

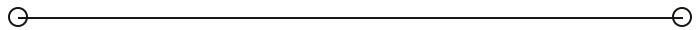


SALE

Former Pontiac YMCA

131 UNIVERSITY DRIVE

Pontiac, MI 48342



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Former Pontiac YMCA consisting of a 46,263 square foot building situated on 2.61 acres. The property includes a 125+ space parking lot and offers a variety of recreational, assembly, and office areas.

Building features include men's and women's locker rooms with showers, two swimming pools, two gymnasiums, a fitness/weight room, auditorium with stage, commercial kitchen, and dining area. The facility also contains four separate office areas, each with its own reception area and private offices.

The property's layout and existing infrastructure can accommodate a variety of institutional, educational, recreational, religious, office, or redevelopment uses.

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PROPERTY HIGHLIGHTS

- Built 1938
- Unobstructed visibility from University Drive.
- Zoning: C-O Office Business

OFFERING SUMMARY

SALE PRICE:	\$995,000
LOT SIZE:	2.61 Acres
BUILDING SIZE:	46,263 SF

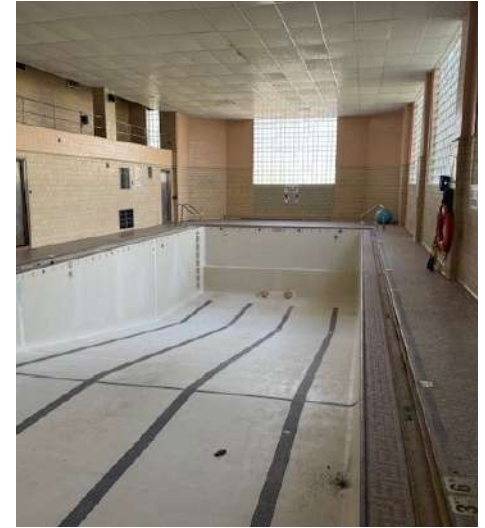
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT

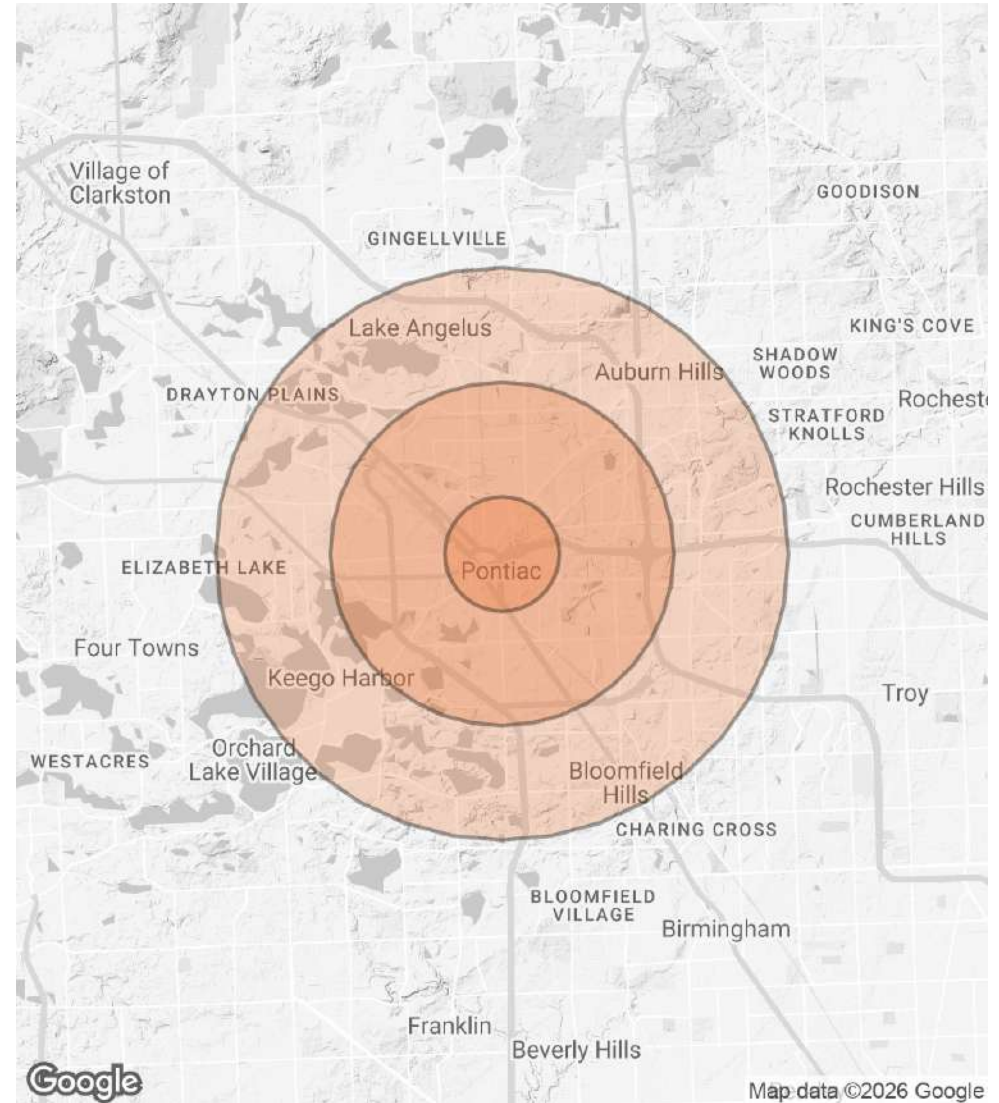
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,893	76,042	157,751
AVERAGE AGE	35.2	37.2	40.8
AVERAGE AGE (MALE)	37.8	36.2	39.7
AVERAGE AGE (FEMALE)	34.0	38.5	41.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,614	31,207	66,943
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$51,930	\$71,299	\$106,507
AVERAGE HOUSE VALUE	\$93,236	\$188,094	\$329,822

2023 American Community Survey (ACS)



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The Treasury

28 N. Saginaw Lofts

The Exchange Flats

McLaren Hospital

LOOK WHATS NEW IN PONTIAC

McLaren Hospital

McLaren Oakland opened a \$14 million, 21-bed cancer unit with private rooms and advanced oncology care, in partnership with the Karmanos Cancer Institute.

The Treasury

The Treasury is a historic, elegantly restored event venue in downtown Pontiac, offering a grand ballroom setting for weddings, galas, and private events.

28 North Saginaw Lofts

The historic Pontiac State Bank Building is being converted into 132 apartments and commercial space investing over \$10M into the downtown.

The Exchange Flats

Proposed \$106M, 287 unit multifamily redevelopment of the Former Oakland Press Building including 75,000 square foot event space and food hall.

Woodward Avenue Improvements

51111 Woodward

Phoenix Center Demolition

31 E. Judson



LOOK WHATS NEW IN PONTIAC

Phoenix Center Garage

The Phoenix Center garage demolition in Pontiac is clearing the way to reconnect downtown streets, create new office and parking spaces, and revitalize the city's core.

31. E Judson Street

31 E. Judson Street is being renovated into a new Oakland County satellite campus to house 700 employees as part of Pontiac's downtown revitalization.

51111 Woodward Ave

51111 Woodward is being renovated alongside 31. E Judson into for additional county and state offices.

New Woodward Loop

The proposed improvements would restore two-way traffic to the loop and create pedestrian and bicycle access to the Downtown



31. E Judson Building

The 31 E. Judson property in downtown Pontiac is being redeveloped into a state-of-the-art Oakland County office campus, bringing 700 employees back to the city for the first time in over 50 years. The project includes extensive building renovations, two new parking structures with EV charging, expanded public green space, and upgraded infrastructure, creating a vibrant, accessible hub that supports both commercial growth and community engagement.



New Parking Garage

The proposed parking garage in Downtown Pontiac is designed to support the city's growing workforce and visitors, providing ample parking with modern amenities, including electric vehicle charging stations. Strategically located, it will improve accessibility, enhance downtown connectivity, and complement ongoing redevelopment efforts, creating a more vibrant and convenient urban environment.



Contour Windows Expansion

Contour Windows is investing \$40 million to construct a new 160,000-square-foot manufacturing facility on 20 acres of undeveloped land in Pontiac. This expansion will create up to 250 new jobs, enhancing the company's production capacity and contributing to the local economy.

MEET THE TEAM



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