EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

56875 Grand River

New Hudson, MI 48165



FOR SALE

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FOR SALE

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Price Reduced! $525,000.00 (Was: $600,000.00)

DESCRIPTION

Freestanding Retail Building with Grand River frontage.

PROPERTY HIGHLIGHTS

- Freestanding Retail Building with frontage on Grand River.
- Located in one of the fastest growing communities in the State of Michigan.
- Zoning allows for a variety of uses including Retail, General Office or Medical.

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BUILDING INFORMATION

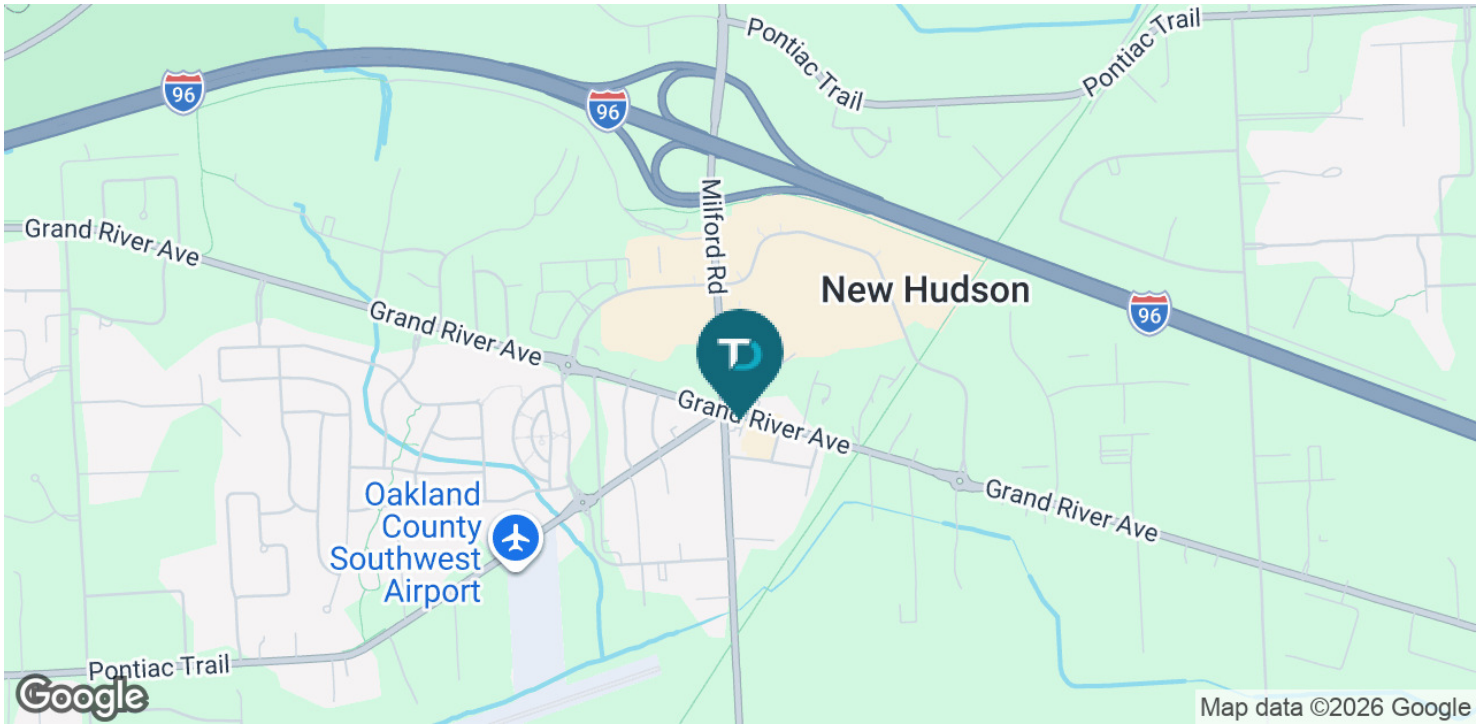
SALE PRICE:	PRICE REDUCED! Was: $600,000.00 NOW: $525,000.00
Price/SF:	$266.23
Building Size:	1,972 SF
Year Built:	1925
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	15

PROPERTY INFORMATION

Lot Size:	0.21 Acres
Property Type:	Retail
Property Subtype:	Freestanding Building
Taxes:	2026 Summer - $2,546.79 2025 Winter - $3,809.44
Zoning	B-2 Community Business District
2025 Traffic Counts:	Grand River = 8,999 Milford Road = 21,129
Legal Description:	Available upon request.
APN:	21-03-303-014

LOCATION INFORMATION

Located on the south side of Grand River, east of Milford Road in New Hudson.



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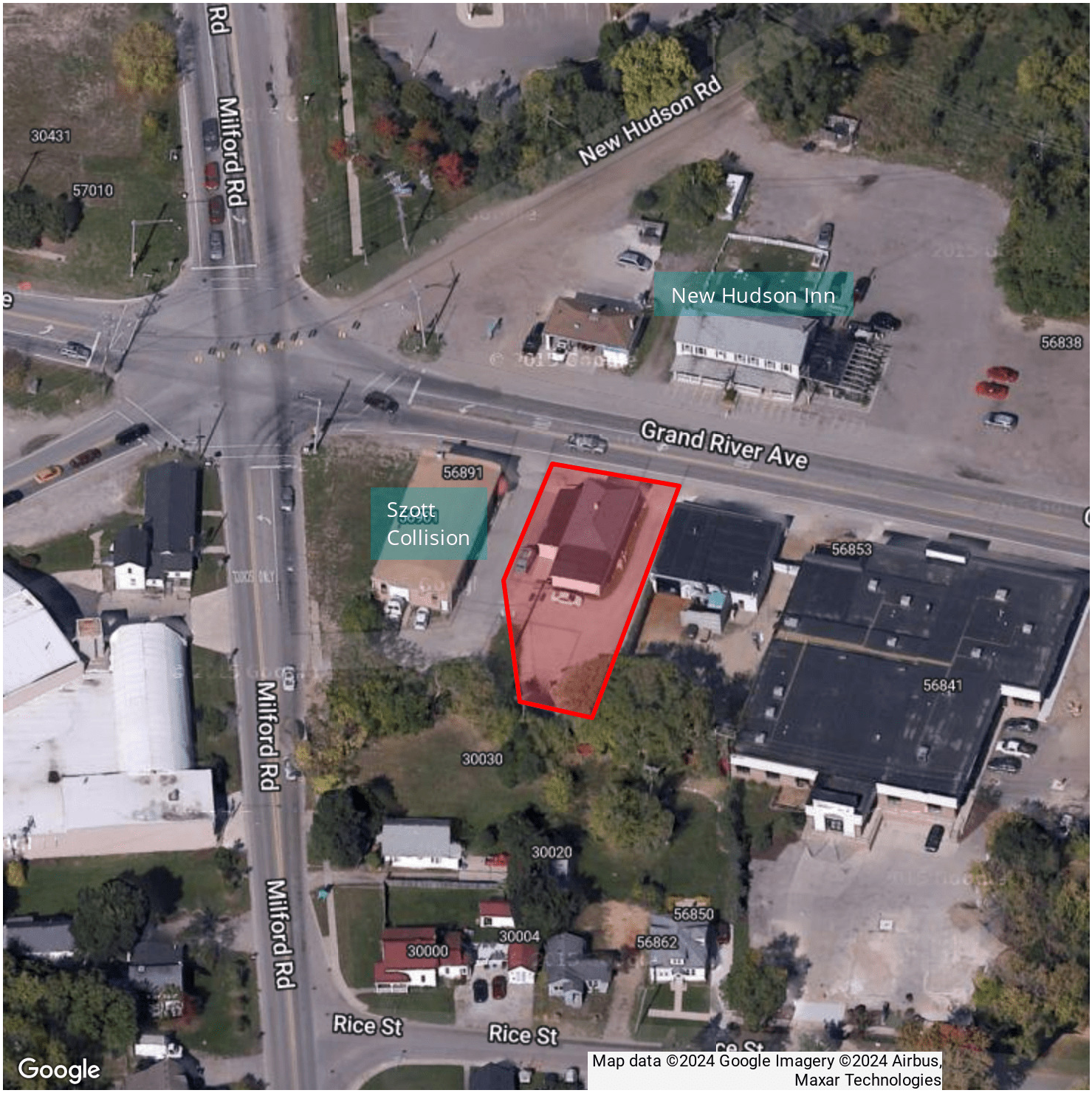
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	2,856	17,280	58,510
Median age	37	38	39
Total households	997	6,165	21,525
Average HH income	$140,980	$154,875	$164,244
Average house value	$462,806	$416,484	$431,726

ARTICLE 31.00 - B-2 COMMUNITY BUSINESS DISTRICT

Section 31.01. - Statement of purpose.

The intent of the B-2, community business district is to meet the convenience and comparison shopping needs of the community by providing for development of a broad range of retail and service establishments. Because of the variety of businesses permitted, attention must be focused on site layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining uses. Community business uses must be buffered from residential uses and shall be served by a major thoroughfare.

(Ord. No. 01-12, pt. 2, 2-6-2012; Ord. No. 11-14, pt. 2, 10-6-2014)

Section 31.02. - Permitted uses and structures.

A. *Principal uses and structures.* In all areas zoned B-2, community business district, no building shall be erected, used or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal uses:

1. Retail business that supply commodities on the premises, such as, but not limited to: groceries, meats, dairy products, alcoholic beverages, baked goods and other foods, drugs, dry goods, notions, hardware, books and periodicals, stationery and office supplies, audio and video sales and rental, bicycles, flowers, hobby equipment, paints, clothes and shoes, sporting goods, small household articles, and tobacco products.
2. Retail or service establishments that offer comparison goods, such as, but not limited to: carpet stores, furniture stores, building material sales (including hardware, glass, and lumber), household appliances stores, auto parts stores, and paint and wallpaper stores.
3. General office buildings, provided that goods are not manufactured, exchanged or sold on the premises.
4. Medical and dental clinics and offices.
5. Veterinary clinics and hospitals for the care of small animals, subject to the provisions in section 19.02, subsection FF.
6. Financial institutions, such as banks, credit unions, and savings and loan associations.
7. Offices of a municipality of other public entity.
8. Offices, showrooms, or workshops of a plumber, electrician, building contractor, upholsterer, caterer, exterminator, decorator, or similar trade, subject to the following requirements:

a. All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
b. The ground floor premises facing upon a street shall be used only for entrances, offices, sales and display.
c. There shall be no outside storage of materials or goods of any kind.

9. Establishments that perform services on the premises, such as: beauty and barbershops; watch, radio, television, clothing and shoe repair; locksmith; photo processing; and similar service establishments.
10. Laundry and dry cleaning customer outlets, coin operated laundromats, self-serve dry cleaning establishments, and similar operations.
11. Computer and data processing centers.
12. Photographic studios.
13. Nursery schools and child care centers, subject to the provisions in section 19.02, subsection 0.
14. Private service clubs and fraternal organizations.
15. Assembly halls, display halls, banquet halls, and similar places of assembly.
16. Standard restaurants, bars, and lounges, but not including drive-in, drive-through or fast-food restaurants.
17. Fitness centers.
18. Business schools and colleges, vocational training schools, dance schools, music and voice schools and art studios.
19. Funeral homes, subject to the requirements in section 19.02, subsection M.
20. Minor vehicle repair, including trucks up to 1½ ton capacity, subject to section 19.02, subsection E.
21. Oil change shops.
22. Tire replacement stores, with or without minor vehicle repair, subject to section 19.02, subsection E.
23. Windshield and glass repair.
24. Auto parts stores.
25. Other uses similar to the above.
26. Essential services, subject to the requirements in section 12.14.
27. Uses and structures accessory to a permitted principal or special land use, subject to the provisions in article 18.00.

28. Brewpubs, subject to the requirements in section 19.02, subsection MM.
29. Microbreweries capable of producing more than 5,000 barrels of beer per year, subject to the requirements in section 19.02, subsection MM.

B. *Special land uses.* The following uses may be permitted by the township board, subject to: the conditions specified for each use; review and approval of the site plan by the planning commission and the township board; any special conditions imposed by the planning commission or township board that are necessary to fulfill the purposes of this Ordinance; and, the provisions set forth in article 6.00.

1. Religious institutions, subject to the requirements in section 19.02, subsection AA, and provided that such a use does not conflict with the orderly development and utilization of the commercial district.
2. Outside sales and display, if accessory to a principal structure or use on the same parcel, subject to the requirements in section 19.02, subsection X. Examples of outside sales and display that may be permitted include, but are not limited to: the display and sales of nursery plants, garden supplies, fruits and vegetables, playground equipment, lawn furniture, and swimming pools. Displays partially or totally housed in a tent that is open on at least one side shall be considered outside display. Displays of six months or less shall be considered temporary; displays of greater than six months shall be considered permanent.
3. Outdoor recreations facilities, such as a children's amusement park or a golf driving range, subject to the requirements in section 19.02, subsection Z. Any such use shall be fenced on all four sides.
4. Indoor recreation facilities, such as, but not limited to, bowling establishments, gymnasiums, ice skating rinks, tennis clubs, court sports facilities, subject to the requirements in section 19.02, subsection Z.
5. Arcades, when accessory to a larger indoor recreation facilitiy, restaurant or bar, or club or lodge, subject to the requirements in section 19.02, subsection Z.
6. Enclosed theaters, such as a movie theater.
7. Fast-food, drive-in, and drive-through restaurants, subject to the requirements in section 19.02, subsection J. Outdoor seating for such restaurants shall be permitted subject to the requirements in section 19.02, subsection X.
8. Filling stations, with or without convenience stores, subject to the requirements in section 19.02, subsection E.
9. Filling stations with minor vehicular repair, subject to section 19.02, subsection E.
10. Car or vehicle wash establishments, subject to the requirements in section 19.02, subsection F.

11. Vehicle sales and rental, subject to the requirements in section 19.02, subsection D.
12. Microbreweries that are capable of producing more than 5,000 barrels of beer per year, subject to the requirements of in section 19.02, subsection MM.
13. Small wine makers and hard cider producers, subject to the regulations in section 19.02.NN.
14. Small distillers, subject to the regulations in section 19.02.OO.

(Ord. No. 01-12, pt. 2, 2-6-2012; Ord. No. 10-14, pt. 4, 9-2-2014; Ord. No. 11-14, pt. 2, 10-6-2014; Ord. No. 04-15, pt. 2, 4-6-2015; Ord. No. 195-18, § 4, 6-4-2018; Ord. No. 13-22, § 5, 11-1-2022)

Section 31.03. - Development standards.

A. *Required conditions.* Unless otherwise noted, buildings and uses in the community business district shall comply with the following requirements:
   1. All permitted retail or service establishments shall deal directly with the customers. Manufacturing of products for wholesale distribution off the premises is not permitted.
   2. All business, services, and processing, except off-street parking and loading, shall be conducted within a completely enclosed building, unless otherwise permitted.
   3. Outside storage of goods, inventory and equipment is prohibited. Any storage shall be accessory to the principal use of the site.
   4. Parking or storage of damaged or disabled vehicles is prohibited. Vehicles parked on a site shall not be used principally for storage, sales, or advertising.
   5. Commercially uses or licensed vehicles used in the normal operation of a retail or service use shall be parked in the rear. This provision shall apply to operable vehicles that are moved on and off the site on a regular basis.
B. *Site plan review.* Site plan review and approval is required for all uses in the community business district pursuant to article 4.00.
C. *Area, height, bulk and placement requirements.* Buildings and uses in the community business district are subject to the area, height, bulk, and placement requirements in article 36.00, Schedule of Regulations.
D. *Planned development.* Planned development may be permitted as a means to achieve the intent of this district, pursuant to the guidelines in article 7.00.

(Ord. No. 01-12, pt. 2, 2-6-2012; Ord. No. 11-14, pt. 2, 10-6-2014)