

MADISON HEIGHTS - FREESTANDING INDUSTRIAL/RETAIL BUILDING

26610 JOHN R ROAD | MADISON HEIGHTS, MI 48071



FOR SALE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com

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PROPERTY HIGHLIGHTS

- Freestanding industrial/retail building available for sale.
- The versatile two-story configuration creates the opportunity to separate showroom, office, administrative, storage, and operational areas, offering an excellent owner-user opportunity for a business seeking to own its facility while maintaining visibility on a major commercial road.
- The property features one-hundred twenty (120) feet of main road frontage, twelve (12)-foot ceiling heights, one (1) 10 foot overhead door, 800 amp electrical service, and sixteen (16) parking spaces.
- Flexible B-3 Regional Business zoning accommodates a broad range of potential commercial uses, including retail, professional and medical office, contractor office, indoor recreation, and industrial equipment sales/service.
- Additional uses such as major auto repair, auto sales, auto wash, and self-storage may be available through Special Land Use approval.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,769	60,584	151,010
Total Population	16,423	129,466	344,426
Average HH Income	\$93,689	\$101,056	\$92,833

BUILDING SIZE

6,826 SF

LAND SIZE

0.31 Acres

ASKING PRICE

\$649,999

AREA TENANTS



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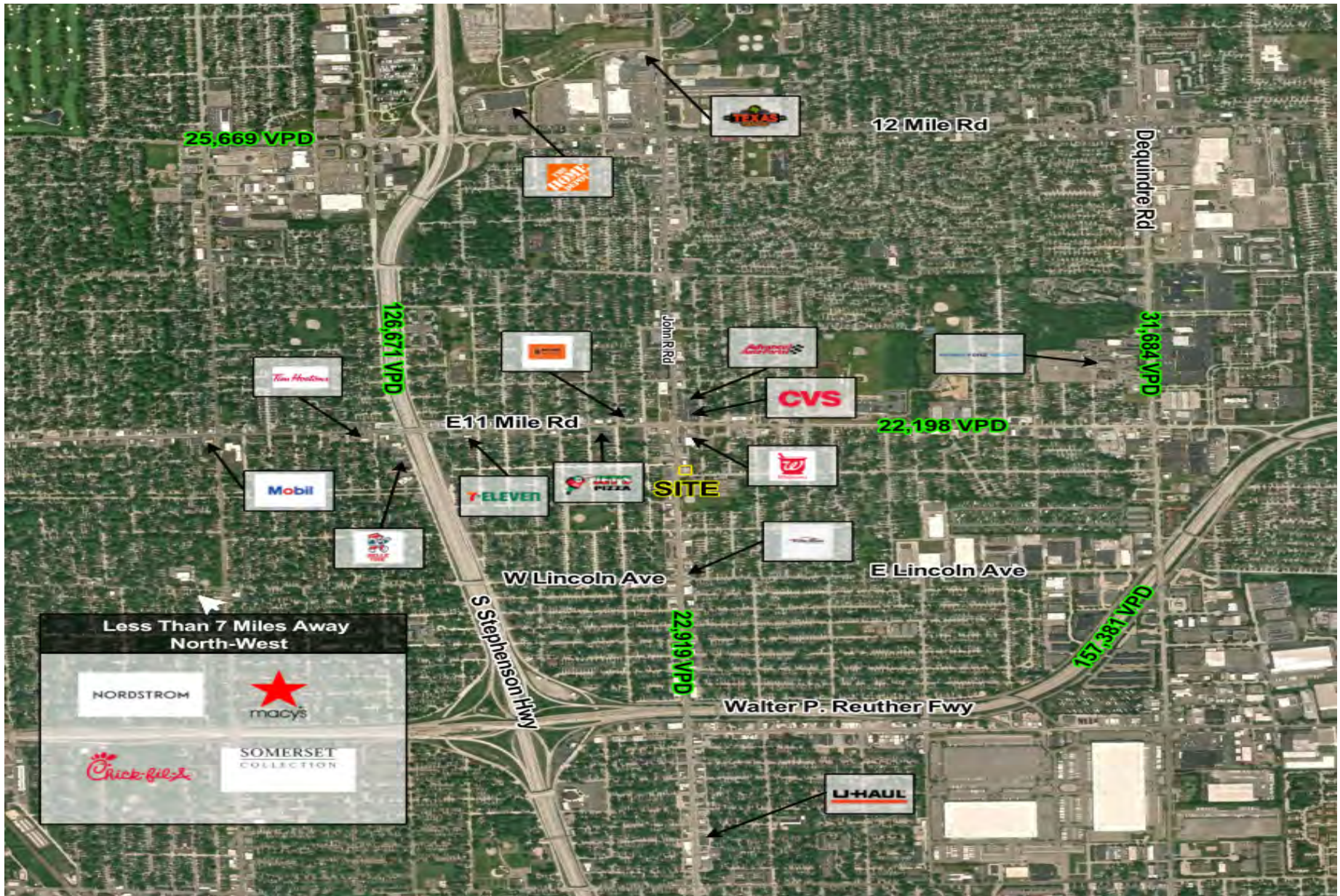
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CHARLES AL-SHEIKH

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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Real Estate Agency Relationships:

Seller's/Owner's Agent - A seller's/owner's agent, under a listing agreement with the seller/owner, acts solely on behalf of the seller/owner. A seller/owner can authorize a seller's/owner's agent to work with subagents, buyer's/tenant's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller/owner. Seller's/Owner's agents and subagents will disclose to the seller/owner known information about the buyer/tenant which may be used to the benefit of the seller/owner. Individual services may be waived by the seller/owner through execution of a limited service agreement.

Buyer's/Tenant's Agent - A buyer's/tenant's agent, under a buyer's/tenant's agency agreement with the buyer/tenant, acts solely on behalf of the buyer/tenant. Buyer's/Tenant's agents and subagents will disclose to the buyer/tenant known information about the seller/owner which may be used to benefit the buyer/tenant. Individual services may be waived by the buyer/tenant through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller/owner and buyer/tenant in a transaction, but only with the knowledge and informed consent, in writing, of both the seller/owner and the buyer/tenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller/owner or the buyer/tenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller/owner, and the buyer/tenant.

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