RETAIL/INDUSTRIAL/AUTOMOTIVE OPPORTUNITY

MILTON TOWNSHIP (NILES) - FREESTANDING COMMERCIAL/DEVELOPMENT BUILDING

33934 U.S. 12 | MILTON, MI 49120



FOR SALE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Freestanding commercial/automotive warehouse available for sale – real estate included, offering a redevelopment opportunity.
- Zoned C-Commercial District, permitting a wide range of uses, including retail, automotive, and indoor/outdoor storage.
- Includes one (1) 2,500-square-foot outbuilding and a secure fenced lot with ample parking and vehicle storage.
- Existing paint booths and automotive infrastructure are available for an additional price and are not included in the sale.
- Excellent visibility along a well-traveled road with approximately 13,880 vehicles per day, positioned at an intersection with combined traffic counts exceeding 50,000 vehicles per day.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	859	8,756	17,026
Total Population	2,333	21,315	42,281
Average HH Income	$72,826	$76,586	$99,494

BUILDING SIZE

13,700 SF

LAND SIZE

1.33 Acres

ASKING PRICE

$650,000

AREA TENANTS

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EXTERIOR PHOTOS

MILTON TOWNSHIP (NILES) - FREESTANDING COMMERCIAL/DEVELOPMENT BUILDING

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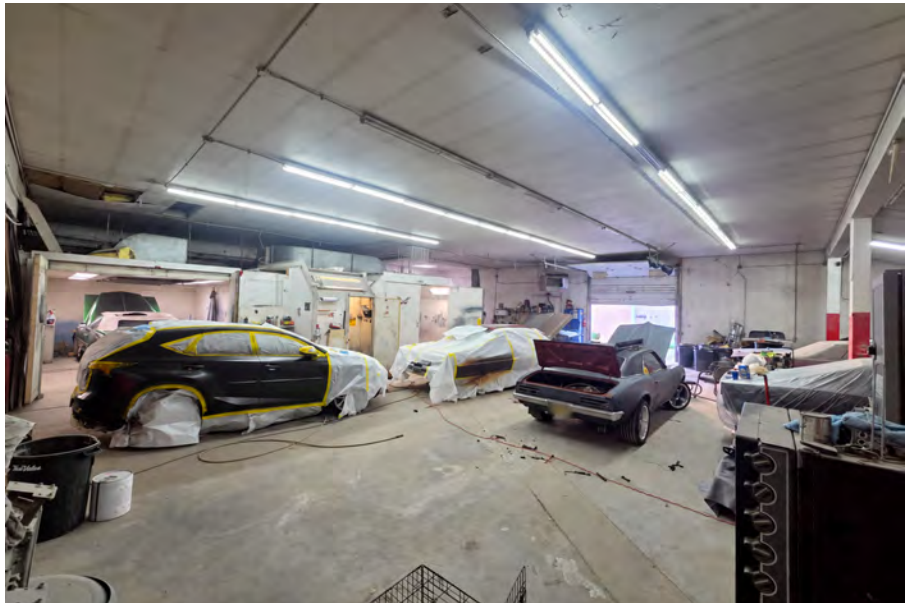
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INTERIOR PHOTOS

MILTON TOWNSHIP (NILES) - FREESTANDING COMMERCIAL/DEVELOPMENT BUILDING

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INTERIOR PHOTOS (CONT.)

MILTON TOWNSHIP (NILES) - FREESTANDING COMMERCIAL/DEVELOPMENT BUILDING

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C3 CRE, LLC

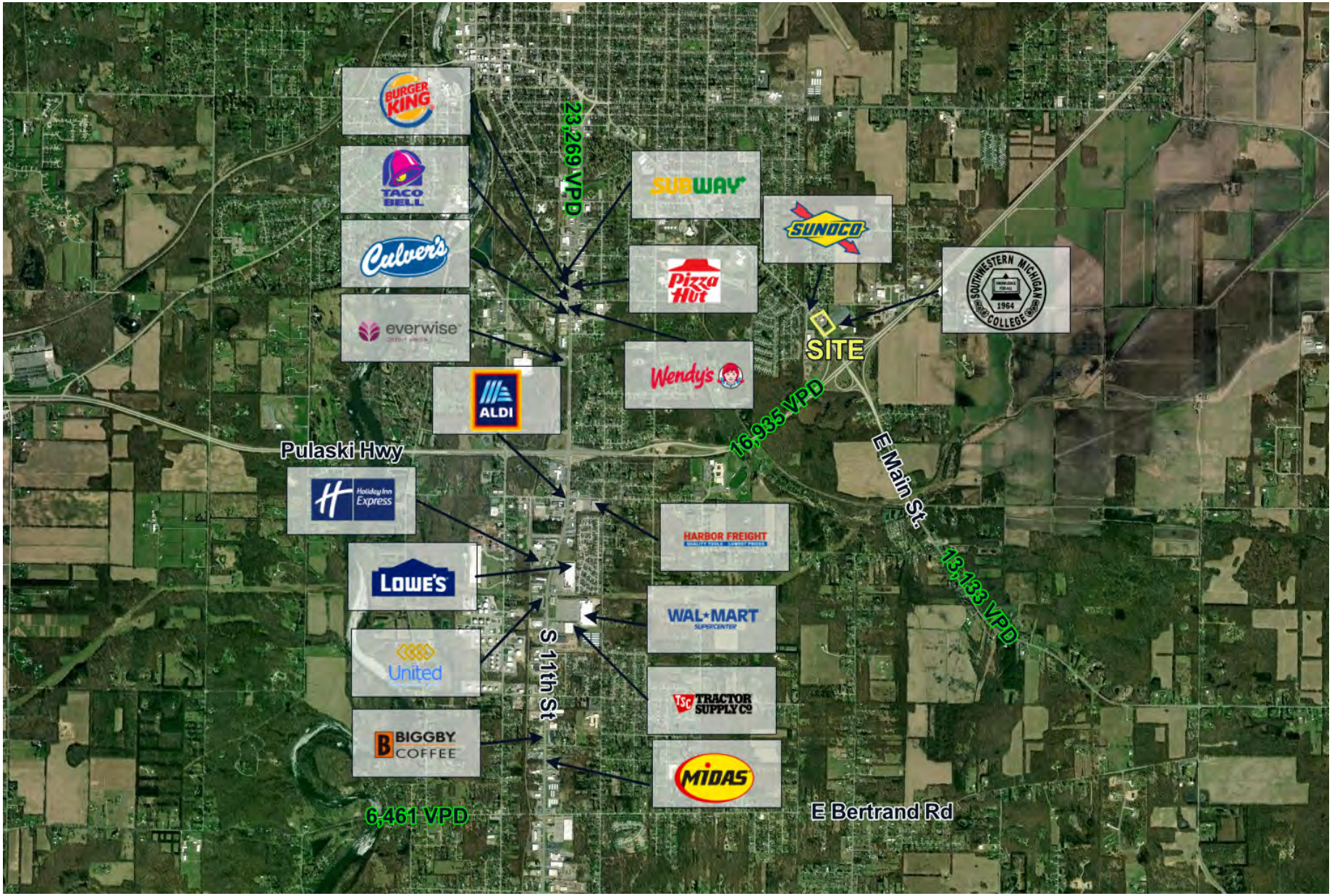
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AERIAL

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CONTACT

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MIKE LUMETTA

Sales Associate
248.220.1110 x11
mikel@c3cre.com

SERVICES

Buyer and Seller Representation
Land Brokerage
Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales
Investment Sales
Site Selection and Location Strategy

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DISCLAIMER

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Real Estate Agency Relationships:

Seller's/Owner's Agent - A seller's/owner's agent, under a listing agreement with the seller/owner, acts solely on behalf of the seller/owner. A seller/owner can authorize a seller's/owner's agent to work with subagents, buyer's/tenant's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller/owner. Seller's/Owner's agents and subagents will disclose to the seller/owner known information about the buyer/tenant which may be used to the benefit of the seller/owner. Individual services may be waived by the seller/owner through execution of a limited service agreement.

Buyer's/Tenant's Agent - A buyer's/tenant's agent, under a buyer's/tenant's agency agreement with the buyer/tenant, acts solely on behalf of the buyer/tenant. Buyer's/Tenant's agents and subagents will disclose to the buyer/tenant known information about the seller/owner which may be used to benefit the buyer/tenant. Individual services may be waived by the buyer/tenant through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller/owner and buyer/tenant in a transaction, but only with the knowledge and informed consent, in writing, of both the seller/owner and the buyer/tenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller/owner or the buyer/tenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller/owner, and the buyer/tenant.