



## Retail For Sale

### Property Name:

**Location:** 360 South Street  
**City, State:** Ortonville, MI  
**Cross Streets:** Ortonville Rd.  
**County:** Oakland  
**Zoning:** B-2  
**Year Built:** 1976

|                                   |         |                          |                    |
|-----------------------------------|---------|--------------------------|--------------------|
| <b>Total Building Sq. Ft.:</b>    | 2,070   | <b>Property Type:</b>    | Auto Wash          |
| <b>Available Sq. Ft.:</b>         | 2,070   | <b>Bldg. Dimensions:</b> | N/A                |
| <b>Min Cont. Sq. Ft.:</b>         | 2,070   | <b>Total Acreage:</b>    | 1.30               |
| <b>Max Cont. Sq. Ft.:</b>         | 2,070   | <b>Land Dimensions:</b>  | N/A                |
| <b>Ceiling Height:</b>            | N/A     | <b>Parking:</b>          | Ample              |
| <b>Overhead Door(s) / Height:</b> | 0       | <b>Curb Cuts:</b>        | 2                  |
| <b>Exterior Construction:</b>     | Masonry | <b>Power:</b>            | 2200 Amps, 3-Phase |
| <b>Structural System:</b>         | N/A     | <b>Restrooms:</b>        | N/A                |
| <b>Heating:</b>                   | N/A     | <b>Sprinklers:</b>       | No                 |
| <b>Air-Conditioning:</b>          | N/A     | <b>Signage:</b>          | N/A                |
| <b>Basement:</b>                  | No      | <b>Roof:</b>             | Concrete           |
| <b>Number of Stories:</b>         | 1       | <b>Floors:</b>           | N/A                |
| <b>Condition:</b>                 | Good    | <b>Delivery Area:</b>    | N/A                |

|                               |                           |                 |                      |                              |                           |
|-------------------------------|---------------------------|-----------------|----------------------|------------------------------|---------------------------|
| <b>Population:</b>            | <b>Median HH Income:</b>  | <b>Traffic:</b> | <b>Yr:</b> 2023      | <b>Count:</b> 5,276          | South St at Ortonville Rd |
| <b>1 Mile:</b> 1,724          | <b>1 Mile:</b> \$100,334  | <b>Yr:</b> 2023 | <b>Count:</b> 4,761  | South St at Mill St          |                           |
| <b>3 Miles:</b> 9,048         | <b>3 Miles:</b> \$105,695 | <b>Yr:</b> 2023 | <b>Count:</b> 36,142 | Ortonville Rd N. of South St |                           |
| <b>5 Miles:</b> 18,963        | <b>5 Miles:</b> \$111,654 | <b>Yr:</b> 2023 | <b>Count:</b> 35,498 | Ortonville Rd S. of South St |                           |
| <b>Current Tenant(s):</b> N/A | <b>Major Tenants:</b> N/A |                 |                      |                              |                           |

|                          |                        |                               |             |
|--------------------------|------------------------|-------------------------------|-------------|
| <b>Sale Price:</b>       | Contact Broker         | <b>Improvement Allowance:</b> | N/A         |
| <b>Sale Terms:</b>       | N/A                    | <b>Assessor #:</b>            | N/A         |
| <b>Security Deposit:</b> | N/A                    | <b>Date Available:</b>        | Immediately |
| <b>Options:</b>          | N/A                    |                               |             |
| <b>Taxes:</b>            | \$1,262.80 (2023-2024) |                               |             |
| <b>TD:</b>               | N/A                    |                               |             |
| <b>Parcel #:</b>         | 03-18-153-015 & 107    |                               |             |

|                                 |                      |
|---------------------------------|----------------------|
| <b>Utilities</b>                | <b>Electric:</b> Yes |
| <b>Sanitary Sewer:</b> No       | <b>Gas:</b> Yes      |
| <b>Storm Sewer:</b> Yes         | <b>Water:</b> Yes    |
| <b>Tenant Responsibilities:</b> | N/A                  |

**Comments:** This commercial redevelopment opportunity in Ortonville, MI, features a 1.30-acre property currently operating as a successful 4-bay self-serve car wash for over 25 years. Zoned for automotive-related businesses, and retail users, the site offers high visibility and traffic on a well-traveled road, with close proximity to major highways I-75 and M-15. The growing community and strong local economy make this an ideal investment. Nearby amenities include downtown Ortonville's restaurants, shops, services, recreational facilities, and community events.

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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