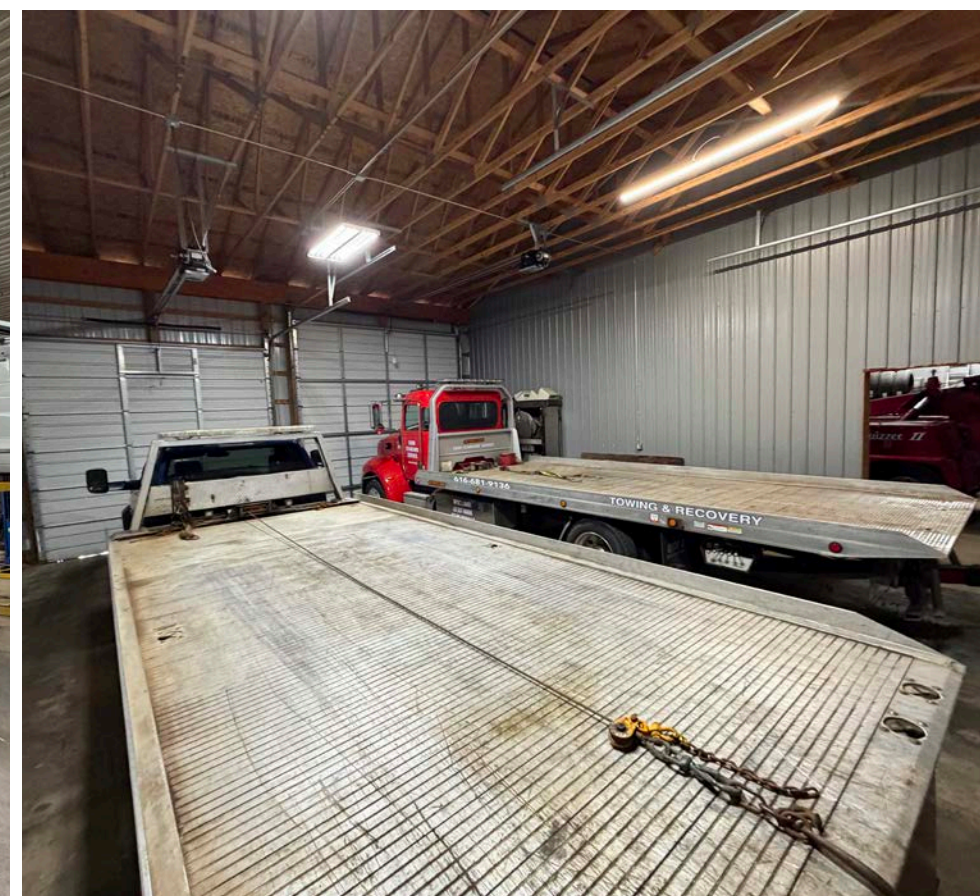
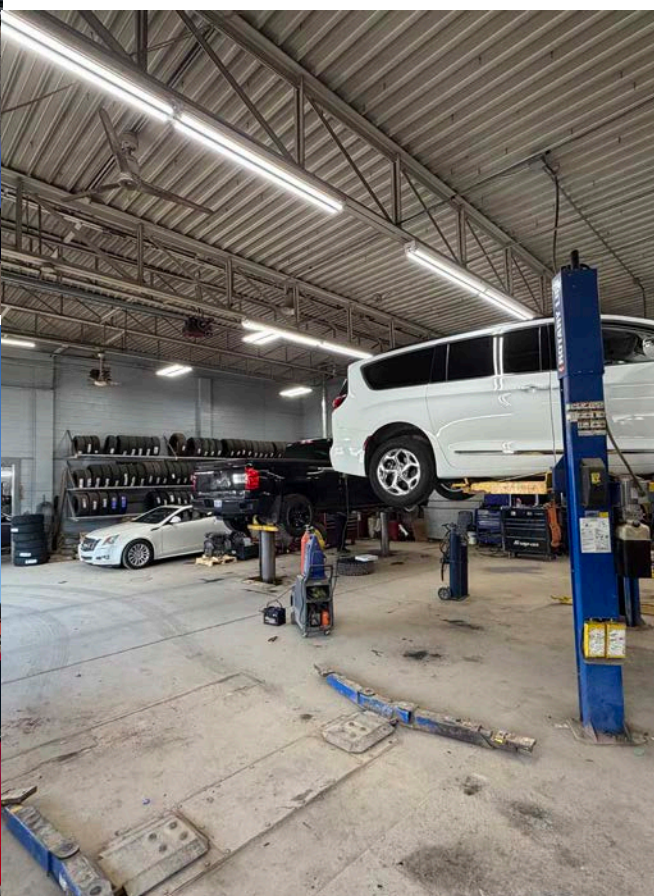
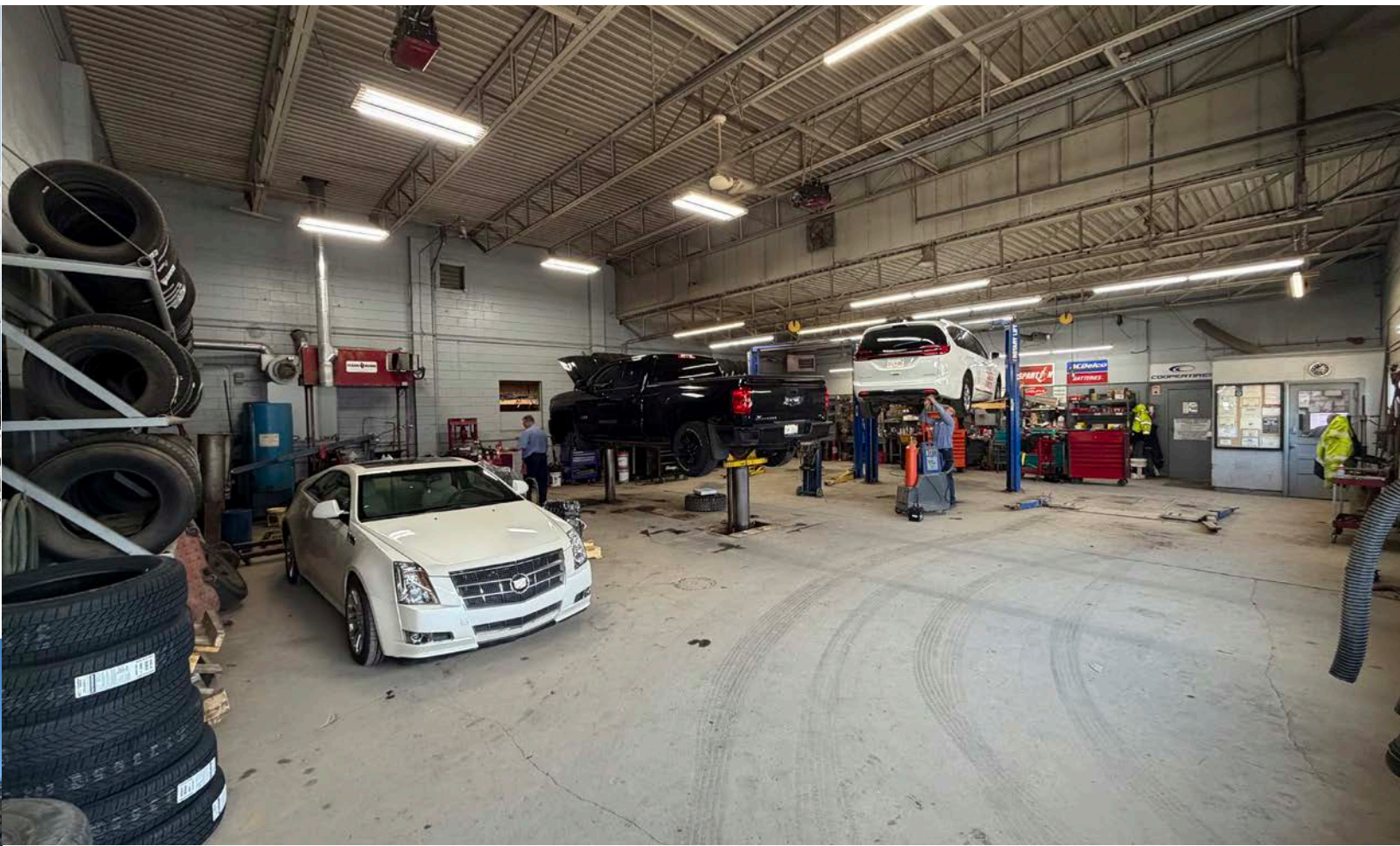
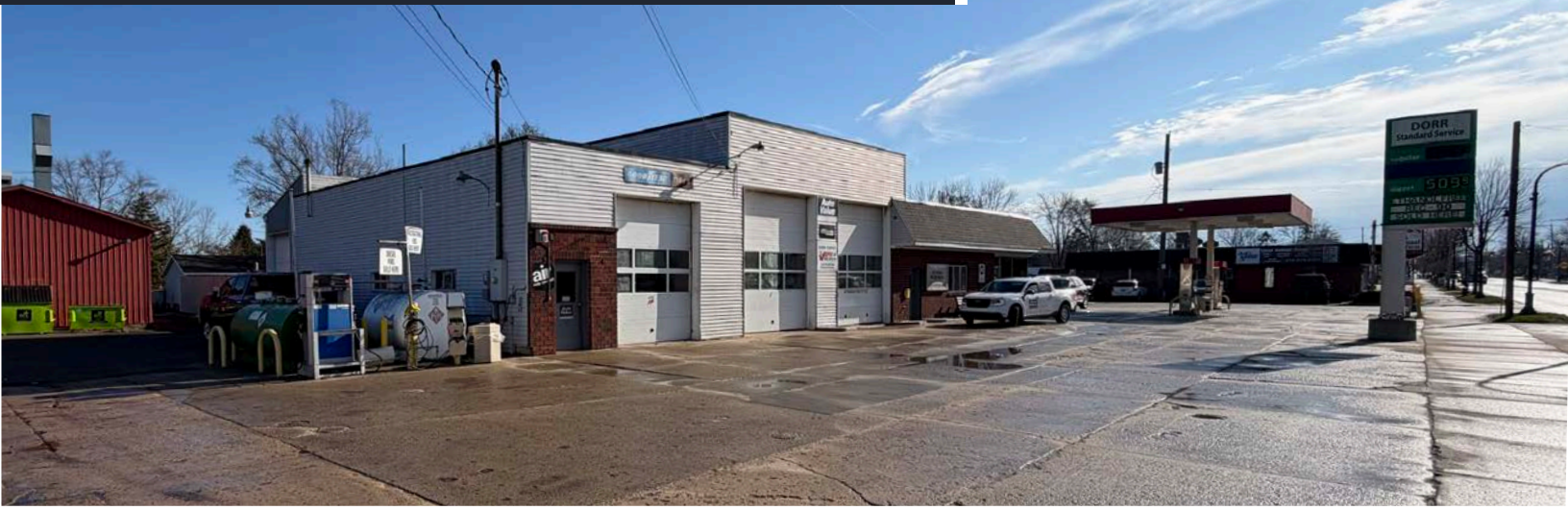
SALE INFORMATION

Total Sale Price	\$2,100,000
Business + Assets	\$1,600,000
Real Estate	\$500,000
RE Sale Price/SF	\$61.73/SF
RE Sale Price/Acre	\$555,555.56/Acre
Possession	At Close
Assessed Value (2025)	\$325,100
Taxable Value (2025)	\$162,512
Real Estate Taxes (2025)	\$7,877 \$0.77/SF

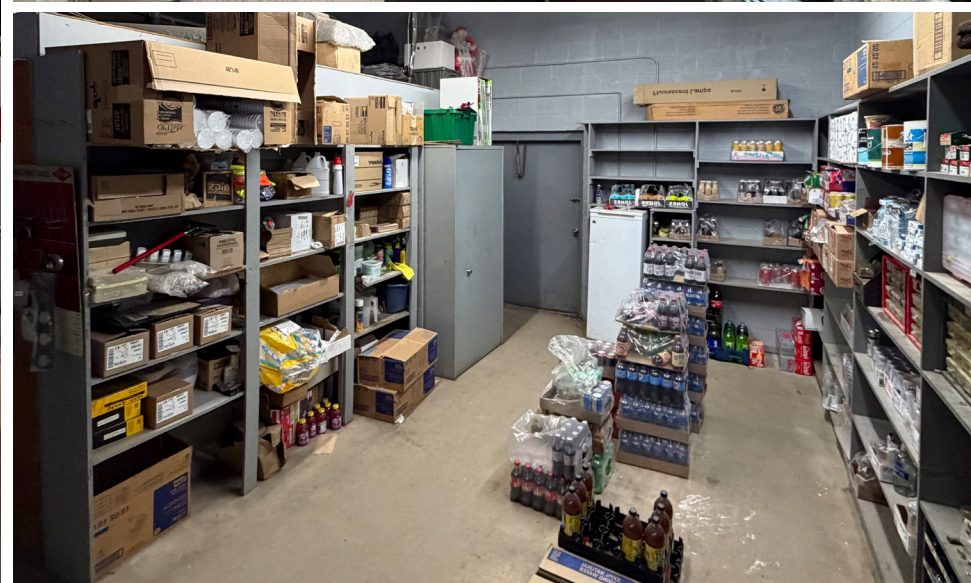
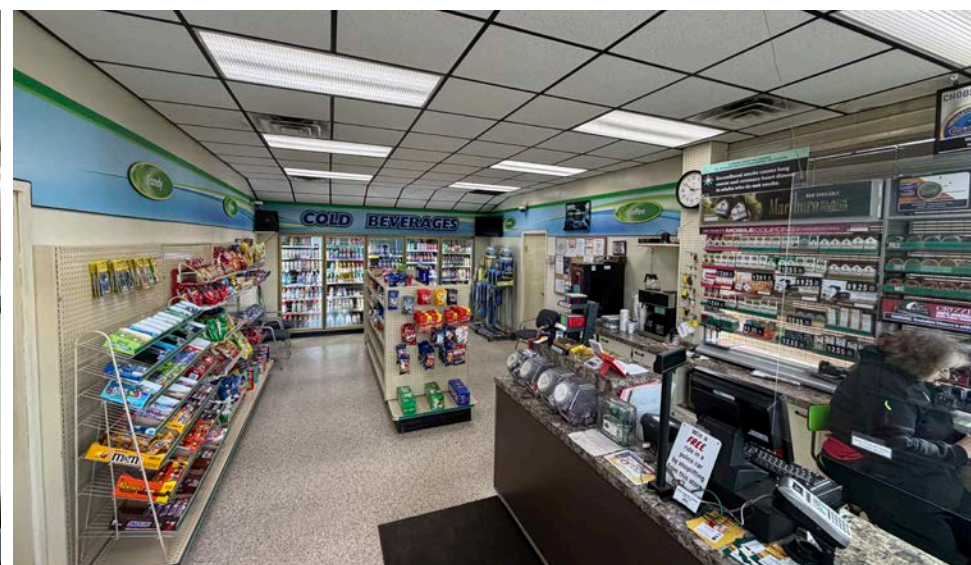
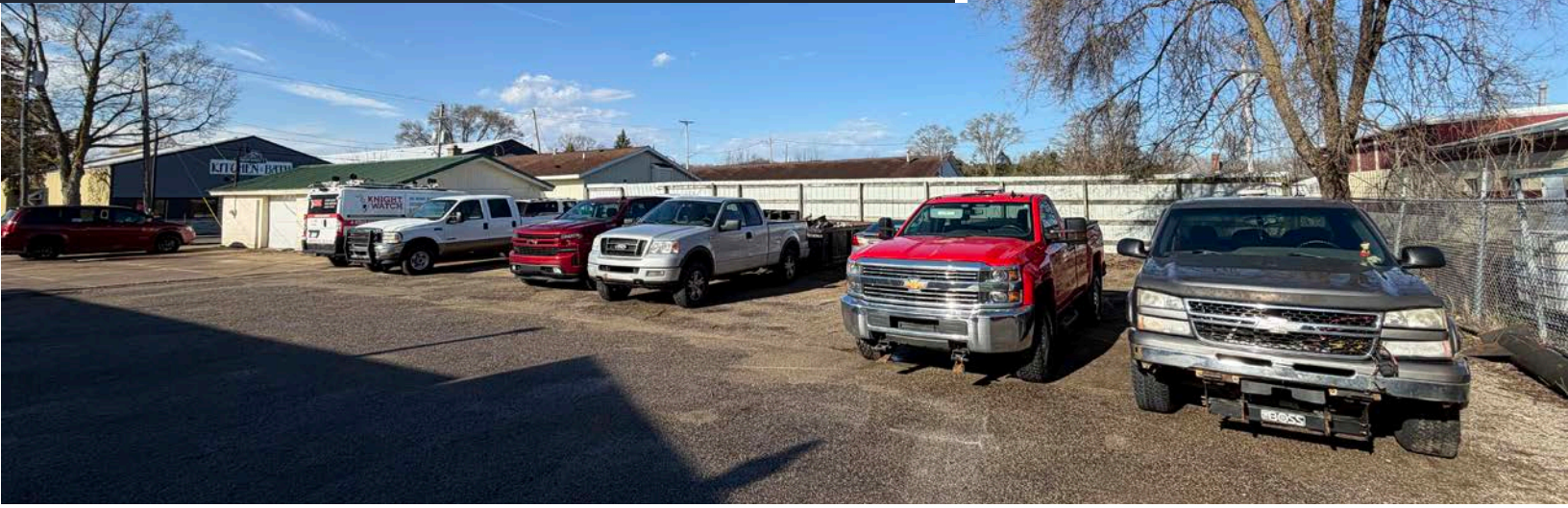
BUILDING INFORMATION

Total Building SF	8,100 SF
Lot Size	0.90 Acres
Parcel Number	05-290-034-00
Year Built	1965
Parking Spaces	Ample
Signage	Pylon & Building
Municipality	Dorr Township
Zoning	E, Commercial

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SITE DEMOGRAPHICS



Total Population

1 Mile

3,173

3 Miles

6,886

5 Miles

16,119



Median Age

37.6

38.1

38.0



Total Households

1,187

2,509

5,942



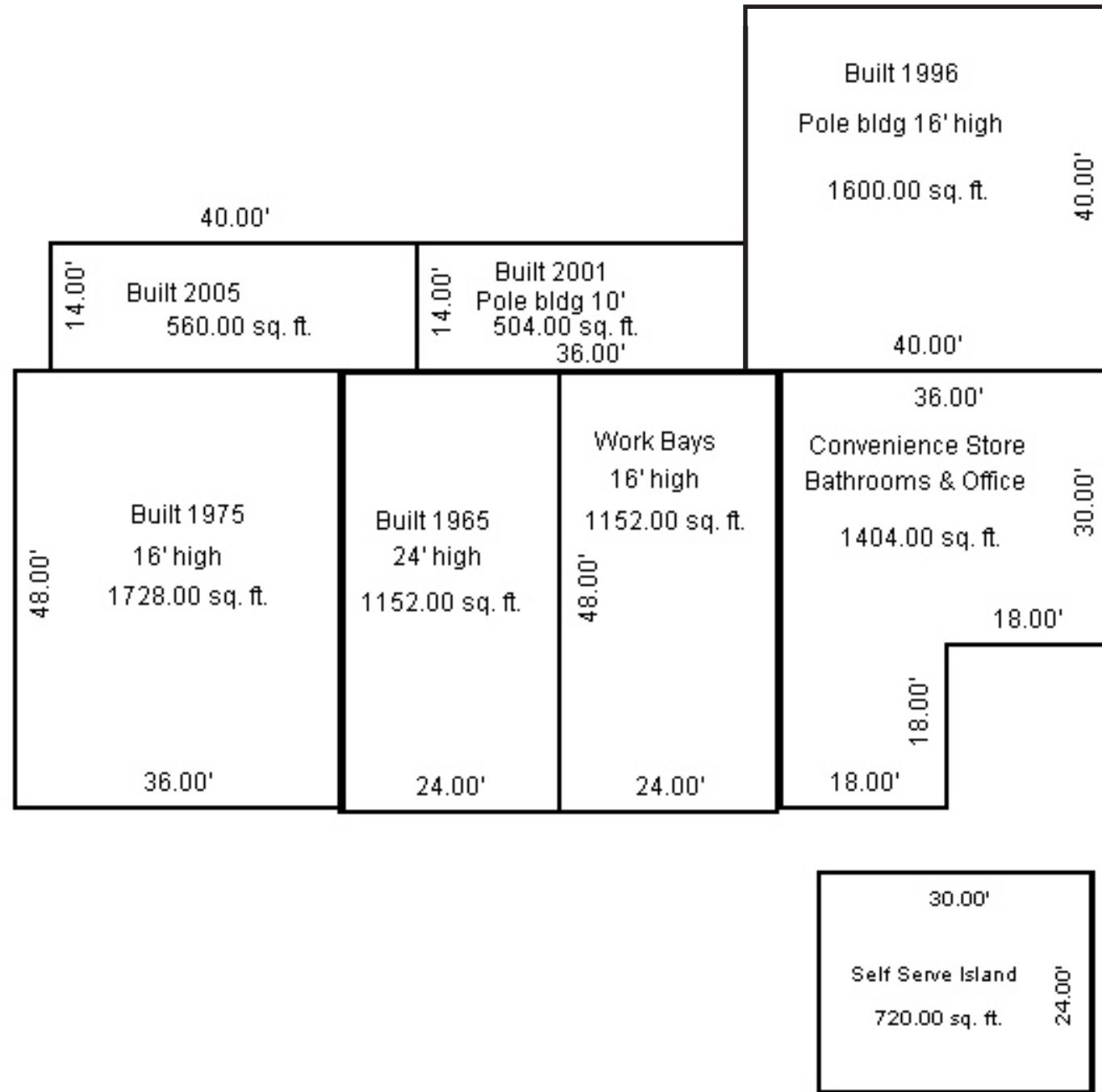
Median Income

\$93,664

\$92,666

\$90,260

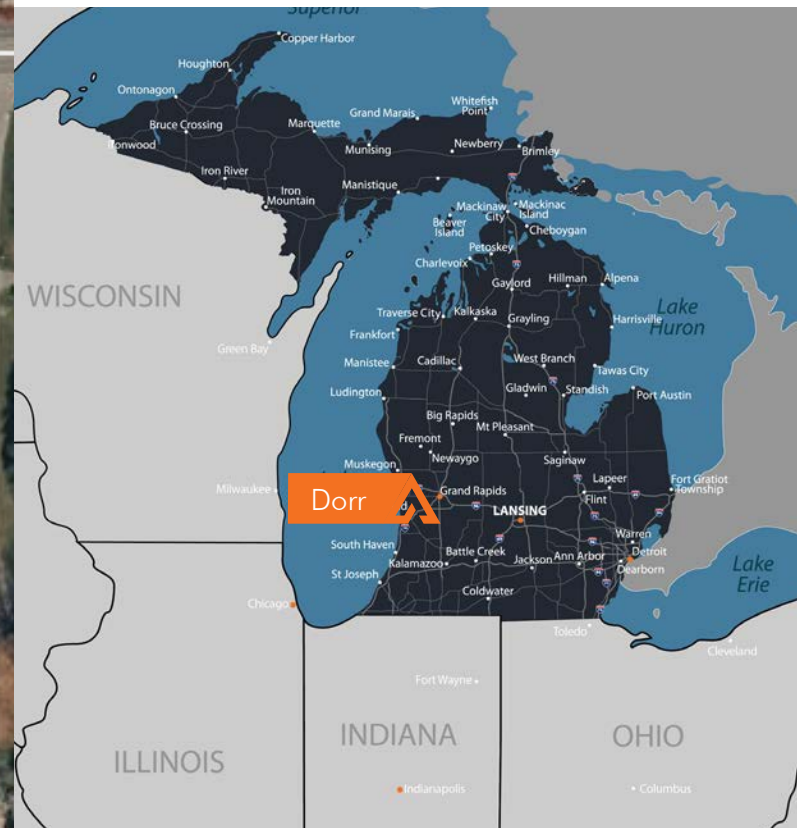
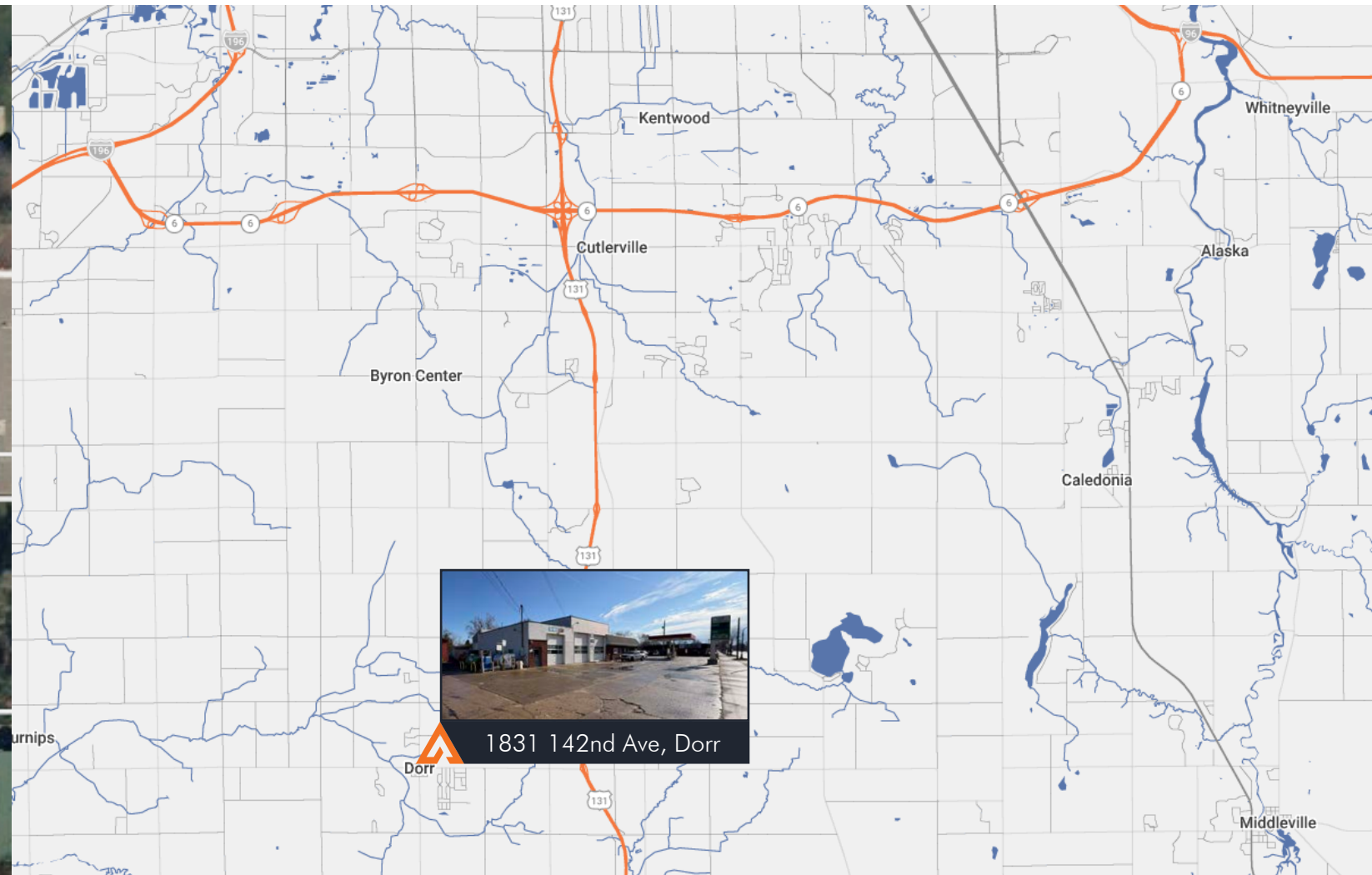
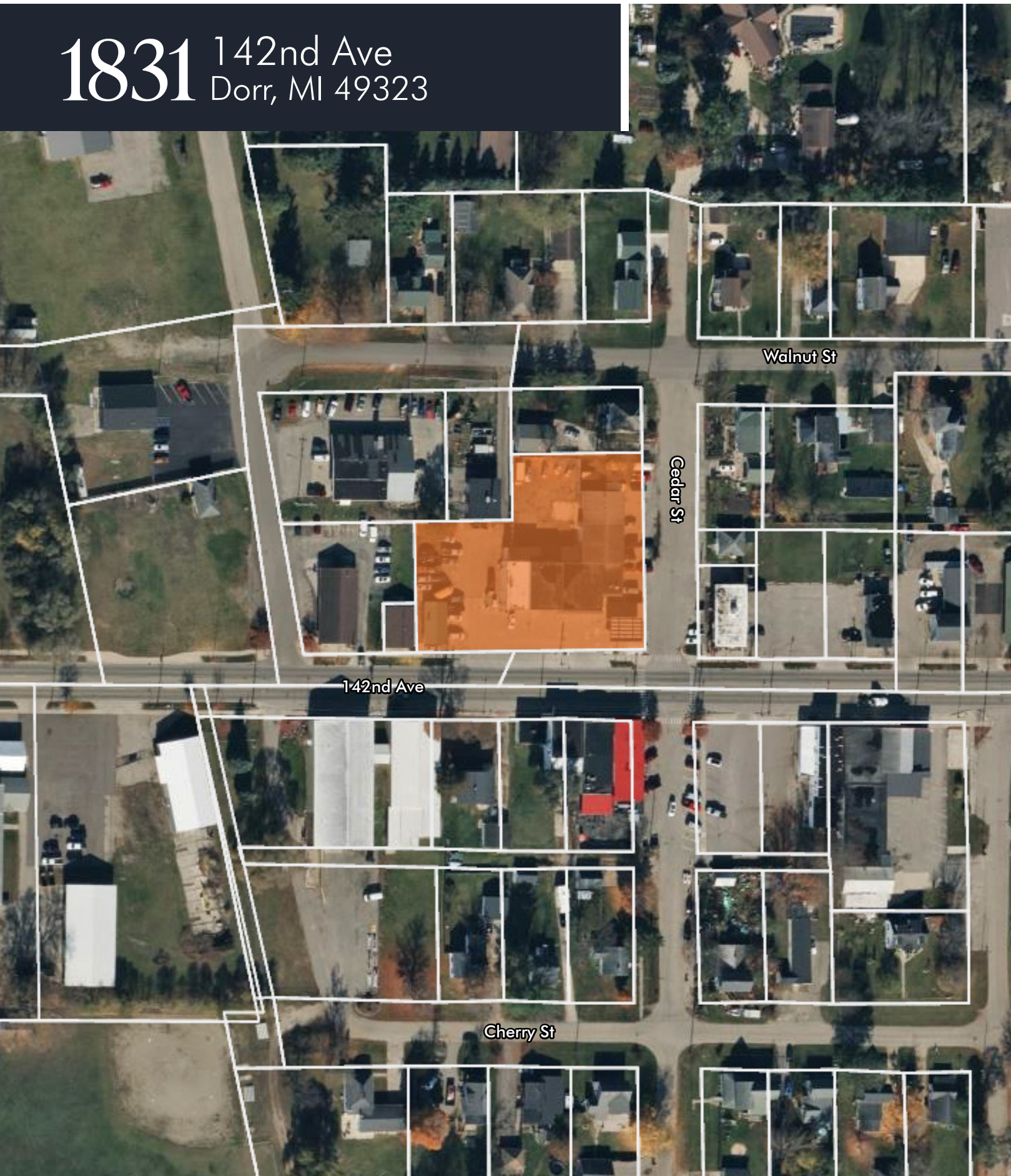
FLOOR PLAN



AREAL AERIAL



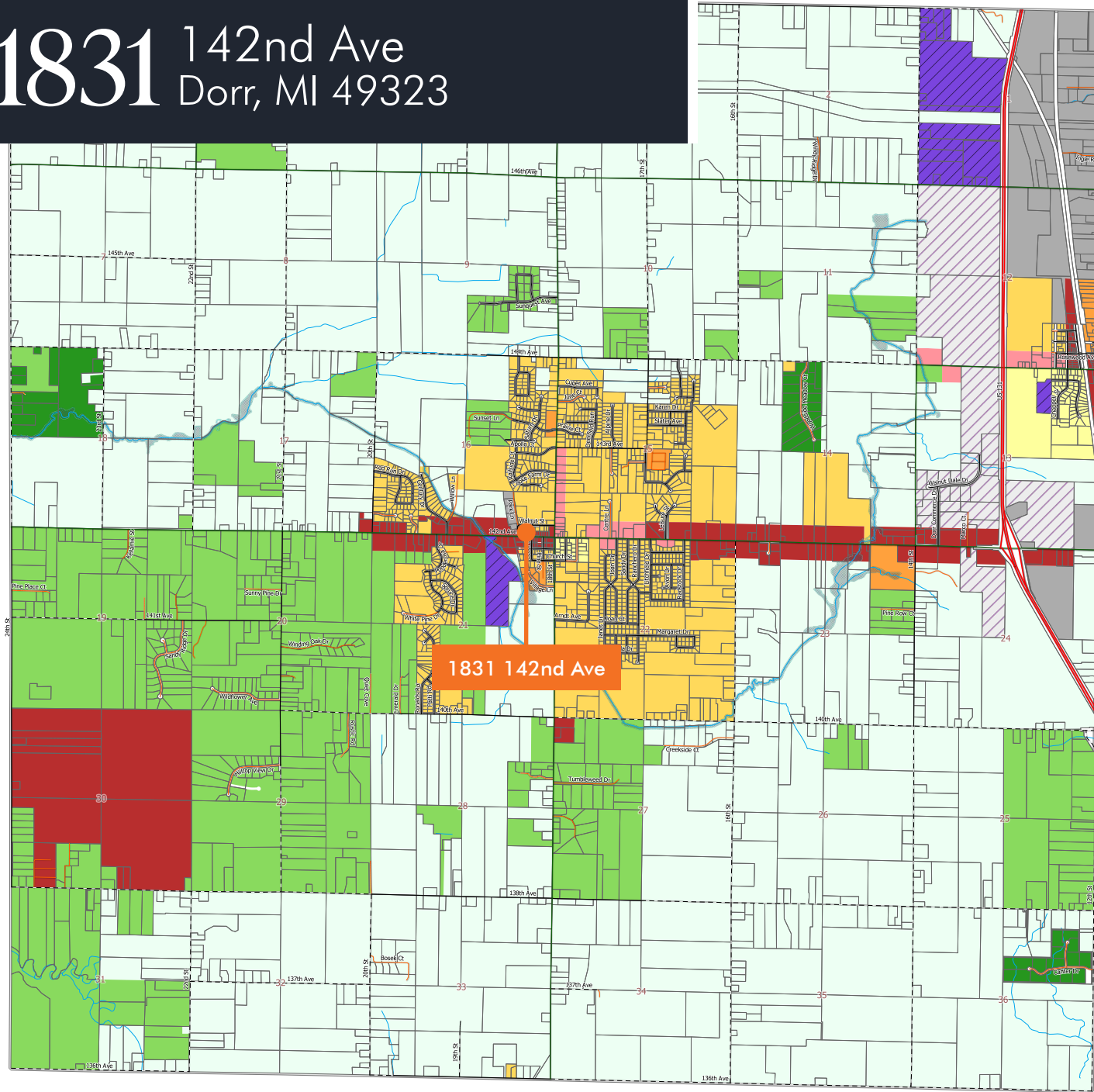
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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	19 miles
Gerald R. Ford International Airport	21 miles
Lansing	78 miles
Detroit	167 miles
Chicago	169 miles
Indianapolis	252 miles



Zoning Districts

 F	Agricultural District	 C	Local Business District
 RA	Rural Agricultural District	 E	Commercial District
 RE	Rural Estate and Open Spaces District	 MX	Mixed Use District
 A	Residential District	 I	Industrial District
 B-1	Residential District	 PUD	Planned Unit Development
 B-2	Residential District	 RRO	Rabbit River Overlay District

DORR TOWNSHIP ZONING ORDINANCE

300.452 Use Regulations

Sec. 9.02. Land and/or buildings in the C and D, Local Commercial District may only be used for the following, subject to the site plan review requirements of Chapter 14A herein.

- a. Any non-residential use permitted in the A and B Residential Districts.
- b. Personal service establishments such as barber shops, beauty salons, shoe repair, photographic studios, dry cleaning, self service laundry facilities, and other similar establishments.
- c. Retail shops and stores, including but not limited to bakeries, pharmacies including those with a drive-up window, hardware stores, appliance, electronics and furniture stores, clothing shops, video rental and sales and similar uses.
- d. Professional offices of doctors, dentists, including medical clinics, lawyers, architects, planners, engineers, realtors, and other similar professions.
- e. Offices for governmental agencies, libraries, museums, and similar public uses.
- f. Business or trade schools.
- g. Dancing, art, and music studios.
- h. The repair or assembly of products sold by a permitted use in this district provided it does not constitute the principal use and all such work is performed inside.
- i. Catering establishment.
- j. Pet shop including grooming services.
- k. Financial and business service establishments such as banks with or without drive up windows.
- l. Health and physical fitness establishments.
- m. Gas station/convenience stores.
- n. Motor vehicle service stations and gas service stations which perform such services as tire sales and installation; oil changes; brake, shocks and exhaust work; engine analysis and tune-ups; front end alignments; heating and air conditioning repair and similar minor vehicle repair services. All such services shall take place within an enclosed building and no materials or parts shall be kept outdoors. Limited outdoor repair of vehicles is permitted provided such activities do not create a nuisance to adjacent properties.
- o. Eating and drinking establishments with or without drive through or drive up facilities. Outdoor dining is permitted. If the outdoor dining area is located on a public sidewalk then the dining area must not encroach upon a minimum of five feet of unobstructed sidewalk space adjacent to the curb or driving lane. Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of 36 inches.
- p. Establishments serving alcoholic beverages, with or without live music subject to any applicable State of Michigan regulations.
- q. Veterinary clinics including those which provide kennel services except that outdoor runs are prohibited.
- r. Mini warehouses/self storage buildings.
- s. Shops or stores for carrying on the trade of electricians, decorators, painters, upholsterers, photographers, similar artisans except metal workers.
- t. Indoor recreation establishments such as video arcades and video gaming establishments, indoor rock climbing and athletic fields, skating rinks and pool and billiards establishments.
- u. Establishments for the repair of small engines, appliances and similar equipment.
- v. Uses and structures customarily incidental and accessory to the principal use.
- w. Essential public service equipment.

- y. Residential dwellings above retail, service and office uses subject to the following:
 - 1. The dwelling unit(s) shall only be located on the second and/or third floors of a building.
 - 2. The dwelling unit(s) shall be completely separated from the non-residential uses in the same building with a separate means of entrance and internal or external staircase.
 - 3. Each dwelling unit shall contain a minimum of 700 square feet of floor area for a one bedroom unit and an additional 100 square feet of floor area for each additional bedroom.
 - 4. Second and third story residential uses shall comply with all applicable accessibility requirements of the Americans with Disabilities Act.
 - 5. Off street parking shall be provided as required by this Ordinance.
 - 6. A building permit shall be obtained to establish a dwelling unit in order to ensure compliance with the requirements of this Section and with the Township Building Code, Fire Code and the County Health Department. The entire building containing the dwelling unit(s) shall be also be brought into compliance with the Building Code and Fire Code before an occupancy permit is issued.
 - y. Other uses which are determined by the Planning Commission to be similar in nature and operation to the above uses.
- (Amend. of 3-6-1980; Amend. of 9-3-1981; Ord. No. 29, 9-2-1993; Ord. of 4-15-2008)

300.453 Special Uses.

Sec. 9.03. Land and/or buildings in the C and D, Local Commercial District may only be used for the following uses when approved for a Special Use Permit by the Planning Commission, subject to the provisions for Special Uses as contained in this Ordinance.

- a. Essential public services buildings.
- b. Housing for the elderly including retirement housing, assisted living and nursing facilities.
- c. Adult and child day care centers.
- d. Indoor and outdoor recreation facilities which by their nature can attract a large number of users or which operate in a manner which can negatively affect nearby properties. Such uses include but are not limited to bowling alleys, movie theaters, miniature golf courses and go cart tracks.

(Ord. No. 29, 9-2-1993; Ord. of 4-15-2008)

300.532 Use Restrictions.

Sec. 11.02. Land and/or buildings in the E, Commercial District may only be used for the following, subject to the site plan review requirements of Chapter 14A herein.

- a. Any use permitted in the C and D Local Commercial Districts.
- b. Public or private clubs and lodges or similar places of assembly.
- c. Motels and hotels.
- d. Printing, lithography, publishing, and photocopy establishments.
- e. Ambulance service establishments.
- f. Tire shops including recapping and re-treading.
- g. Motor vehicle detailing establishments excluding spray painting and body repair of motor vehicles.
- h. Building contractors such as painters, plumbers, electrical, cement, heating and air conditioning, fencing, and similar uses provided that any materials or equipment kept outside shall be screened from the view of nearby properties and roadways.
- i. Medical and dental laboratories.

- j. Radio and television studios.
 - k. Establishments for the distribution of dairy products.
 - l. Municipal garages, utility service buildings, or storage yards.
 - m. Uses and structures customarily incidental and accessory to the principal use.
 - n. Other uses which are determined by the Zoning Administrator to be similar in nature and operation to the above uses.
- (Amend. of 3-6-1980; Ord. No. 29, 9-2-1993; Ord. of 12-4-2008)

300.533 Special Uses.

Sec. 11.03. Land and/or buildings in the E, Commercial District may only be used for the following uses when approved for a Special Use Permit by the Planning Commission, subject to the provisions for Special Uses as contained in this Ordinance.

- a. Special uses as permitted in the C and D Local Commercial Districts.
- b. Open air businesses including but not limited to: the sale of motor vehicles, farm implements, lawn and garden equipment sales and service, motor homes, mobile homes, mobile or modular homes, and similar uses.
- c. Vehicle body shops provided all work is performed within an enclosed building and the outside storage of vehicles is screened from the view of nearby properties.
- d. Automatic and self serve vehicle wash facilities.
- e. Outdoor movie theatres.
- f. Machine shops and tool and die establishments.
- g. Outdoor places of assembly for public amusement or entertainment or assembly.
- h. Special controlled uses as regulated by Sec. 300.536, Sec. 1106 herein.
- i. Retail building supply and equipment stores.
- j. Retail nurseries and garden centers.

(Amend. of 3-6-1980; Ord. No. 29, 9-2-1993; Ord. of 12-4-2008)



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