

**RARE OPPORTUNITY TO OWN
ON VAN DYKE**

PRICE REDUCED!



PILOT

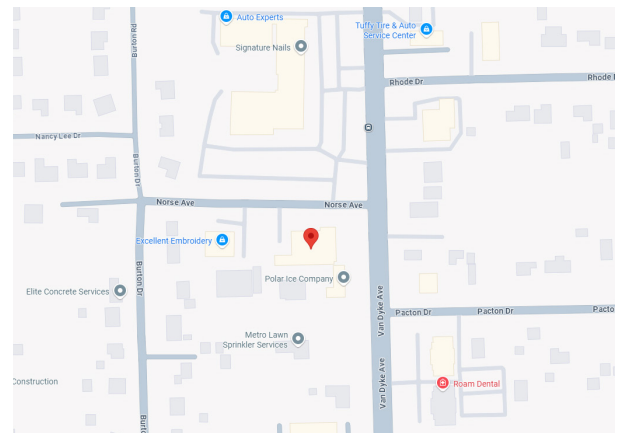
PROPERTY GROUP

47979 VAN DYKE, SHELBY TOWNSHIP, MI 48317

PROPERTY OVERVIEW:

Premium frontage on Van Dyke with monument signage.
Over 26,000 vehicles daily.
Please do not disturb current business.
Contact the Broker for more information.

Property Type: Retail
Cross Streets: West side of Van Dyke, bet. 21 and 22 Mile
Total Square Footage: 13,447
Parcel Size: 1.062 Acres
Lot Size: 151' x 296'
Year Built: 1967 (Roof replaced 2017 w/20 yr warranty
HVAC's - 4 units - replaced 2020)
Zoning: C-2
Ceiling Height: 13'
Grade Level Doors: 1
Parking Spaces: 40 +/-
Property Taxes: 2024: \$10,600.44
Sale Price: ~~\$1,800,000~~ **\$1,685,000**



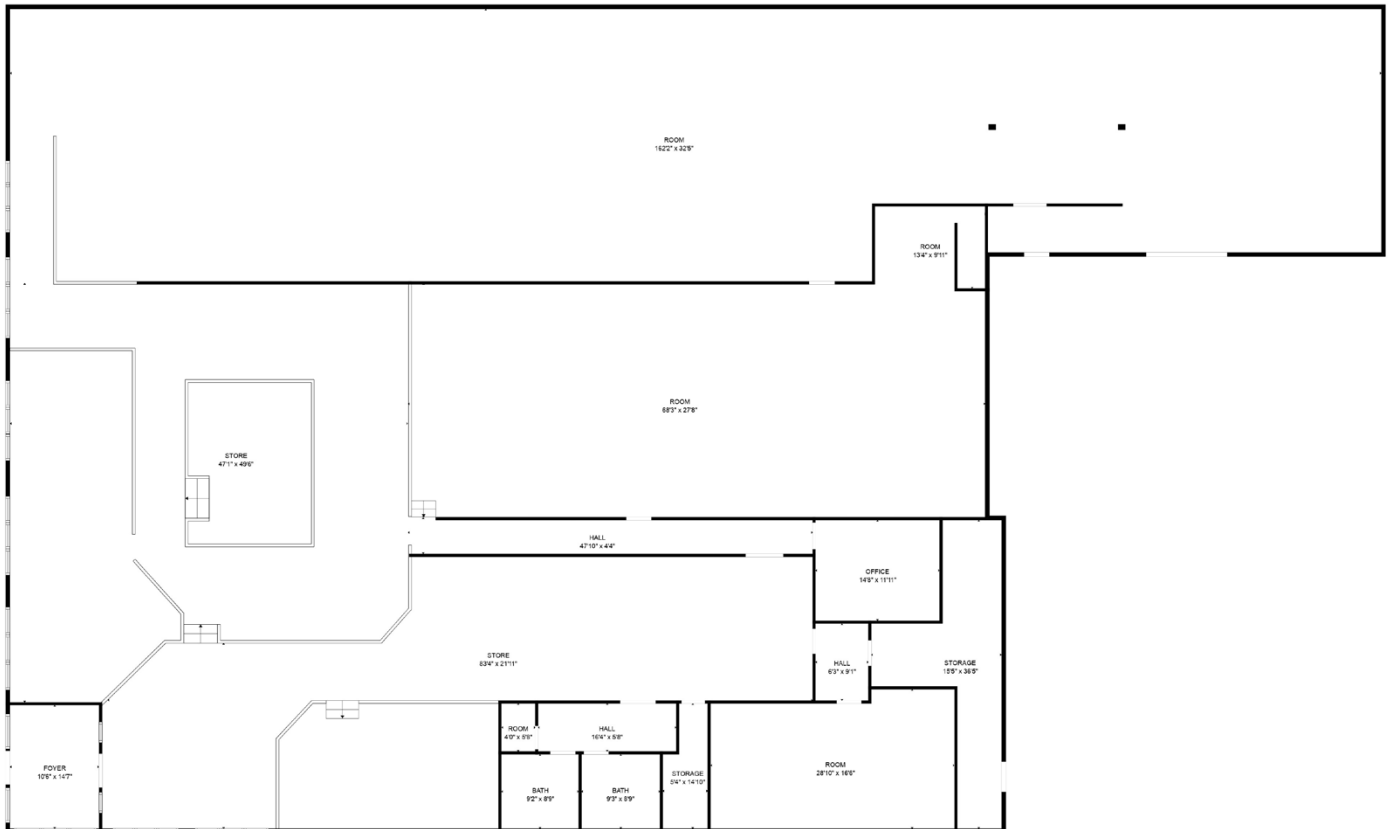
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FLOOR PLAN



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ADDITIONAL PHOTOS



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