EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

26704 VAN DYKE

Center Line, MI 48015



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 26704 Van Dyke | Center Line, MI 48015



PROPERTY OVERVIEW

This 2,000 SF commercial building, situated on a 40' x 100' lot, is ideal for a small contractor seeking approximately 1,500 SF of garage space with minimal office needs, and benefits from flexible zoning that accommodates a variety of commercial, office, and limited industrial uses.

OFFERING SUMMARY

Sale Price:	$350,000.00
Price/SF:	$177.13
Building Size:	1,976 SF
Year Built:	1959
Zoning:	B-1B - Van Dyke Corridor District

PROPERTY HIGHLIGHTS

- 1,520 SF Warehouse / 456 SF Office
- 16' Clear Ceiling
- 12' x 12' Overhead Door
- Fenced Lot
- 1/8 Mile South of I-696
- Heavy Traffic / Great Visibility

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

BUILDING/PROPERTY INFORMATION: 26704 Van Dyke | Center Line, MI 48015

BUILDING INFORMATION

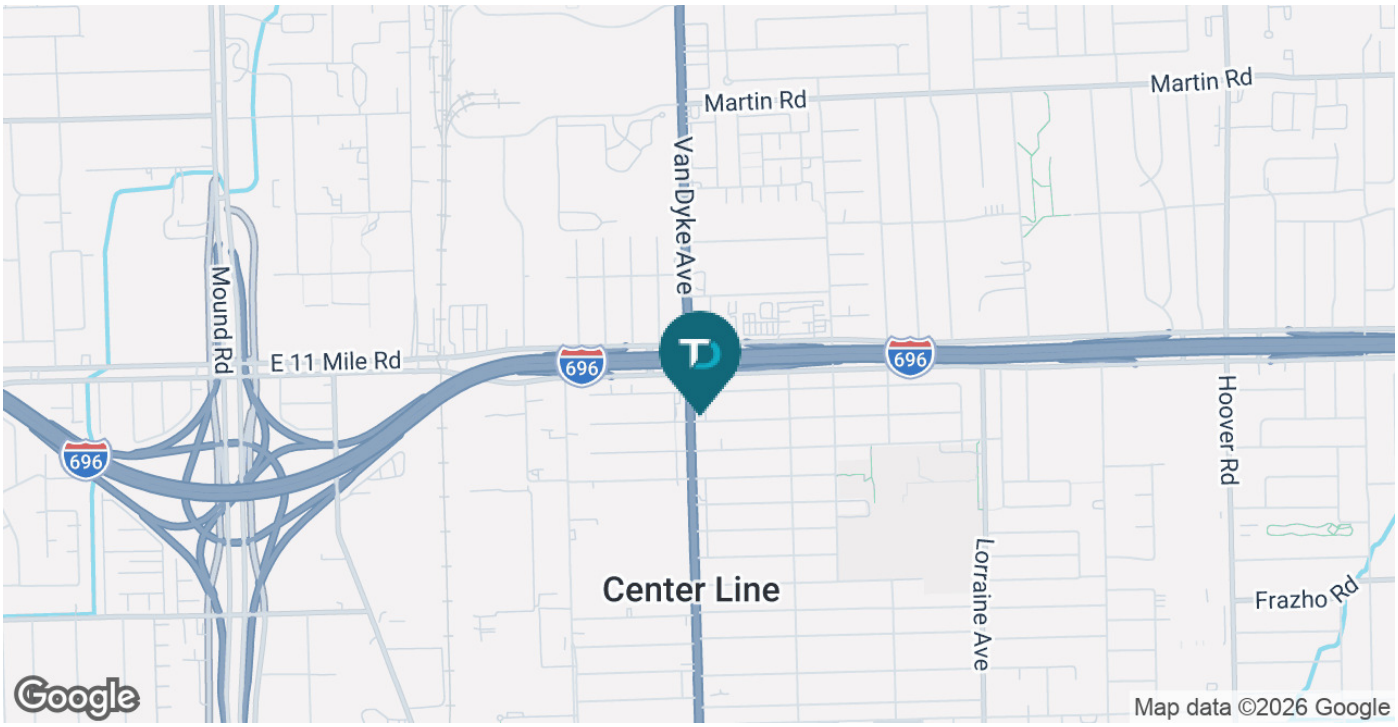
SALE PRICE:	$350,000.00
Price/SF:	$177.13
Building Size:	1,976 SF
Year Built:	1959
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	5

PROPERTY INFORMATION

Property Type:	Retail / Office
2026 Taxes:	$4,081.55
Zoning	B-1B - Van Dyke Corridor District
2025 Traffic Count:	Van Dyke = 26,442 VPD
Legal Description:	ELLIS SUPER HIGHWAY SUBDIVISION LOT 206 & 207
APN:	01-13-22-102-006

LOCATION INFORMATION

Located on east side of Van Dyke in the heart of Center Line just south of the I-696 exit.



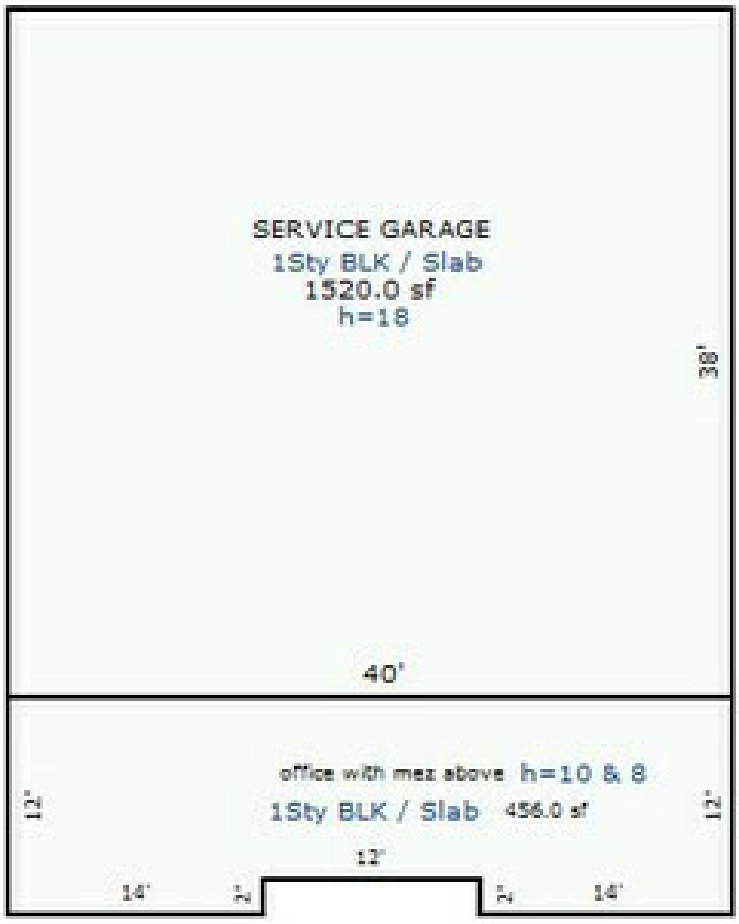
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BUILDING PHOTOS: 26704 Van Dyke | Center Line, MI 48015



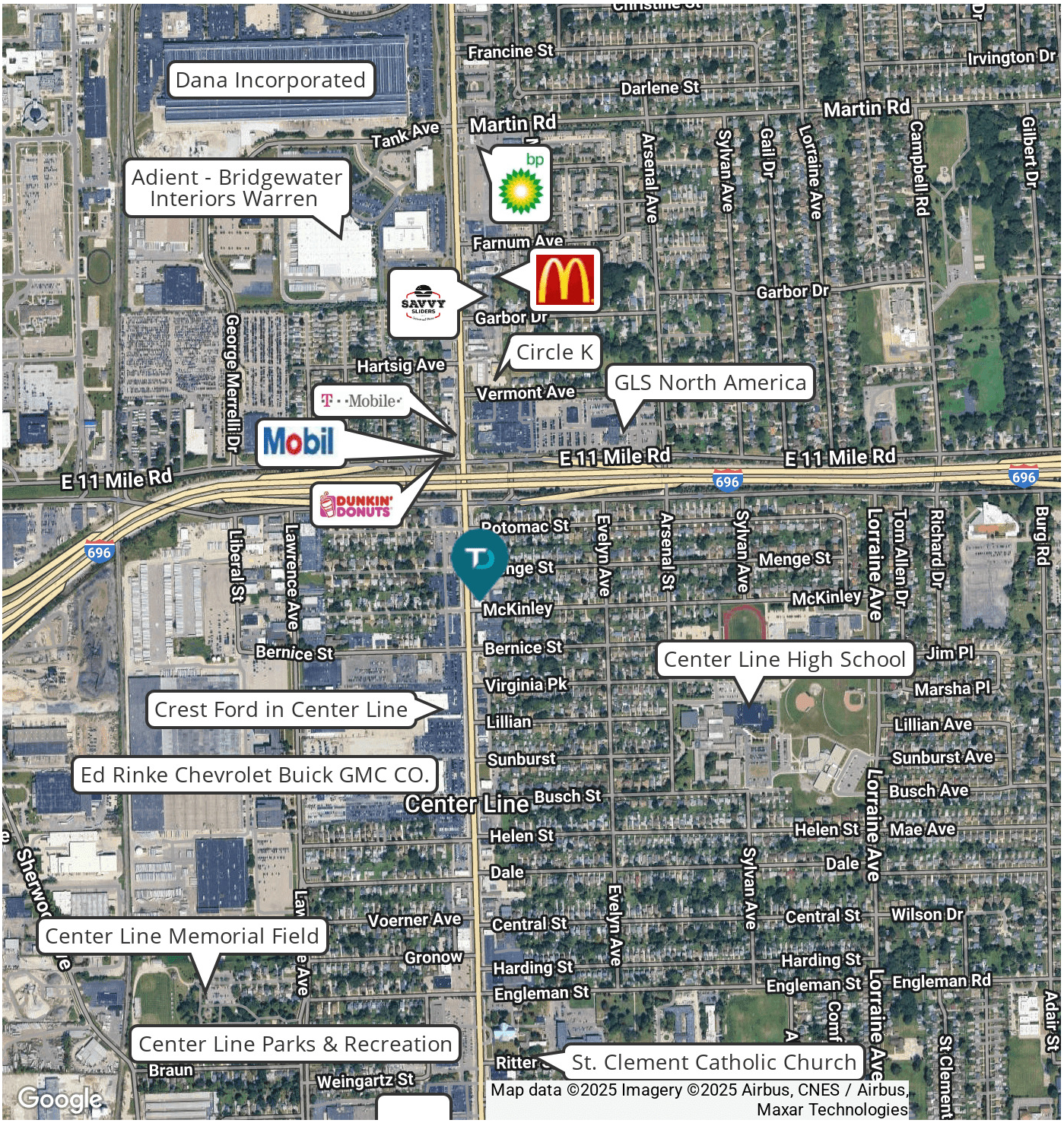
BUILDING SKETCH: 26704 Van Dyke | Center Line, MI 48015



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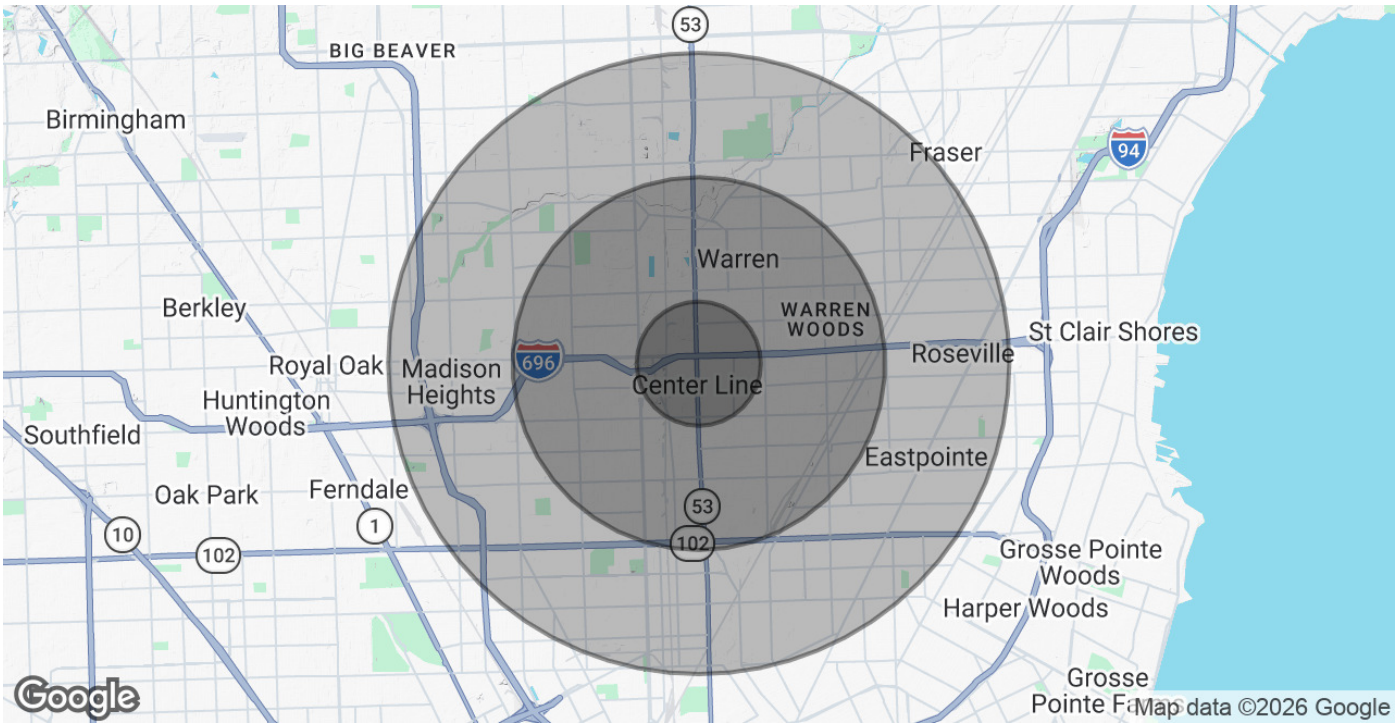
RETAILER MAP: 26704 Van Dyke | Center Line, MI 48015



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DEMOGRAPHICS MAP & REPORT: 26704 Van Dyke | Center Line, MI 48015



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,834	109,942	346,435
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,604	43,714	140,052
# of Persons per HH	2.4	2.5	2.5
Average HH Income	$73,193	$76,054	$71,890
Average House Value	$167,566	$168,650	$160,559

2020 American Community Survey (ACS)

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