



## 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> 2025	<b>Count:</b> 2,505	South St at Ortonville Rd
<b>1 Mile:</b> 1,733	<b>1 Mile:</b> \$106,200	<b>Yr:</b> 2025	<b>Count:</b> 1,425		South St at Mill St
<b>3 Miles:</b> 9,190	<b>3 Miles:</b> \$108,730	<b>Yr:</b> 2025	<b>Count:</b> 17,623		Ortonville Rd N. of South St
<b>5 Miles:</b> 19,193	<b>5 Miles:</b> \$113,504	<b>Yr:</b> 2025	<b>Count:</b> 18,905		Ortonville Rd S. of South St

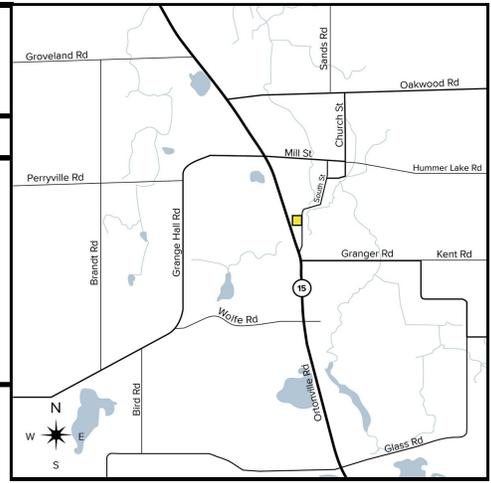
**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$1,750,000 (\$845.41/sqft)	<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>	\$6,561.38 (2025)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	03-18-153-015 & 017		

<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

**Tenant Responsibilities:** 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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