



ANTON, SOWERBY & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

4411 Newark Road, Attica



OFFERING SUMMARY

Total SF	20,000
Asking Price	\$2,800,000
Sale Terms	Cash
SF Price	\$140.00 SF
Site Size	18 acres
Parking	Abundant
Zoning	AG, B2 Approved

PROPERTY OVERVIEW

A beautiful, well-maintained facility set on 18 acres with room for significant expansion. The property offers exceptional visibility from I-69, including direct frontage along the eastbound exit ramp, creating unmatched accessibility and branding potential. Currently operating as a church, the building's layout and land position make it ideal for senior living, indoor/outdoor sports complexes, banquet and event venues, private educational uses, restaurant or equipment, auto, and recreational sales. A rare opportunity combining condition, acreage, and corridor exposure to support nearly any redevelopment vision.

PROPERTY HIGHLIGHTS

- 20,000 SF building on 18 acres
- Direct I-69 visibility, frontage and ingress/egress
- Well-maintained
- Highly flexible for redevelopment
- B2 zoning allows for many uses

Anton, Sowerby & Associates

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LISTING AGENT

Sue Blanchard

Cell 586-918-1956

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4411 Newark Rd, Attica

KITCHEN



BONUS ROOM



WORSHIP HALL



Contact **Susan Blanchard** at 586.918.1956 or
sblanchard@antonsowerby.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal without notice



SITE & AERIAL MAP

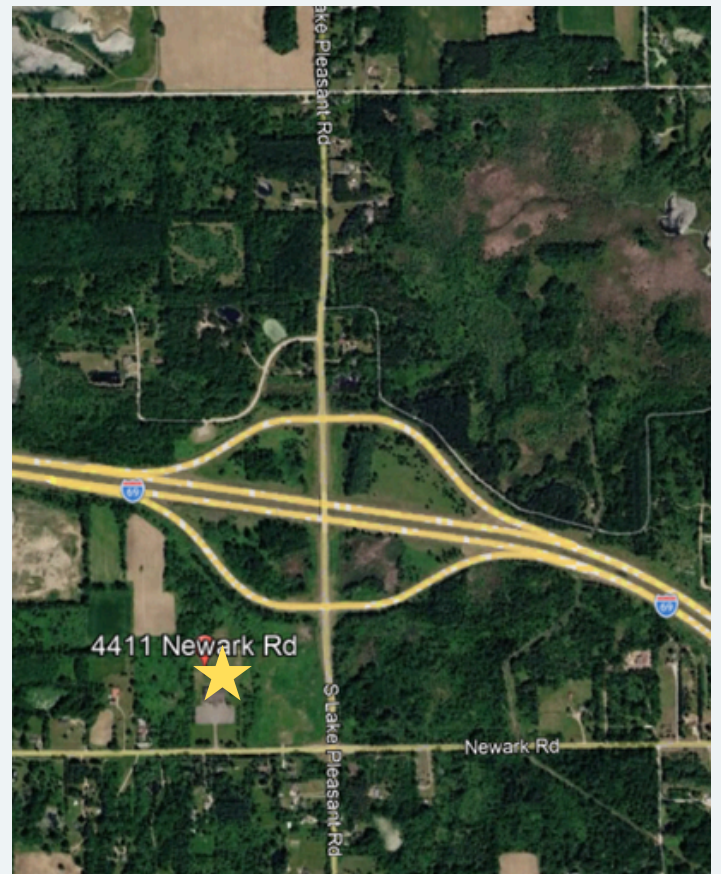
4411 Newark Road | Attica, MI



LOCATION

Prime I-69 visibility paired with active new development in the surrounding corridor makes this site a standout. With ample acreage and growing investment nearby, the property is perfectly positioned for operators seeking momentum and long-term expansion potential.

18-acre parcel currently zoned agricultural but approved for broad B2 zoning.

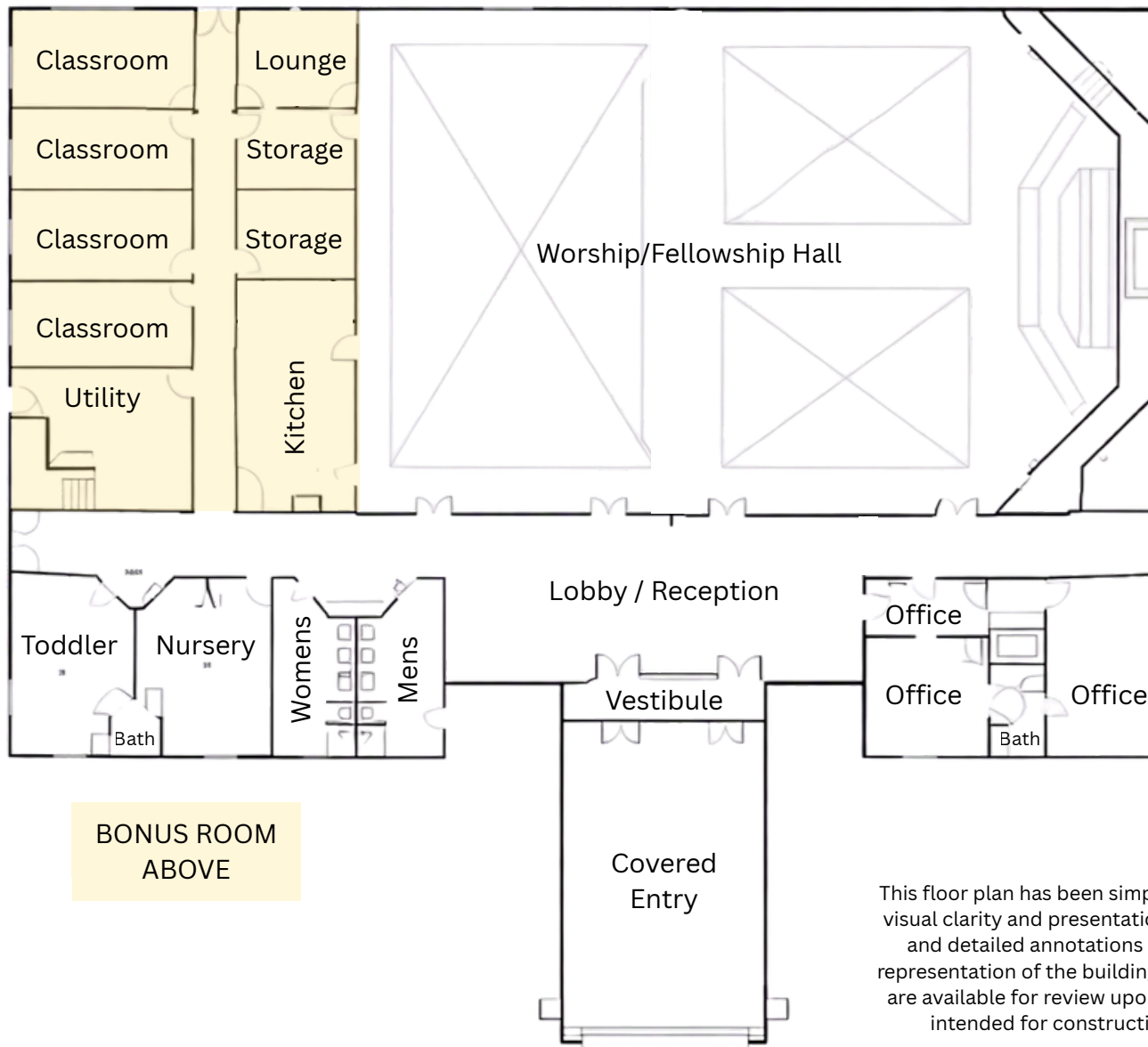


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FLOOR PLAN

4411 Newark Road | Attica, MI



Notice

This floor plan has been simplified using artificial intelligence (AI) for visual clarity and presentation purposes. All dimension lines, labels, and detailed annotations have been removed to create a clean representation of the building layout. The original architectural plans are available for review upon request. This simplified version is not intended for construction, permitting, or engineering use.

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ROOM DIMENSIONS

4411 Newark Road | Attica, MI

Room

Dimensions

Sanctuary

96'-9" x 70'

Classrooms

24'-10" x 17'-0"

Nursery

17'-4" x 23'-0"

Toddlers

17'-4" x 28'-0"

Kitchen

15'-4" x 31'-0"

Pastor Office

5'-7" x 23'-1"

Assistant Pastor Office

5'-8" x 14'-0"

Women's Restroom

13'-11" x 24'

Men's Restroom

14' x 24'

Utility

24'-10" x 13'-5"

Notice: Room dimensions are approximate and subject to verification. This table is provided for illustrative purposes only and may not reflect exact measurements

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