Van Esley Real Estate

Land For Sale

4.45 acres at 3381 W. Houghton Lake Drive
Roscommon County, Denton Twp., Houghton Lake, MI 48629

SUMMARY

PRICE: $800,000.00
Cash / Conventional

ZONING: Commercial

LOT DIM.: 464 x 400

TAXES: Summer: $561. Winter: $1,042.

UTILITIES: Gas & Electric

REMARKS: Large parcel on the main commercial corridor, close to lots of national tenants. Tractor Supply, Taco Bell, etc... All data is approximate and should be verified

Joe Van Esley, Broker
44675 Joy Road
Canton, MI 48187
Office: 734-459-7570
Cell: 313-418-3188

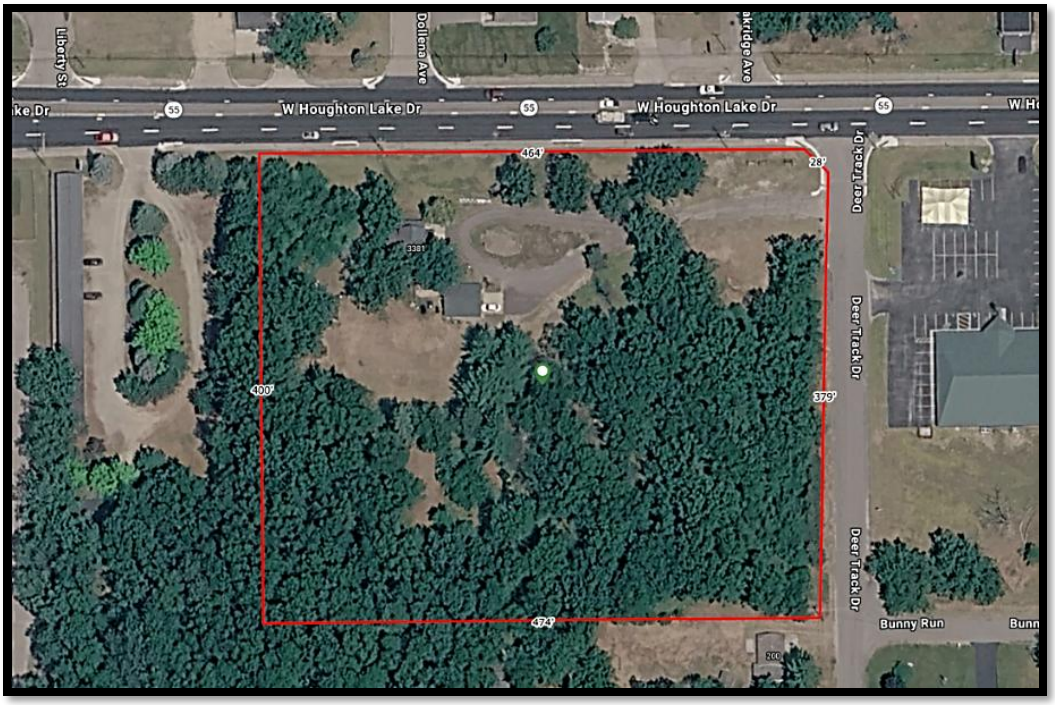
vanesleyre@aol.com
www.vanesleyrealestate.com

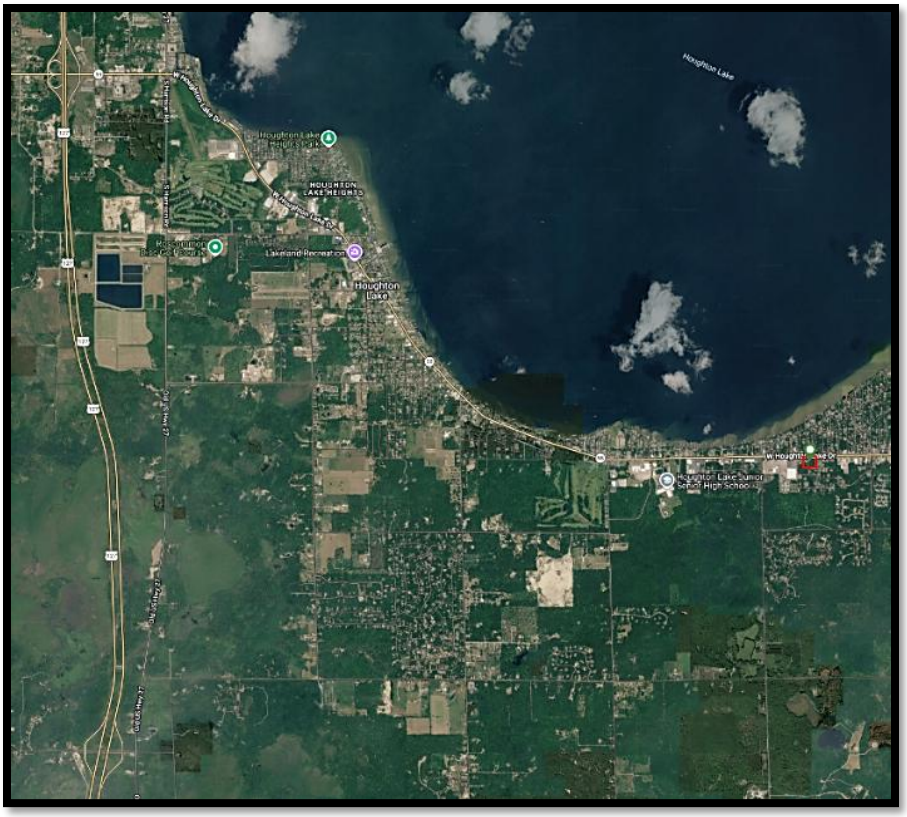
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Aerial Photos

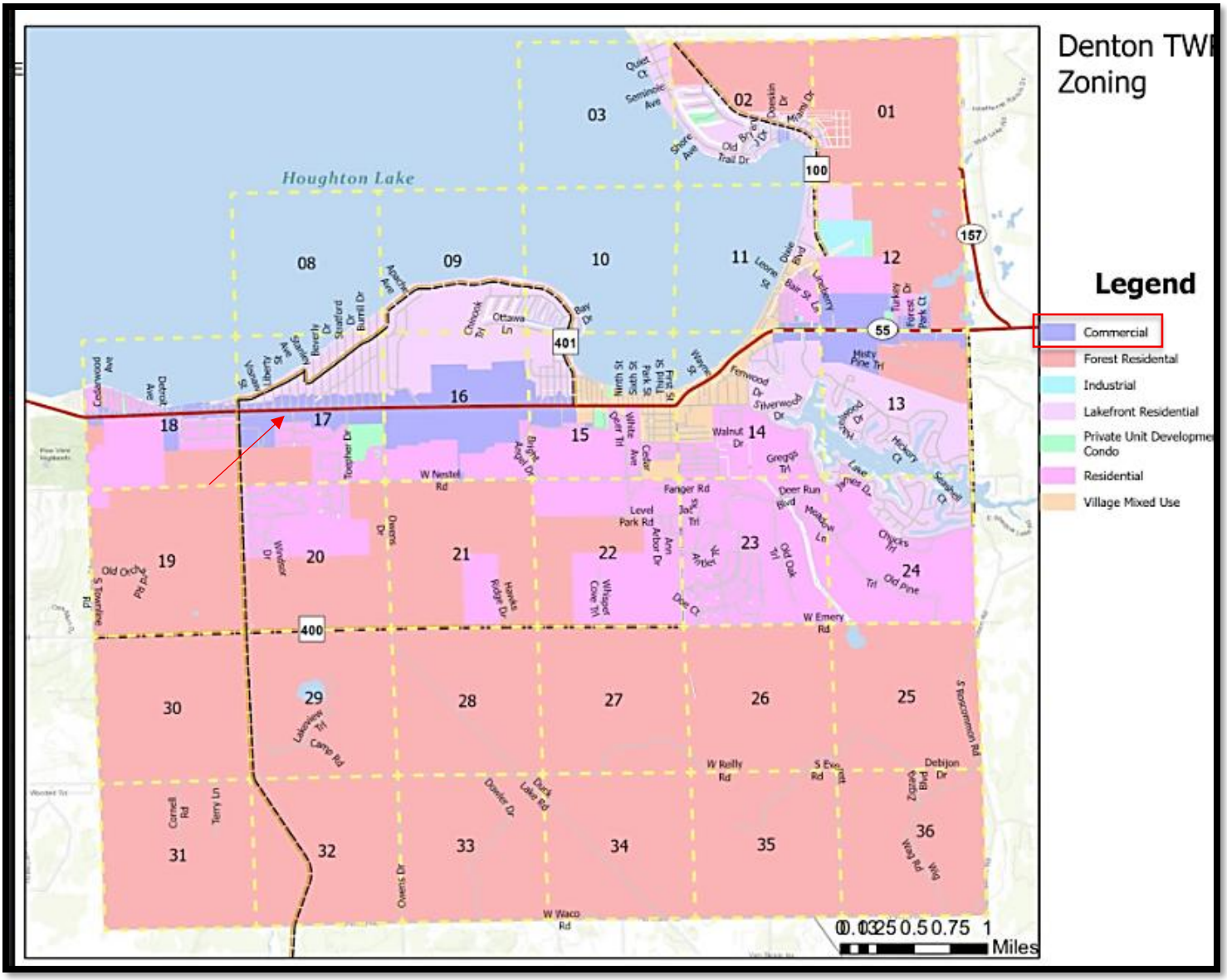




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Zoning



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Zoning Ordinance

8. Accessory buildings are regulated by Section 13.3 of this Ordinance.

ARTICLE 8: GENERAL COMMERCIAL (C) DISTRICT

SECTION 8.1 PURPOSE AND INTENT

The purpose and intent of this district is to provide locations for common commercial uses in the Township. Permitted uses will serve Township residents and regional residents as well as visitors to the area. All uses shall be located in areas where the infrastructure and locale will support them.

SECTION 8.2 PERMITTED USES

The following shall be uses permitted by right in the C District:

A. Retail sales businesses, including retail sale of foodstuffs; pharmaceutical and allied products; clothing and dry goods of all kinds; hardware; retail furniture and household appliances; florist shops; and video rental.

B. Restaurants, not including drive-through restaurants

C. Clinics

D. Banks and other lending institutions

E. Funeral homes

F. Personal services establishments

G. Churches

H. Mobile Food Vendors

I. Golf courses

J. Hospitals

K. Nursing homes

L. Veterinary Clinics

M. Professional Offices

N. Licensed Commercial Day Care

O. Single family dwellings, if not located on the M-55 corridor

P. Essential services

Q. Small Solar Energy Systems

R. Short term rental

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S. State-licensed residential facilities

SECTION 8.3 SPECIAL USES

The following uses are permitted upon securing both a special use permit and site plan review approval:

A. Adult entertainment establishments

B. Building supply yards, warehouses, and wholesale businesses

C. Dry cleaning or laundry facilities

D. Contractors' establishments

E. Columbariums

F. Drive-through businesses

G. Flea Markets

H. Growers (Class A, B, and C)

I. Hotels

J. Motels.

K. Indoor recreation establishments

L. Motor vehicle, boat, or recreational vehicle sale and or repair facilities

M. Motor vehicle service facilities, including without limitation gas stations and car washes

N. Multiple family dwellings

O. Processors

P. Provisioning Centers

Q. Safety Compliance Facilities

R. Secure Transporters

S. Deer Processing Business

T. Gas stations and vehicle washes

U. Residential dwellings other than single-family dwellings on the M-55 corridor

V. Home Occupations

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W. Storage facilities

X. Taverns, bars, and similar establishments known for serving as a social gathering place in which the general public is invited to congregate for purposes of socializing, which typically sell or furnish alcohol

Y. Theaters

Z. Planned unit developments

AA. Temporary storage of storage of portable, locally produced wooden buildings

BB. Accessory coffee shop

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SECTION 8.4 DEVELOPMENT STANDARDS

A. Area Requirements.

1. Maximum building lot coverage: 60%.
2. Minimum lot frontage: 66 feet.
3. Minimum front setback: 50 feet.
4. Minimum side setback: 10 feet, or zero feet if there is a firewall according to the applicable building code.
5. Minimum rear setback: 10 feet, or 50 feet from any residential zone.
6. Maximum height: 30 feet.
7. Notwithstanding the above, setbacks on waterfront lots shall be 25 feet for the front and rear yards
8. Residential uses shall be subject to the setbacks residential uses in the R-1 District.

B. Performance Standards

1. This district intends to permit the historic pattern of commercial development along public roads to be continued, with new development directed toward the use and rehabilitation of existing commercial sites.
2. Driveways shall be kept to a minimum, and service drives and/or parking areas must be connected to neighboring lots or to the lot lines between adjoining commercial parcels.
3. Parking shall be located in the sides and rear of structures wherever possible. Parking shall be screened by landscaping and/or architectural walls and fencing, and any lot containing over 16 parking spaces shall contain treed landscape islands or aisles.
4. Buffers and proper drainage devices shall be provided to ensure protection of Township water resources.
5. When applicable, any use adjacent to a roadway or other public right-of-way shall provide a sidewalk or bike path for public use.
6. All storage shall be within an approved structure or completely screened from view.
7. Commercial establishments shall maintain a 25-foot setback from any neighboring residential area or residence. No activity, including parking or storage, may occur within this setback, other than the establishment of an opaque fence or similar landscape screen. Such a screen shall maintain at least a 5-foot setback from any lot line.

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8. Dwelling accessory to a business. One (1) dwelling per business permitted, provided it meets the following conditions:

   A. The dwelling is a part of the business building or attached thereto. It may be on any floor of the building.

   B. The dwelling shall be for the primary purpose of providing a dwelling place for the owner, operator, or employee of the business.

9. Storage, utility boxes, air handling units, or similar appurtenances must be located in the rear yard and shall be landscaped and screened from public view. Storage shall include trucks of one-ton or greater capacity. Refuse containers are permitted as temporary storage when conducting construction on a dwelling. Permanent use of refuse containers may be permitted with approval consistent with the same zoning approval process for the principal use on the property.

10. Storage, refuse containers, utility boxes, air handling units, or similar appurtenances must be located in the rear yard and shall be landscaped and screened from public view. Storage shall include trucks of one-ton or greater capacity.

11. All commercial and industrial activities and operations shall be carried on within an enclosed structure unless such activities are customarily conducted in the open air pursuant to a special use permit, except as provided for by this Ordinance.

12. Accessory buildings are regulated by Section 13.3 of this Ordinance.

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