

@properties[®]
COMMERCIAL



123 N BELLE RIVER AVE, MARINE CITY, MI 48039

investment summary



@properties Commercial REMI is pleased to present the opportunity to acquire 123 N Belle River Avenue, Marine City, a **6,696-square-foot single-story commercial building bundled with an adjacent corner parcel** under common ownership, offered together for the first time.

The combined offering totals approximately 0.55 acres of contiguous Belle River Avenue frontage within Marine City's B-2 General Business zoning corridor, one block from the St. Clair River and the city's historic district. The 1961 clear-span building sits on a 0.487-acre lot with roughly 14,000 square feet of open land on the north side, and the adjacent 0.064-acre commercial parcel to the south extends the assembled frontage and parking flexibility.

Underlying B-2 zoning supports broad commercial reuse including specialty retail, climate-controlled or seasonal storage, licensed childcare, marine and trades services, and food-and-beverage destination concepts among them. At under \$53 per building square foot, the asset trades closer to land value than to its highest-and-best use, presenting an owner-user or value-add investor with meaningful repositioning upside in a stable Blue Water Area submarket.

INVESTMENT HIGHLIGHTS

- 6,696 SF single-story commercial building (built 1961 - **New Roof 2013**) on 0.487-acre B-2 parcel
- Adjacent 0.064-acre B-2 commercial lot included — combined 0.551 acres
- ~17,000 SF of contiguous open land between the two parcels
- Continuous Belle River Avenue frontage on both parcels
- One block from the St. Clair River; Marine City historic district adjacent
- East China School District / St. Clair County
- Two-parcel assemblage from a single seller — clean closing path
- Stable submarket: 86–88% homeownership within 3 miles; \$74K–\$82K median household income



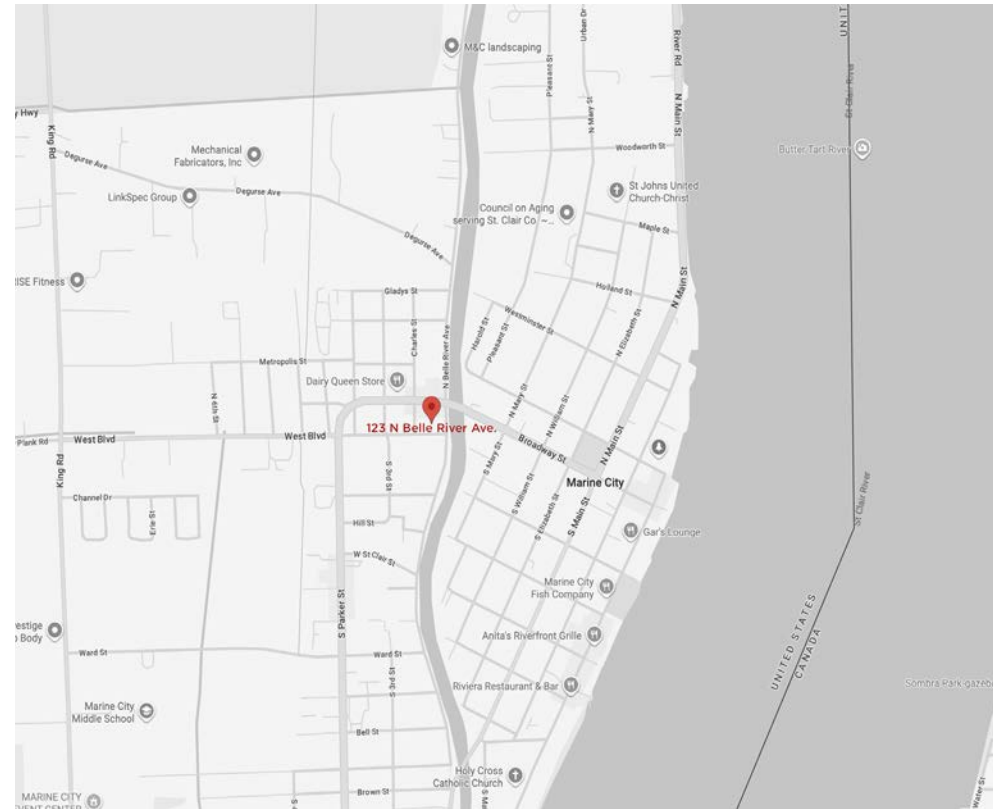
<https://www.atproperties.com/remi/commercial/search/19188>

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice. This office is independently owned and operated.

property information



PRICE	\$350,000
BUILDING SIZE	6,696 SF
PRICE/SF	\$52.27
LOT DIMENSIONS	83'x274' Main + Adjacent 50'x60'
COMBINED SITE	.551 acre
ZONING	B-2 General Business
YEAR BUILT	1961 (new roof 2013)
HEAT	Forced Air
SUBMARKET	Marine City/Blue Water/St. Clair
2025 TAXES	\$2,747 combined
APN	74-023-750-010 & 74-020-012-033
SCHOOL DISTRICT	East China



<https://www.atproperties.com/remi/commercial/search/19188>

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice. This office is independently owned and operated.

demographic information



TRADE AREA OVERVIEW

Area Demographics

123 N BELLE RIVER AVE / MARINE CITY, MI 48039 / ST. CLAIR COUNTY

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION 7,574	POPULATION 13,823	POPULATION 23,913
MEDIAN HH INCOME \$74,876	MEDIAN HH INCOME \$82,093	MEDIAN HH INCOME \$78,303
DAYTIME WORKFORCE 6,441	DAYTIME WORKFORCE 11,849	DAYTIME WORKFORCE 19,959
OWNER-OCCUPIED 87%	OWNER-OCCUPIED 88%	OWNER-OCCUPIED 86%



Strategic Options / Repositioning

B-2 zoning, a clear-span single-story shell, and ~17,000 SF of contiguous open land between the two parcels open several viable repositioning paths:

Specialty Retail / Destination Goods — Marine City sits on the Blue Water tourism corridor, drawing weekenders from Metro Detroit and cross-border traffic from Sombra, Ontario. The footprint and combined parking capacity fit an antique mall, curated home and garden retailer, marine consignment, or multi-vendor marketplace.

Climate-Controlled & Seasonal Storage — With 86-88% homeownership inside three miles, a median age north of 50, and the St. Clair River minutes away, demand for boat, RV, and seasonal storage is structural. The existing envelope partitions into 25-40 self-storage units; open land accommodates drive aisles and outdoor boat parking.

Licensed Childcare / Early Learning Center — The contiguous outdoor square footage between the parcels is the unlock for this use. Michigan licensing requires meaningful outdoor play area, and this site delivers it. 5,122 residents under age 20 within the 5-mile trade area.

Trades, Marine Service, or Contractor Yard — Manufacturing employs 3,220 within five miles; construction adds another 1,269.

Brewery, Taproom, or Event Venue — Single-story warehouse construction and a tourism-corridor location support a destination concept with indoor seating plus an outdoor patio or beer garden.



<https://www.atproperties.com/remi/commercial/search/19188>

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice. This office is independently owned and operated.



Contact Information:



Rob Lawrence
Associate Broker

cell: 248.705.2086
email: roblawrence@atpropertiesremi.com



Michael Stroud
Director Commercial Sales

cell: 313.230.0510
email: michaelstroud@atpropertiesremi.com



ROB LAWRENCE

248.705.2086

roblawrence@atpropertiesremi.com

400 S OLD WOODWARD AVE BIRMINGHAM, MI 48009