



Presented By:
JUSTIN
the **REALTOR**

PROPERTY & BUILDINGS

105 S ORTONVILLE RD
ORTONVILLE, MI 48462

INTRODUCING

105 S ORTONVILLE RD



Two Buildings : Over 3,500 sq/ft Total : 0.60 Acres
MLS: 20251050433

Put the pedal to the metal and allow your automotive business to reach new heights. This property has two buildings, the massive shop with two bay doors, 3 lifts, space for 4 vehicles and an office space. The front building has all the flexibility a growing business needs. A fantastic reception area, office space, and two large open spaces that could easily be used for auto detailing or painting. Combine two different dreams and the front building could easily be converted into a studio for art, clay, or glass. A large parking lot, 3 phase electrical service, room for expansion and a prime location directly on M15 in the heart of the Village make this a unique opportunity to make your dreams come true. Hit the ground running and purchase the property, building, and a large assortment of professional-grade equipment, allowing a seamless transition for an existing business or a new operation looking to save on start-up costs. Whether you're in the automotive industry or seeking a property with adaptable commercial space, this location provides the functionality and convenience to bring your ideas to life. The property can be purchased with or without equipment, offering flexibility to suit your needs and budget — buy it fully outfitted and operational, or take advantage of a discounted price for the space alone.

ASKING
PRICE

\$499,900







Available Equipment

- Three Rotary Lifts
- Four Oil Drainers
- Three Matco Battery Chargers
- Two Matco Jump Boxes
- Two Heavy Duty Steel Work Benches
- Two Bearing Presses
- Coats Tire Machine Rim Clamp
- 2420 DST Ranger Tire Balancer
- Lincoln Electric Med Welder 180 HD
- Lincoln Arc Stick Welder
- Two Large Shop Fans



Available Equipment

- Ben Pearson Exhaust Pipe Bender
 - w/ Makita Saw
- Robinair A/C Machine R-134
- Kent Moore Strut SPX Compressor
- Two Heavy Duty Wilton Vises
- Two 8in Bench Grinder
- Various Bolts, Nuts, Washers
- Brancik Brake Power Bleeder
- 4000 lb. Excalibur Engine Hoist
- Sun-Elect System Tester Vat 40
- NAPA 60 Gallon Upright Compressor
 - 1555 PSI 3.7 HP





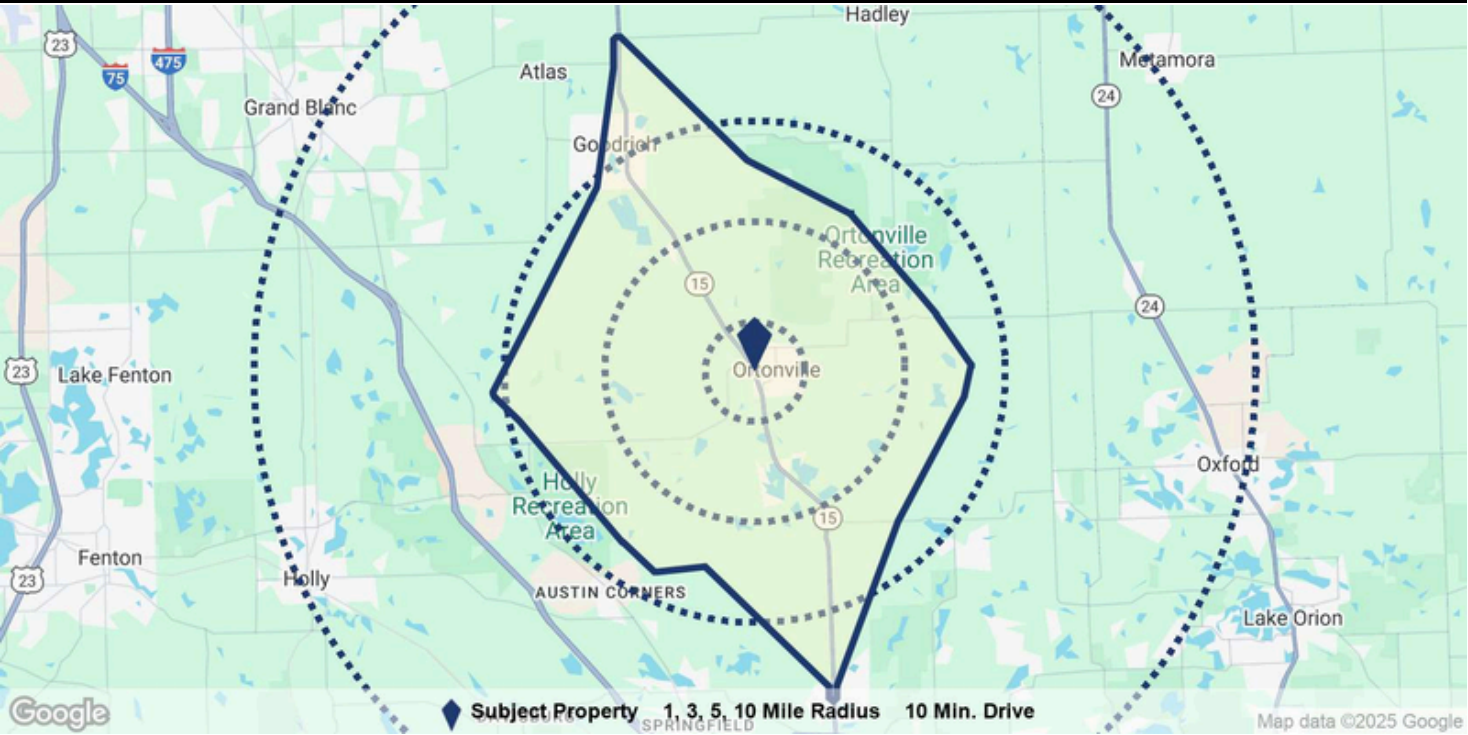
Three Rotary Lifts

Two 9,000 lb. Lifts
One 12,000 lb. Truck Lift



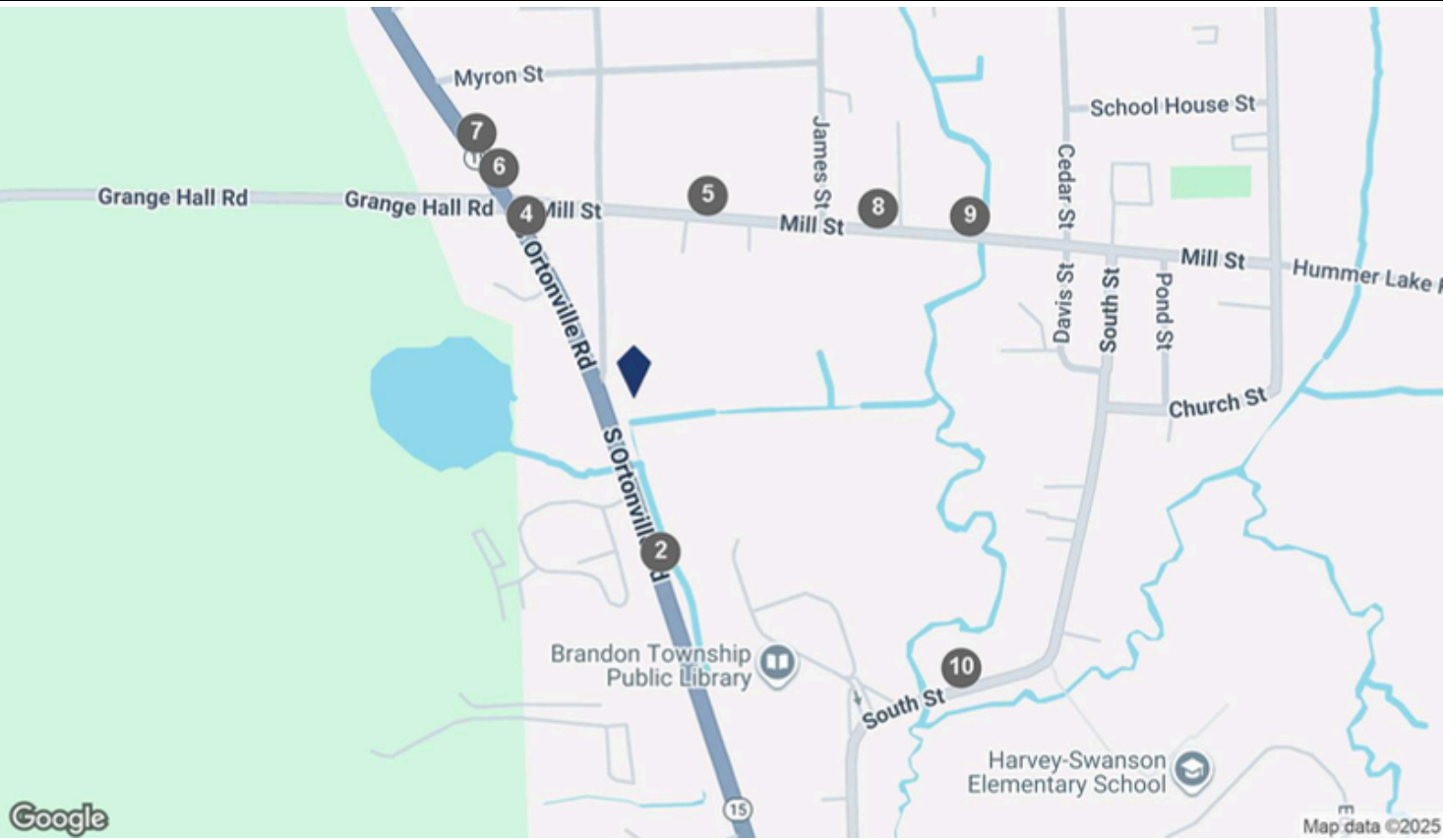


DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles 18,898	10 Miles	10 Min. Drive
Population 5 Yr Growth	1,847	8,809	-0.9% 46 47	127,827 -1.1%	17,068 -0.5%
Median Age 5 Yr	-1.1%	-0.6%	91% / 1% / 3%	44 45 88% /	46 46 91% /
Forecast White / Black /	45	46	91% / 1% / 3%	2% / 4% 89% /	1% / 3% 91% /
Hispanic 5 Yr Forecast	45	47	3,250 \$712.8M	2% / 4%	1% / 3% 8,872
Employment Buying	90% / 1% / 4%	91% / 1% / 3%	-0.5% 30.9%	43,944 \$4.8B	\$675.5M 0.5%
Power 5 Yr Growth	90% / 1% / 4%	91% / 1% / 3%		-1.0% 36.8%	37.9%
College Graduates	1,194	2,094			
	\$64.7M	\$319.6M			
	-1.5%	-1.2%			
	24.8%	28.2%			
Household					
Households 5 Yr Growth	705	3,301	6,911	48,149	6,239
Median Household Income	-1.1%	-0.6%	-0.9%	-1.1%	-0.5%
5 Yr Forecast Average	\$91,773	\$96,815	\$103,137	\$100,012	\$108,277
Household Income 5 Yr	\$91,447	\$96,231	\$103,594	\$100,155	\$109,355
Forecast % High Income	\$110,431	\$118,771	\$125,474	\$124,090	\$136,362
(>\$75K)	\$109,910	\$117,588	\$125,601	\$124,182	\$137,683
	61%	68%	70%	62%	71%
Housing					
Median Home Value	\$265,271	\$297,560	\$310,471	\$313,683	\$343,262
Median Year Built	1977	1978	1982	1986	1981
Owner / Renter Occupied	83% / 17%	92% / 8%	93% / 7%	85% / 15%	93% / 7%

TRAFFIC COUNTS



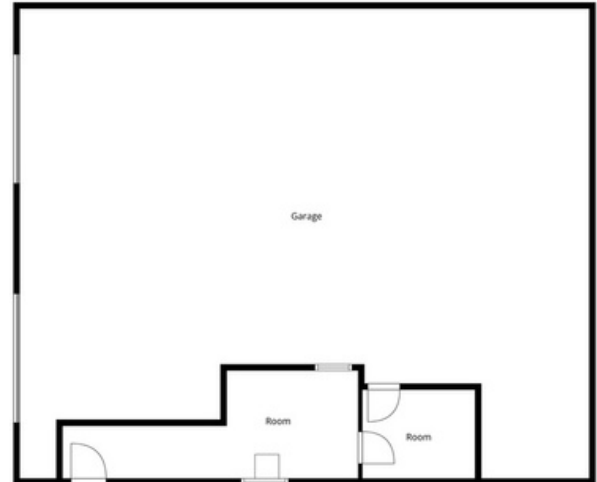
COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 M-15 South Ortonville	Cliffs Ct - S	15,783	2024	0.11 mi
2 Road South Ortonville	Cliffs Ct - S	15,828	2025	0.11 mi
3 Road South Ortonville	Mill St	17,584	2025	0.12 mi
4 Road Mill St North	Mill St - NW	19,402	2024	0.12 mi
5 Ortonville Road M-15	Narrin St - W	3,700	2025	0.12 mi
6 Mill Street Mill St	Myron St - NW	17,013	2025	0.16 mi
7 South St	Myron St - NW	16,942	2024	0.18 mi
8	Kearsley St	1,901	2025	0.19 mi
9	Davis - E	2,346	2025	0.24 mi
10	S Church St - N	3,524	2023	0.28 mi



Building A

This versatile building will make the perfect reception area for customers. With private office space, the bathroom, mechanical room, and two large open spaces that could easily be used for car detailing, painting, art studio, parts storage... the possibility is endless. An overhead door is positioned on the back of the building with a second overhead door installed on the front of the building behind the second pedestrian door.



Building B

Currently set up as the main working area, Building B, houses the three large lifts and all of the shop equipment. This 40' x 50' building is fully heated and could be kept as an auto repair shop, or easily transformed into warehousing space. The tall ceilings would allow for overhead equipment to be installed and the large open grass area could accommodate a large expansion if more space is needed.



Meet Justin



Real Estate is about more than JUST selling or buying a home. Real Estate is about the pictures that hang on the walls, the memories made in the kitchen, and the moments passed from generation to generation. It is with this in mind that I tackle each transaction with passion, dedication, and thoughtfulness. With a focus on creating a relationship and not a transaction, it is my goal to create educated and informed clients who are confident about the Real Estate process. I will always go above and beyond, exceeding your expectations whenever possible. Outside of my professional life, I am passionate about my community, animals, and sports. Growing up with Steve Irwin as my hero, feel free to ask about all the wild critters running around my house. My favorite thing to do is laugh. I hope you will spend some time laughing with me!

Meet Jonathan

Jonathan Clapper boasts an extensive tenure in the Real Estate sector; having been immersed in the industry since his youth. During his formative years he collaborated with his father in the family's enterprise; specializing in the ownership and management of apartment communities and residential Real Estate. At his core, Jonathan Clapper is a quintessential problem solver. His insights into property renovations, contractual acquisitions, negotiation dynamics and leasing intricacies are qualities that will assist his clients as a Real Estate Agent. He is dedicated to guiding clients seamlessly through the intricate processes of property transactions. Experience in optimizing property value and identifying property potentials allows Jonathan to consistently demonstrate exemplary proficiency fortified by his extensive track record in the industry.





MAX BROOCK
ROYAL OAK



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