



## **Retail For Sale**

Property Name:

**Location:** 46140 Michigan Avenue

City, State: Canton, MI

Cross Streets: Michigan Avenue & Canton Center Road

N/A

County: Wayne
Zoning: C-3
Year Built: 2004

Total Building Sq. Ft.:			6,163			Property Type:			Bank
Available Sq. Ft.:			6,163			Bldg. Dimensions:			N/A
Min Cont. Sq. Ft.:			6,163			Total Acreage:			2.38
Max Con	ıt. Sq. Ft.:		6,163			La	and Dime	nsions:	N/A
Ceiling Height:			N/A			Parking:			34
Overhea	d Door(s) / F	leight:	0			Curb Cuts:			1
Exterior (	Construction	n:	Brick			P	ower:		N/A
Structura	al System:		N/A			R	Restrooms:		3
Heating:			Forced			S	Sprinklers:		No
Air-Conditioning:			Forced	b					Yes
Basement:			No	10			Roof:		Single
Number of Stories:			1			Floors:			N/A
Condition:			New		Delivery Area:		ea:	N/A	
Population	on:	Median	HH Income:	Traffic:	Yr:	2025	Count:	22,111	Canton Center Rd. N. of Michigan Ave. 2-Way
1 Mile:	3,834	1 Mile:	\$107,161		Yr:	2025	Count:	22,996	Canton Center Rd. S. of Michigan Ave. 2-Way
3 Miles:	47,307	3 Miles:	\$120,939		Yr:	2025	Count:	48,544	Michigan Ave. E. of Canton Center Rd. 2-Way
5 Miles:	140,912	5 Miles:	\$103,499		Yr:	2025	Count:	48,244	Michigan Ave. W. of Canton Center Rd. 2-Way
Current :	Tonont/c\.	NI/A			Mai	or Tono	ntc. N	/ A	

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

Sale Price: \$3,100,000 (\$503.00/sqft) Improvement Allowance:

 Sale Terms:
 N/A

 Security Deposit:
 N/A

 Date Available:
 Immediately

Options: N/A

**Taxes:** \$47,470.87 (2024)

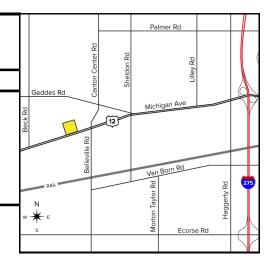
TD: N/A

**Parcel #:** 71-129-99-0008-705

Utilities		Electric:	Yes
Sanitary Sewer:	Yes	Gas:	Yes
Storm Sewer:	Yes	Water:	Yes

Tenant Responsibilities: N/A

**Comments:** Situated on the outlot of Home Depot next to Target and across the street from Walmart, ideal for a new bank operator (NO TITLE RESTRICTIONS). Other uses include office for contractors, restaurants, bar, dance hall, etc.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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