EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1.71 Acres Milford Road

815 N. Milford Milford, MI 48381



FOR SALE

LISTED BY:

Mark Szerlag

Senior Partner

mszerlag@thomasduke.com

GetReal*quality*

248.476.3700

WWW.THOMASDUKE.COM

FOR SALE

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Sale Price: $700,000.00

DESCRIPTION

This 1.71 acre property zoned Office. It allows for many non-office uses that are permitted, if special conditions are met. The site was previously site plan approved by Seller for a 3-story, Mixed-Use, project (Office/Retail - story 1 & Multiple Family - story 2/3). Renderings/further information available.

PROPERTY HIGHLIGHTS

- 1.71 Acres in the Village of Milford - Currently Zoned O-1 (Office District).
- Previously Site Plan Approved for a 3 Story, Mixed-Use Development.
- Many Principal Uses Permitted - Subject to Special Conditions (zoning below).
- Included, but not limited to, Residential Units - 2nd Story & Up.
- All Utilities at the Site (Including Municipal Water, Sanitary Sewer).
- 198' of Frontage Along Milford Rd.

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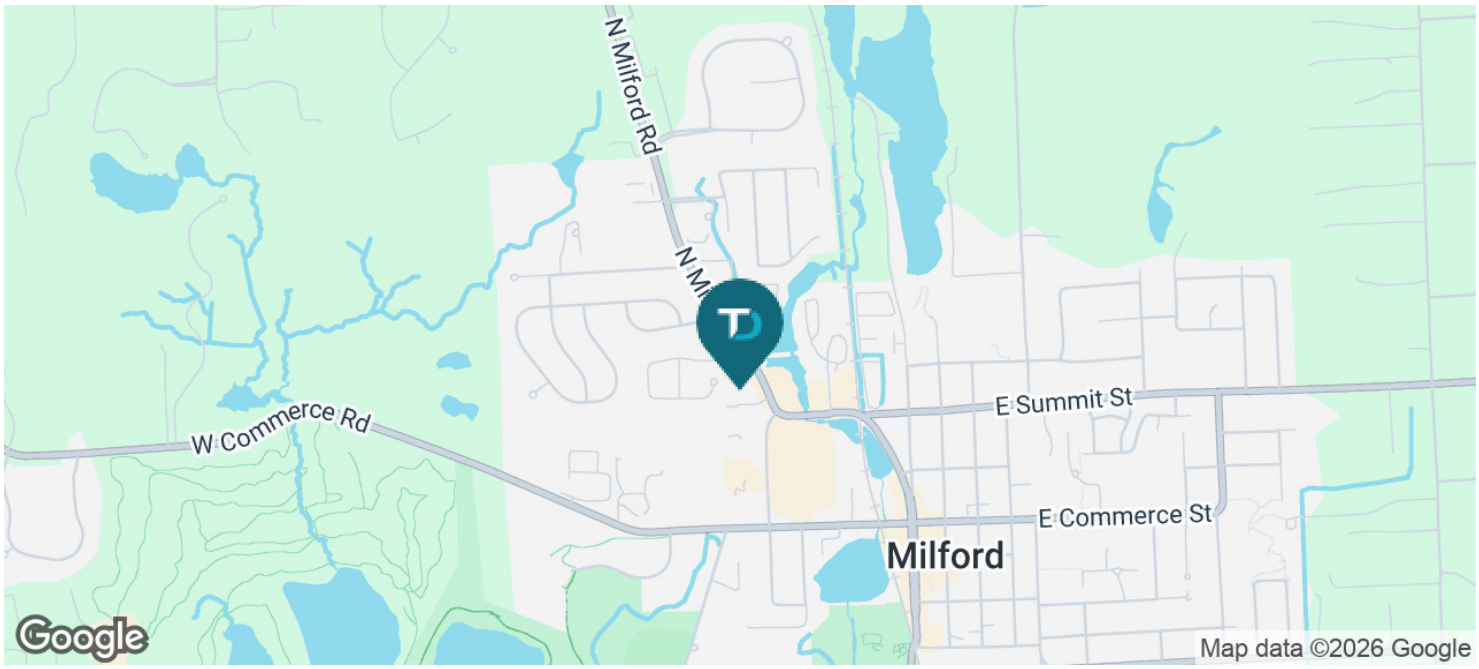
PROPERTY INFORMATION

SALE PRICE:	$700,000.00
Utilities:	Municipal Water & Sanitary Sewer
Traffic Counts:	N. Milford Road = 10,509 vpd
School District:	Huron Valley Schools

Lot Size:	1.71 Acres
Property Type:	Multifamily Land
Zoning	O-1 (Office District) Residential & Retail with Special Conditions
Legal Description:	T2N, R7E, SEC 3 EATON'S MILFORD LOTS 4, 5 & 6, ALSO PART OF SW 1/4 OF SE 1/4 DESC AS BEG AT NW COR OF LOT 6, TH W 243.30 FT, TH S 161.70 FT, TH E TO SW COR OF SD LOT 4, TH N TO BEG 12-19-96 FR 016 & 019 10-13-05 CORR 5-15-07 CORR
APN:	16-03-453-068

LOCATION INFORMATION

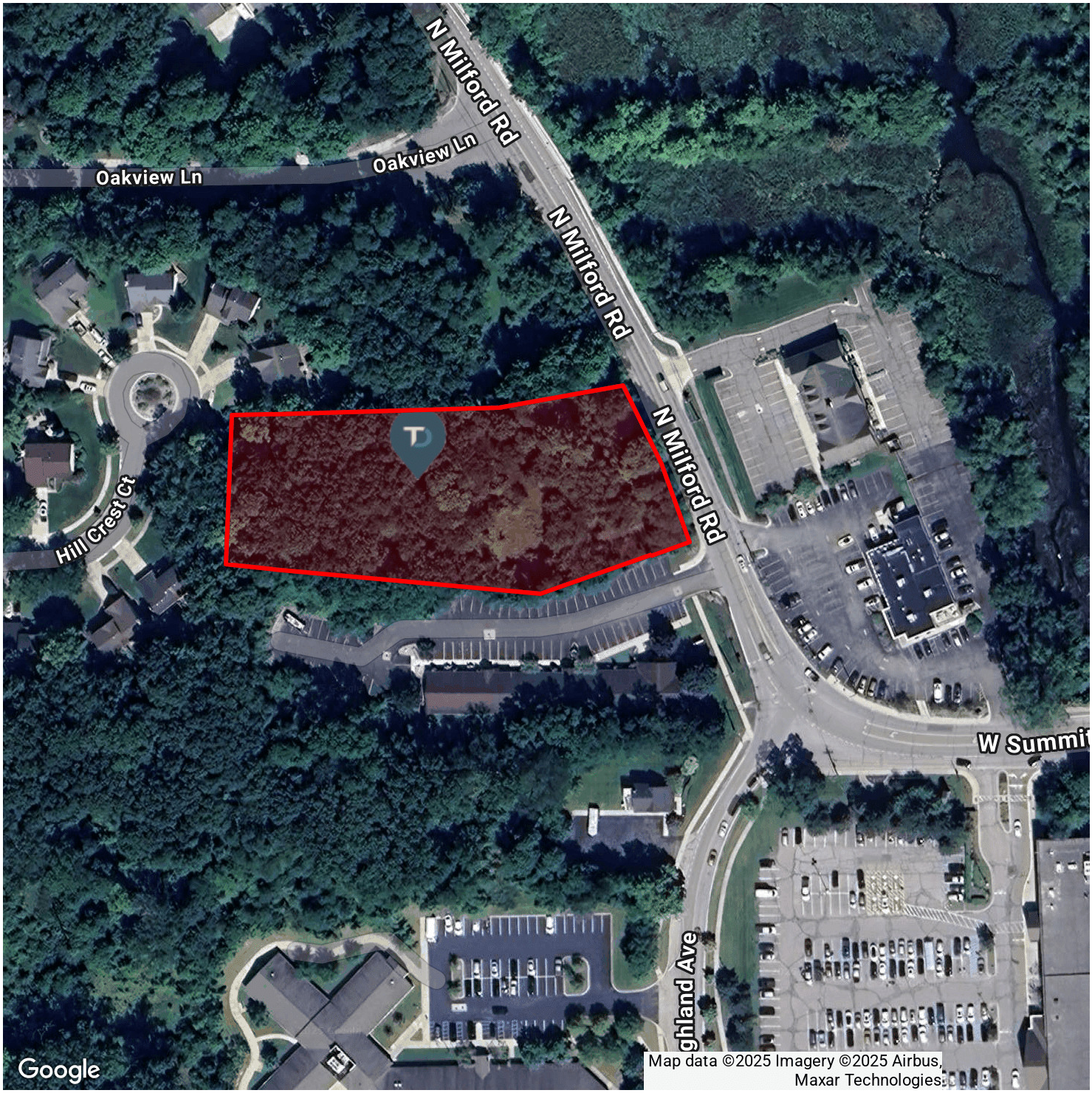
Located just off of N Milford Rd on the northern side of the Village of Milford, this property is walkable to the downtown and even closer to necessary amenities (Kroger, Gym, Red Dog Saloon, etc).



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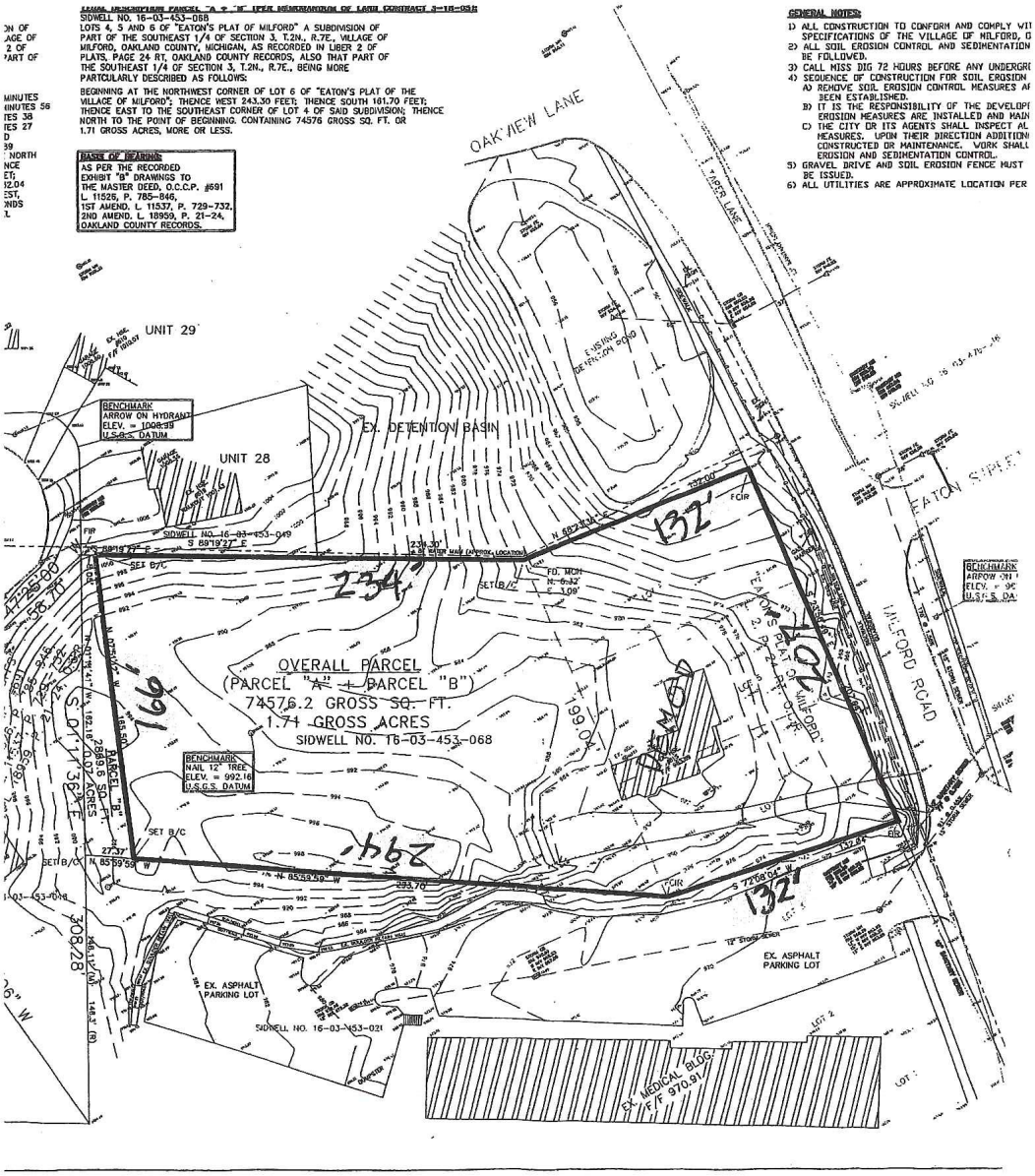
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FOR SALE

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SITE SURVEY

FOR SALE

1.71 Acres Milford Road

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PREVIOUSLY APPROVED SITE PLAN & SCHEMATIC

FOR SALE

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	4,585	16,147	40,346
Median age	42.1	41.6	40.6
Total households	1,808	6,181	14,574
Average HH income	$81,498	$86,240	$92,903
Average house value	$229,675	$272,758	$305,934

ARTICLE VI. - O-1, OFFICE DISTRICTS

Sec. 94-156. - Intent.

(a) The office districts are intended to provide locations of the low intensity, office type professional and administrative services necessary for the normal conduct of a community's activities. Such districts have the following characteristics: allowable activities take place in attractive buildings in landscaped settings; they generally operate during normal daytime business hours; they produce a minimum amount of traffic; and their use characteristics make them compatible with adjacent residential uses.

(b) Office districts are specifically designed to prohibit retail establishments and other business activities that generate heavy traffic or constant visits of the general public. However, a limited range of convenience retail and service businesses is permitted within larger office developments for the benefit of office personnel and visitors, provided that offices remain the predominant use within the district and provided further that the commercial uses are compatible with nearby residential development.

(c) Office districts are intended to serve as transitions between nonresidential districts and single-family residential districts.

(Ord. No. 228, § 700, 9-28-95)

Sec. 94-157. - Principal uses permitted.

In an office district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

(1) Office type business related to executive, administrative, or professional occupations, including, but not limited to, offices of a lawyer, accountant, insurance/real estate agent, architect, engineer, and similar occupations.

(2) Clinics, except veterinary clinics having outdoor runs.

(3) Small animal grooming facilities.

(4) Medical, dental, and optical laboratories that provide testing services or provide medical or dental devices such as artificial limbs, teeth, eyeglasses, etc.

(5) Banks, credit unions, savings and loan associations, and similar uses, including those offering drive-through facilities.

(6) Barber shops, beauty shops, health salons and therapeutic massage facilities.

(7) Private clubs, fraternal organizations, or lodge halls.

(8) Churches.

(9) Pharmacy or apothecary shops.

(10) Business service establishments such as typing services, photocopying services, quick-printing establishments, office supply stores, and similar establishments.

(11) Publicly owned buildings such as telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations.

(12) Other uses similar to the above uses.

(13) Accessory structures and uses customarily incident to the above permitted uses.

(Ord. No. 228, § 701, 9-28-95)

Sec. 94-158. - Principal uses permitted subject to special conditions.

The following special condition uses shall be permitted in the office districts, subject to the conditions required in this section for each use, subject to any and all reasonable conditions which may be imposed in accordance with Section 504(4) of the Michigan Zoning Enabling Act, as amended, and further subject to the review and approval by the planning commission and village council as specified in section 94-388, review and approval of conditional uses, and section 94-386, site plan review, of this chapter:

(1) Mortuary establishments, when adequate assembly areas are provided off-street for vehicles used in funeral processions. A caretaker's residence may be provided within the main building of mortuary establishments. Principal vehicular access shall be in accordance with provisions of section 94-347, access to a major thoroughfare or collector street.

(2) Residential unit(s), when the following conditions are met:

a. The dwelling unit(s) may be provided on any floor other than a floor where grade level access is provided.

b. The minimum floor area per unit shall equal 350 square feet for an efficiency unit, 500 square feet for a one-bedroom unit, 700 square feet for a two-bedroom unit, 900 square feet for a three-bedroom unit, and 1,100 square feet for units containing four bedrooms.

c. Off-street parking shall be provided in accordance with multiple-family dwelling parking standards in section 94-339.

(3) One-family detached dwellings, when the following conditions are met:

a. Occupancy shall be restricted solely to existing structures originally built for single-family dwelling unit purposes that are habitable and intended to be fully occupied as a housekeeping unit.

b. The dwelling unit shall be capable of providing a minimum livable floor area of 950 square feet.

c. Off-street parking shall be provided in accordance with subsection 94-339(12)a.1 requirements.

(4) Any retail business or service establishment permitted in the B-2 business district as a principal use permitted which will operationally abut an existing B-2 business district; and any retail business or service establishment permitted in the B-3 business district as a principal use permitted which will operationally abut an existing B-3 business district, subject to the following conditions:

a. All businesses or service establishments shall be located within a mixed use structure principally erected for office use. In no instance shall the gross floor area devoted to business or service use exceed 50 percent of the total gross floor area of the structure.

b. All retail or service uses established as part of a mixed use development, including all accessory parking, loading space, and site access, shall be functionally separate from the office facilities on the premises and must operationally abut a respective and existing business zone. No business use permitted in an O-1 district shall operationally abut any residential portion of an O-1 district.

c. The site shall be so located as to have at least one property line abutting and directly accessible to a major thoroughfare in accordance with the provisions of section 94-347, access to a major thoroughfare or collector street.

d. All business establishments shall be retail or service establishments dealing with the consumers. All

goods produced on the premises shall be sold at retail on the premises where produced. Drive-in, drive-through and/or carryout restaurants are strictly prohibited.

e. The outdoor storage or display of goods and materials shall be prohibited.

f. The planning commission may require the installation of trash storage areas in accordance with section 94-355.

g. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

h. All loading and parking shall be provided off-street.

i. Undeveloped areas shall be planted with grass, ground cover, shrubbery and/or other suitable plantings specified in section 94-352, except where specific landscape elements such as greenbelts, sidewalks, or screening walls are required.

(5) Performing arts center offering exhibitions, recitals, performances, and/or instruction in the visual arts, literature, music, theater, film, or dance when conducted within a completely enclosed building, subject to the following conditions:

a. Primary vehicular access shall be provided only to an existing or planned major thoroughfare, service drive, or collector street in accordance with section 94-347.

b. Primary vehicular access to accessory off-street parking areas shall be at least 25 feet distant from adjacent property. A lesser distance or waiver of this requirement may be granted by the village council, upon receipt of a recommendation of the planning commission, subject to the requirements of subsection 94-340(6). Dedicated service driveways or secondary point of vehicular access are expressly exempt from this requirement.

c. The minimum lot size shall be 0.5 acres.

d. An obscuring ornamental masonry wall, not less than four-foot, six inches or more than eight foot in height, shall be provided and maintained on those sides abutting or adjacent to a residential district in accordance with section 94-353.

e. Buildings of greater than the maximum height allowed in article XI, Schedule of Regulations, may be allowed provided the front, side and rear yards are increased above the minimum required yards by one foot for each one foot or part thereof of building height that exceeds the maximum height allowed.

f. The site shall be designed to permit motorized vehicles to enter and circulate through the site with minimal interference with pedestrian circulation patterns.

g. Off-street parking requirements shall be based upon the anticipated peak-hour usage resulting from the primary use(s) associated with property as documented by current professional traffic engineering studies for that particular use(s). An adjustment may be made by the village council, following a recommendation from the planning commission, when it is found that off-site facilities, whether public or private, are conveniently available and would not adversely affect the retail, office, and ancillary service facility needs of nearby core business areas. The use of privately held off-site parking areas shall require a written agreement, executed by all parties concerned, assuring the continued availability of the off-site parking facilities for the use they are intended to serve. Such use agreements, and any subsequent amendments thereto, shall be drawn to the satisfaction of the village attorney.

h. Except as provided below, not more than 100 seats shall be provided in the hall intended to be used for

the viewing of any stage performance or film. The planning commission may approve additional seating upon receipt of technical reports and/or expert testimony demonstrating to their satisfaction that the additional occupancy will: ensure safety and convenience of both vehicular and pedestrian traffic, both within the site and in relation to access streets; and, provide for a harmonious relationship between the development on the site and adjacent uses and prospective development of neighboring property.

i. Site signage must comply with the requirements of section 94-350. Marquee signs are expressly prohibited.

(6) Accessory buildings and uses customarily incident to any of the above-permitted uses.

(7) Bed and breakfast operations in accordance with section 94-346.

(Ord. No. 228, § 702, 9-28-95; Ord. No. 231-172, § 1, 9-16-13; Ord. No. 231-191, § 1, 5-4-15; Ord. No. 231-200, § 1, 7-18-16)

State Law reference— Approval of special land use, MCL 125.584c.

Sec. 94-159. - Required conditions.

In office districts:

(1) No interior display shall be visible from the exterior of an office or business establishment.

(2) The outdoor storage of goods or material shall be prohibited.

(3) Warehouse or indoor storage of goods or materials, beyond that normally incident to the permitted uses in office districts, shall be prohibited.

(Ord. No. 228, § 703, 9-28-95)

Sec. 94-160. - Area and bulk requirements.

For area and bulk requirements in office districts, see article XI, schedule of regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

(Ord. No. 228, § 704, 9-28-95)

Secs. 94-161—94-185. - Reserved.