EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

56200-56230 GRAND RIVER

Lyon Township, MI 48165



FOR SALE

248.476.3700

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OFFERING SUMMARY: 56200-56230 Grand River | Lyon Township, MI 48165



PROPERTY OVERVIEW

Two buildings of 3,164 and 1,813 square feet located on 0.52 acres of land for sale, just off the corner of Grand River and Lyon Center Drive.

OFFERING SUMMARY

Sale Price:	$750,000.00
Building Size:	4,977 Total SF (1,813 & 3,164 SF)
Lot Size:	0.52 Acres
Zoning:	New Hudson Edge

PROPERTY HIGHLIGHTS

- Two buildings allowing for an Owner/Occupant in one, and rental income in the other.
- One of the fastest growing communities in the State of Michigan.
- For redevelopment purposes, existing buildings can be leased to cover carrying costs during approval process.
- Extremely low inventory of "owner/user" buildings available for sale in Western Oakland County.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

PROPERTY INFORMATION: 56200-56230 Grand River | Lyon Township, MI 48165

PROPERTY INFORMATION

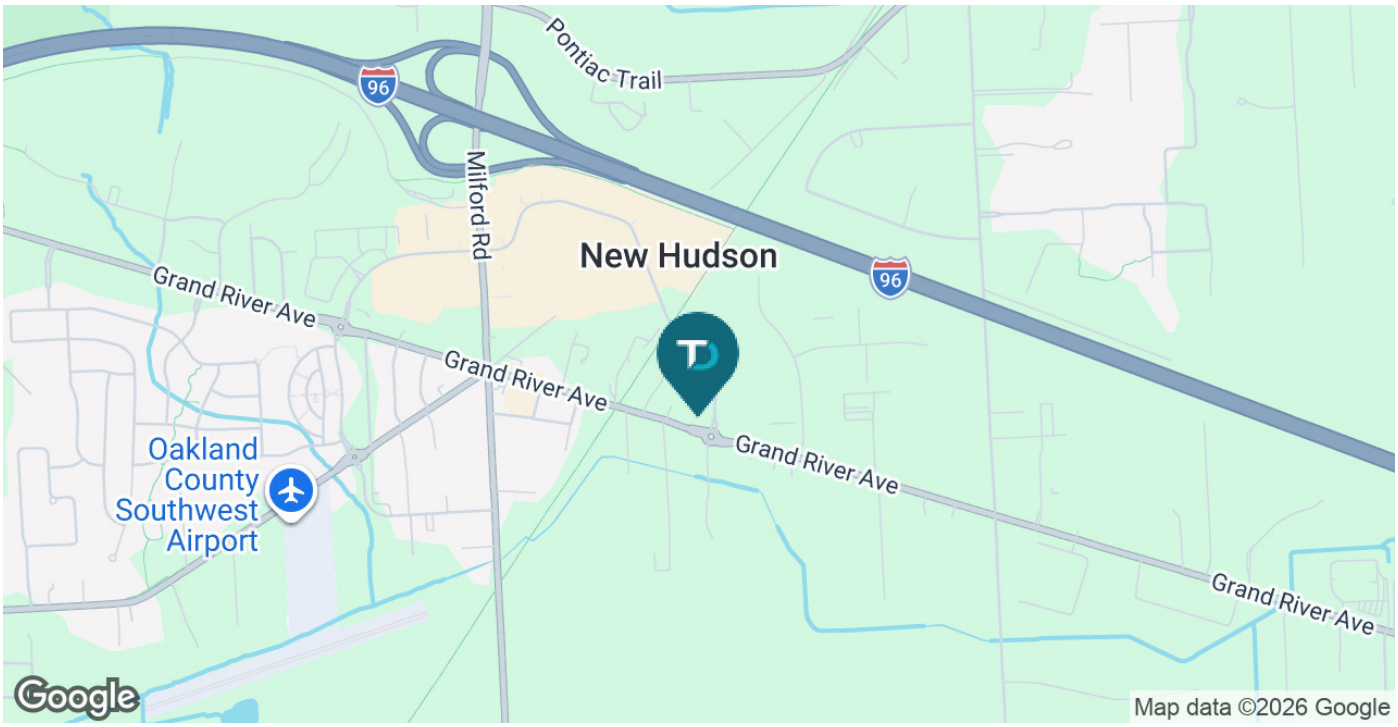
SALE PRICE:	$750,000.00
Building Size:	56230 - 1,813 Sq.Ft. 56200 - 3,164 Sq.Ft.
Year Built:	1949
Last Renovated:	1950
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	12

PROPERTY INFORMATION

Lot Size:	0.52 Acres
Property Type:	Retail
Property Subtype:	Vacant Land-Commercial
Taxes (Combined):	2026 Summer - $5,124.37 2025 Winter - $1,295.64
Zoning	New Hudson Edge
2025 Traffic Count:	Grand River = 13,060 Lyon Center Dr.= 4,877 Milford Rd = 13,208
APN:	21-03-327-008 and 009

LOCATION INFORMATION

Located on the north side of Grand River, just west of Lyon Center Drive.



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ADDITIONAL PHOTOS: 56200-56230 Grand River | Lyon Township, MI 48165



ADDITIONAL PHOTOS: 56200 Grand River | Lyon Township, MI 48165





AERIAL MAP: 56200 Grand River | Lyon Township, MI 48165



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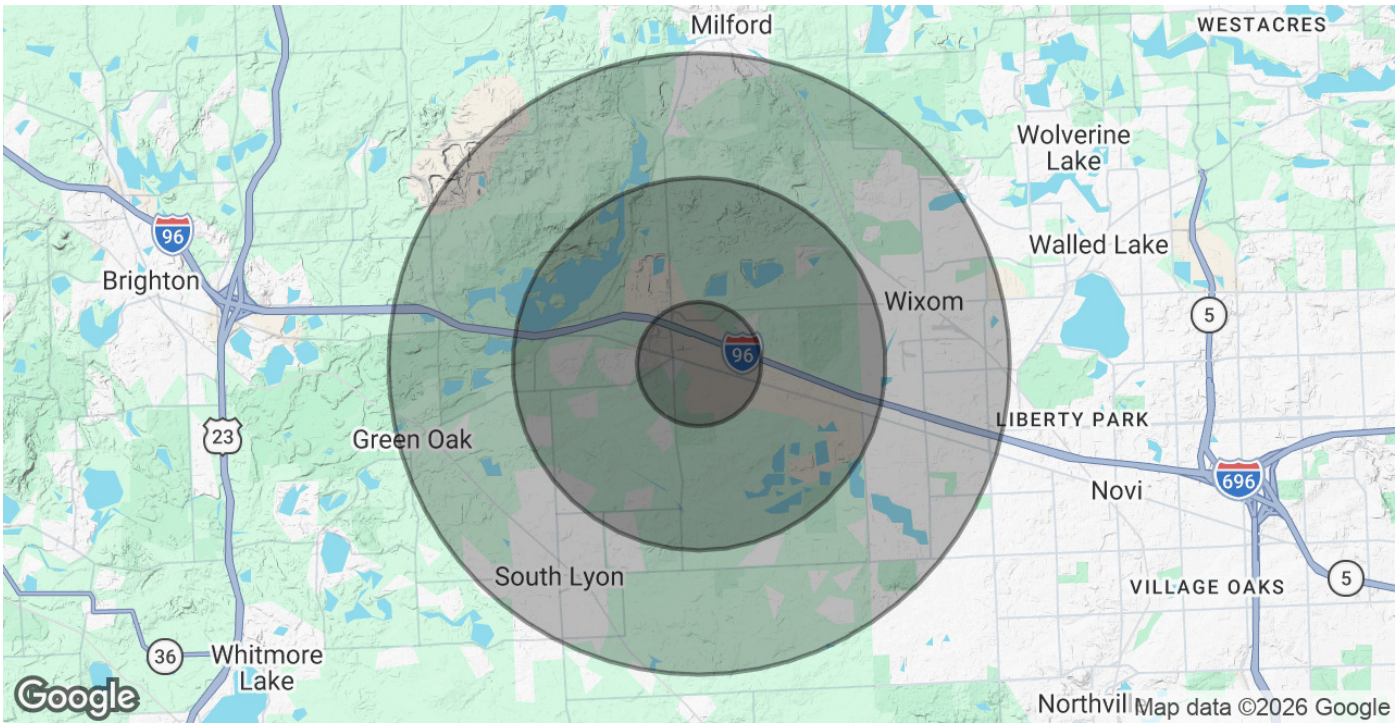
RETAILER MAP: 56200 Grand River | Lyon Township, MI 48165



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DEMOGRAPHICS MAP & REPORT: 56200 Grand River | Lyon Township, MI 48165



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	1,894	16,253	69,424
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	667	5,887	28,166
# of Persons per HH	2.8	2.8	2.5
Average HH Income	$148,218	$150,773	$149,625
Average House Value	$459,498	$413,698	$412,126

2020 American Community Survey (ACS)

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CHAPTER 2. PERMITTED USES

The following uses are or may be permitted in the New Hudson Zoning District. If a use is not listed in the following table, it is not permitted in the New Hudson Zoning District. The boundaries of the core, edge, and neighborhood sub-areas are shown on the Regulating Plan/Zoning Map (Map 1).

Key:	■ Principal Permitted Use	□ Special Land Use	[—] Use Not Permitted

USE	SUB-AREA			DESIGN STANDARD
	CORE	EDGE	NEIGHBORHOOD	
SECTION 41.201 RESIDENTIAL USES				
Apartments, Ownership and Rental, Ground Story	□	□	■	Maximum density: 12 units/acre
Apartments, Ownership and Rental, Upper Story	■	■	■	Maximum density: 12 units/acre
Accessory Uses	■	■	■	
Bed and Breakfast	■	■	□	Subsection 19.02.G
Home Occupations	■	■	■	Section 12.05
Live-Work Unit	■	■	—	• Living quarters must be above the business • Commercial space may not be used for residential • Compliance with Building and Fire Codes
Manufactured Housing, not including mobile home parks	—	—	■	Section 12.04
Model Home for Sales Promotion	—	—	□	Subsection 19.03.E
Multifamily Residential	—	■	■	Maximum density: 14 units/acre
Nursing/Convalescent	—	□	□	Subsection 19.02.V
Private Swimming Pools	□	■	■	
Senior Housing	□	■	■	Subsection 19.03.D
Single-Family Attached Dwellings	□	■	■	Maximum density: 12 units/acre

Single-Family Detached Dwellings	□	■	■	Maximum density: 8 units/acre
State Licensed Residential Facility	□	■	■	
SECTION 41.202 COMMUNITY AND INSTITUTIONAL USES				
Assembly Halls and Similar Uses	■	■	—	
Business, Vocational, Arts Schools/Colleges	□	■	—	
Cemeteries	■	□	□	Subsection 19.02.I
Municipal Buildings and Uses	■	■	■	
Nursery Schools and Day Care Centers	—	■	■	Subsection 19.02.O
Offices, Municipal	■	■	■	
Open Space Preservation	■	■	■	
Private Indoor Recreation Facilities	□	□	—	Subsection 19.02.Z, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
Private Outdoor Recreation Facilities	□	□	□	Subsection 19.02.Z, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
Private Service Clubs and Organizations	■	■	□	
Public, Parochial, or Private Elementary, Intermediate and High Schools	■	■	■	
Public or Private Colleges or Universities	—	■	—	
Public Parks, Parkways and Recreation Facilities (Outdoor or Indoor)	■	■	■	
Religious Institutions	■	■	■	Subsection 19.02.AA

SECTION 41.203 COMMERCIAL, OFFICE AND RETAIL USES				
Agricultural Sales and Services	—	□	—	
Arcades	■	■	—	
Art and Photography Gallery	■	■	□	
Brewpub	■	■	—	Subsection 19.02.MM
Commercial Kennels	—	—	—	
Drive-through Business	□	□	—	Subsection 19.02.K
Electric Data Processing	■	■	—	
Enclosed Theaters, Movie Theaters	■	■	—	3 or fewer screens permitted, more than 3 screens prohibited
Financial Institutions	■	■	—	
Funeral Homes or Mortuaries	□	■	—	Subsection 19.02.M
Filling Station	—	□	—	Subsection 19.02.E
General Office Buildings and Uses	■	■	—	
Home Occupations	□	□	■	
Hotel or Motel	■	■	—	Subsection 19.02.U
Landscaping Contractor Facility	—	□	—	Subsection 33.03.C
Laundry and Dry Cleaning	■	■	—	
Medical and Dental Clinics or Offices	■	■	□	Section 12.05
Microbreweries	—	—	—	
Open-Air Display and Sales (Home and Garden)	□	□	—	Subsection 19.02.X
Personal Fitness Center or Health Club	■	■	—	
Personal Service Establishments	■	■	—	
Private Kennels	—	—	—	
Restaurant:				
Carry-out	■	■	—	
Drive-in or drive-through	—	□	—	Subsection 19.02.K; Drive-in and drive-through restaurants shall be permitted only along Lyon Center Drive — East, between the Huron

				Valley Trail and Grand River Avenue.
Sit down	■	■	—	
Sidewalk cafe; or outdoor patio	■	■	—	
Retail Businesses (Commodities)	■	■	—	Must be less than 25,000 square feet if located in core sub-area
Retail (Comparison Goods)	■	■	—	Must be less than 25,000 square feet if located in core sub-area
Sales, Recreational Vehicles	—	□	—	Subsection 19.02.HH
Small Distillers	■	■	—	Section 19.02.OO
Small Wine Makers and Hard Cider Producers	■	■	—	Section 19.02.NN
Studio (dance, martial arts, art and photo, music, etc.)	■	■	—	
Vehicle Repair:				
Major	—	□	—	Subsection 19.02.E
Minor	—	□	—	Subsection 19.02.E
Veterinary Clinic, Small Animal Only	■	■	—	Subsection 19.02.FF, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
SECTION 41.204 INDUSTRIAL, TRANSPORTATION AND UTILITY USES				
Central Dry Cleaning Plants and Laundries	—	—	—	
Construction Equipment Sales and Leasing	—	—	—	
Contractor Storage Yard	—	—	—	
Essential Services	■	■	■	
Greenhouses and Plant Nurseries	—	□	—	
Laboratories, Research	—	□	—	
Manufacturing	—	—	—	

Mini Warehouse	—	—	—	
Motor Freight Transportation	—	—	—	
Radio and Television Towers	—	—	—	
Recycling Collection Stations	—	—	—	
Tool, Die, Gauge and Machine Shops	—	—	—	
Truck, Tractor, and Trailer Sales and Repair	—	—	—	
Utility and Public Service Buildings	□	■	□	No outdoor storage permitted
Wireless Communication Facilities	□	□	□	Subsection 19.02.Y
Wholesale Trade	□	□	—	

(Ord. No. 03-14, pt. 4, 1-7-2014; Ord. No. 10-14, pt. 6, 9-2-2014; Ord. No. 07-15, pt. 2, 6-1-2015; Ord. No. 06-16, pt. 2, 10-3-2016; Ord. No. 195-18, § 6, 6-4-2018; Ord. No. 13-22, § 6, 11-1-2022)