



PRICE REDUCED!

PILOT

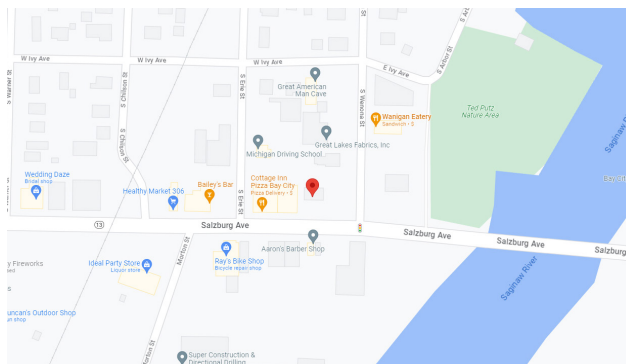
PROPERTY GROUP

200 SALZBURG AVENUE, BAY CITY, MI 48706

PROPERTY OVERVIEW:

- Free-standing building - Former auto repair facility.
- General commercial zoning.
- Permitted uses include small contractors, office, carry-out restaurant & marijuana dispensary.
- "Hard corner" with two curb cutouts & traffic signal.
- Fenced outside storage area.
- Easy access to I-75.

Property Type: **Commercial**
 Cross Streets: **Corner of Salzburg and Wenona**
 Total Square Footage: **1,400**
 Shop Square Footage: **800**
 Office Square Footage: **600**
 Parcel Size: **0.19 Acres**
 Year Built: **1960**
 Zoning: **C-2-A**
 Parking Spaces: **12 +/-**
 Shop Ceiling Height: **12'6"**
 Grade Level Doors: **(1) 9' x 10'**
 Lighting: **LED**
 Property Taxes: **\$5,640.00**
 Lease Rate: **\$1,500.00/Month - Modified Gross**
 Sale Price: ~~\$249,000.00~~ **\$199,900.00**



2024 TRADE AREA DEMOGRAPHICS			
DISTANCE	2 MILE	5 MILE	10 MILE
POPULATION	30,865	66,670	115,779
HOUSEHOLDS	13,671	29,452	48,473
AVG HH INCOME	\$61,370	\$66,654	\$69,035
2022 TRAFFIC / AVERAGE DAILY			
COLLECTION STREET	CROSS STREET	VOLUME	
Salzburg Ave	S Erie St W	14,348	
S Wenona St	Salzburg Ave S	6,086	

AGENT CONTACT INFO

TILL PACELLA Direct: 586.251.2340 • C: 586.291.3582 • till@pilotpg.com

Matching the right people to the right place.

38600 Van Dyke, Suite 325, Sterling Heights, MI 48312 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060
 586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



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