

# PILOT PROPERTY GROUP

#### 8875 DIXIE HIGHWAY, IRA, MI 48023

#### PROPERTY OVERVIEW:

High-visibility retail space is available with excellent frontage and strong traffic counts. This former liquor/market store offers open floor space, walk-in cooler potential, and flexible build-out options for a wide range of retail uses.

Located just steps from the water, the property benefits from steady local traffic, seasonal activity, and strong neighborhood demographics.

Added bonus – potential to incorporate a drive-thru, making this a versatile site for convenience, food service, or specialty retail.

#### Contact the Broker for more details.

Property Type:..... Commercial

Cross Streets: . . . . South side of Dixie Hwy, West of Ira Road

Total Square Footage:5,642Available Square Footage:5,642Parcel Size:0.319 AcresYear Built:1950Zoning:Commercial

Heat Type:..... Package heating and cooling

 Property Taxes:
 2024: \$4,269

 Lease Rate:
 \$10.00

 Lease Type:
 NNN



#### **AGENT CONTACT INFO**

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### **ADDITIONAL PHOTOS**





