

FOR SALE

7700 FRED MOORE HIGHWAY
COLUMBUS TWP., MI



PROPERTY FEATURES

- General Commercial/Retail Zoning
- Existing Structures Which Could Be Repurposed:
An Existing 2,009 SF Residential Home,
a 552 SF Garage, a 1,920 SF Pole Barn and
a 1,200 SF Barn
- Situated on Approximately 7.15 Acres of
Land Located in Columbus, Michigan
- Abuts a Michigan Park-n-Ride
- Access via a Diamond Interchange Exit/Entry Ramp



FOR DETAILS CONTACT

Dan Flynn

dan.flynn@lee-associates.com

(248) 567-7988

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SITE AREA: 6.70 Acres
ZONING: Commercial
PARCEL ID: 16-036-3007-000

PROPERTY PRICING

TRANSACTION TYPE: Sale
ASKING SALE PRICE: \$1,650,000
PRICE PER ACRE: \$246,268/Acre

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Existing Structures: A retail parcel of real estate with an existing 2,009 SF residential home, a 552 SF garage, a 1,920 SF pole barn and a 1,200 SF barn located on approximately 7.15 acres of land located in Columbus.

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A. INTENT

The GC General Commercial district is designed to provide for a wide diversity of commercial activities which are predominantly retail in character. In addition to retail uses, a number of other activities, usually requiring considerable land area and access to major thoroughfares, are permitted. Uses in this district normally must have good automobile accessibility, but should not cause congestion on adjacent thoroughfares.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

1. Camera and photographic supply stores
2. Carry-out restaurants (not utilizing drive-thru facilities)
3. Eating and drinking establishments under 5,000 square feet (without drive-thru or curbside service)
4. Food and beverage stores (445) except grocery stores
5. Hardware stores
6. Health and personal care stores
7. Hobby, book, and music stores
8. Miscellaneous store retailers
9. **Office uses** §4.20
10. Personal and household goods repair and maintenance
11. Personal care services
12. Video/audio visual media rental (non adult orientated material)
13. Agricultural uses in operation at the time of the adoption of this Ordinance.
14. Existing single family residences. The construction of new single family residences shall be specifically prohibited.
15. Dance Studios.
16. **Electronic message centers (digital signs)**, as accessory uses to non-residential uses §5.9.D.2
17. Building material and supply dealers except for lumber retail yards, with all activities being indoor
18. Commercial businesses of a retail nature
19. Commercial banking and credit unions, excluding drive-thru facilities.
20. Eating and drinking establishments, excluding drive-thru facilities
21. Food and beverage stores including grocery stores
22. Home furniture, furnishings and equipment
23. Physical fitness facilities
24. Small service and repair establishments where all repairs and storage occur indoors

B. PRINCIPAL PERMITTED USES (continued)

25. Funeral homes
26. **Small solar energy systems** §4.33

C. SPECIAL LAND USES

1. Outdoor storage and display of merchandise
2. **Automobile repair and service centers** excluding paint and collision shops §4.22
3. Bowling alleys, miniature golf, and similar forms of commercial recreation
4. Businesses of a drive-In Nature, but not including outdoor theaters
5. Drive-thru facilities
6. Fueling service stations
7. Full and self-service car washes
8. Hotels and motels (except bed and breakfast, casino hotels, tourist cabins and recreational vehicle campgrounds)
9. Open air business uses, including the retail sales of plant materials, lawn furniture, playground equipment, and garden or building supplies
10. Outdoor sales lots for the sale of automobiles/motor vehicles
11. Outdoor sales lots for the sale of new or secondhand recreational vehicles and boats
12. Outdoor sales lots for the sale of manufactured homes
13. **Public utility buildings** §4.14
14. Raising of fur bearing animals, including kennels and animal hospitals
15. Urgent care facilities
16. Twenty four (24) hour facilities
17. Group day care
18. **Wireless communication towers** §4.14.B.4
19. **Medium solar energy systems** §4.33
20. **Large solar energy systems** §4.33

