EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

56495 GRAND RIVER

Lyon Township, MI 48165

FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 56495 Grand River | Lyon Township, MI 48165

PROPERTY OVERVIEW

A 20,086 square foot, light industrial building for sale in New Hudson, Michigan.

OFFERING SUMMARY

Sale Price:	$1,975,000
Building Size:	20,086 SF
Price / SF:	$98.33
Year Built:	1948
Zoning:	New Hudson Edge

PROPERTY HIGHLIGHTS

- Rare "Owner/User" building for sale in New Hudson.
- Long list of permitted uses and special land uses with the New Hudson "Edge" District.
- Great visibility on Grand River.

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

BUILDING/PROPERTY INFORMATION: 56495 Grand River | Lyon Township, MI 48165

BUILDING INFORMATION

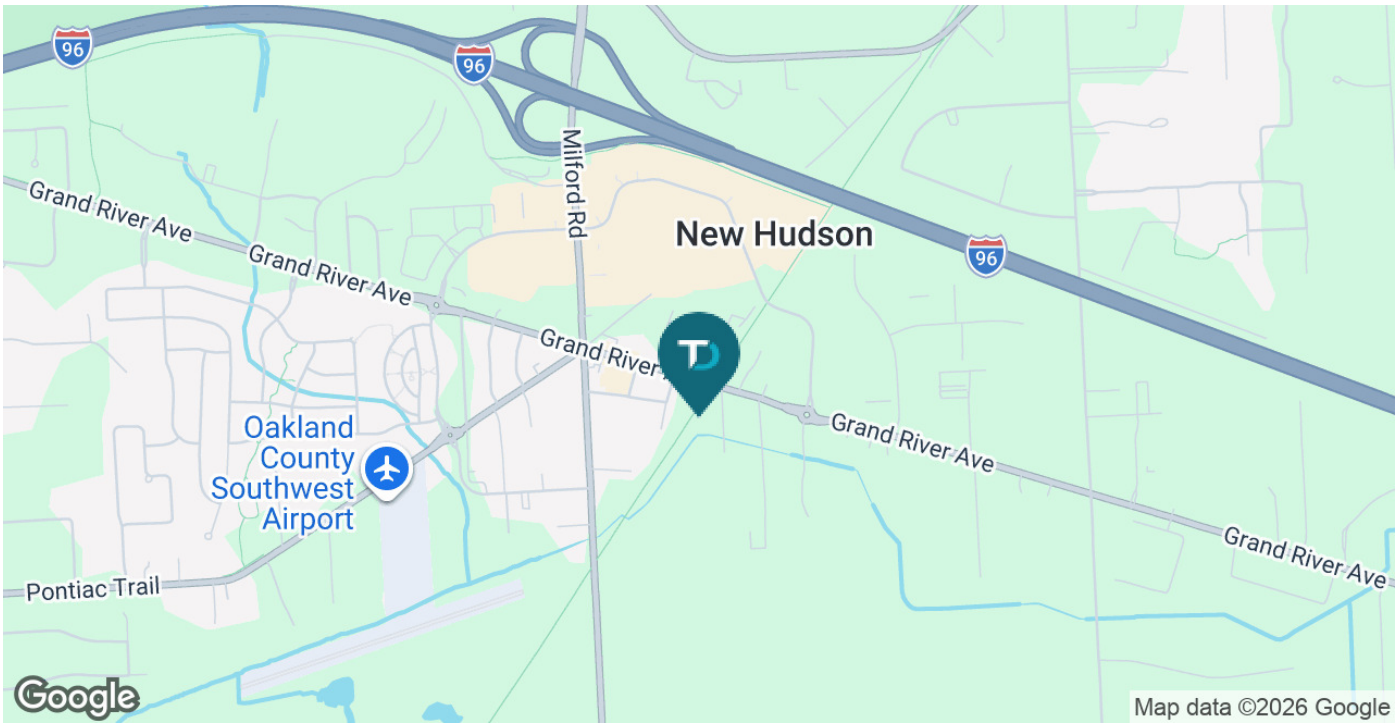
SALE PRICE:	$1,975,000.00
Price/SF:	$98.33
Building Size:	20,086 SF
Year Built:	1948
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	20
Ceiling Height:	16'
Drive Ins:	(6) 10' x 10' Doors

PROPERTY INFORMATION

Lot Size:	3.21 Acres
Property Type:	Industrial/Flex Space
Property Subtype:	Retail
Taxes:	2026 Summer - $15,117.82 2025 Winter - $3,881.49
Zoning	New Hudson Edge
Traffic Count:	Grand River = 8,999 Milford Road = 13,208 I-96 = 100,210
Legal Description:	Available upon request.
APN:	21-03-352-004

LOCATION INFORMATION

Located on the south side of Grand River, just east of Milford Road.



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ADDITIONAL PHOTOS: 56495 Grand River | Lyon Township, MI 48165

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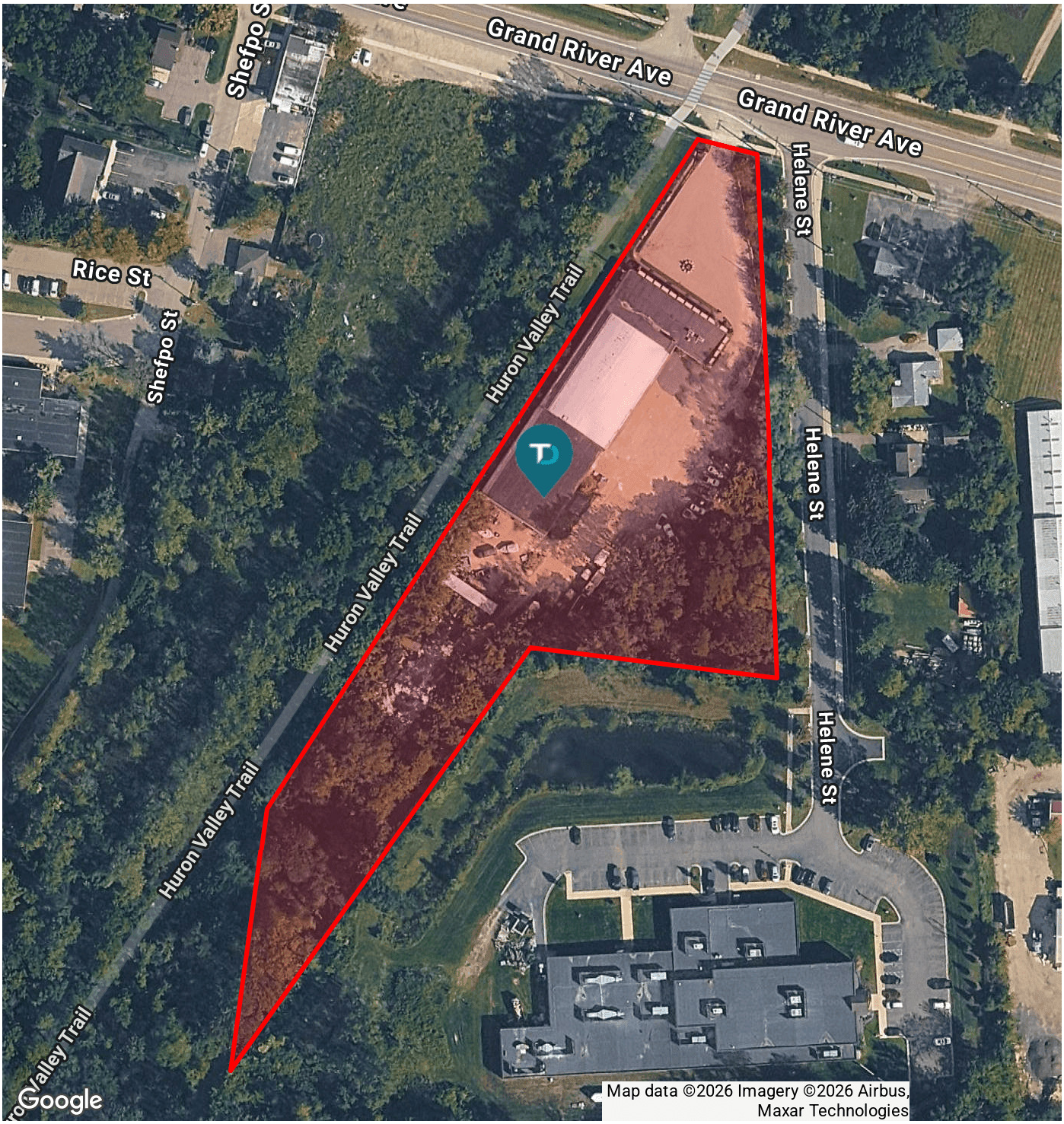
AERIAL MAP: 56495 Grand River | Lyon Township, MI 48165



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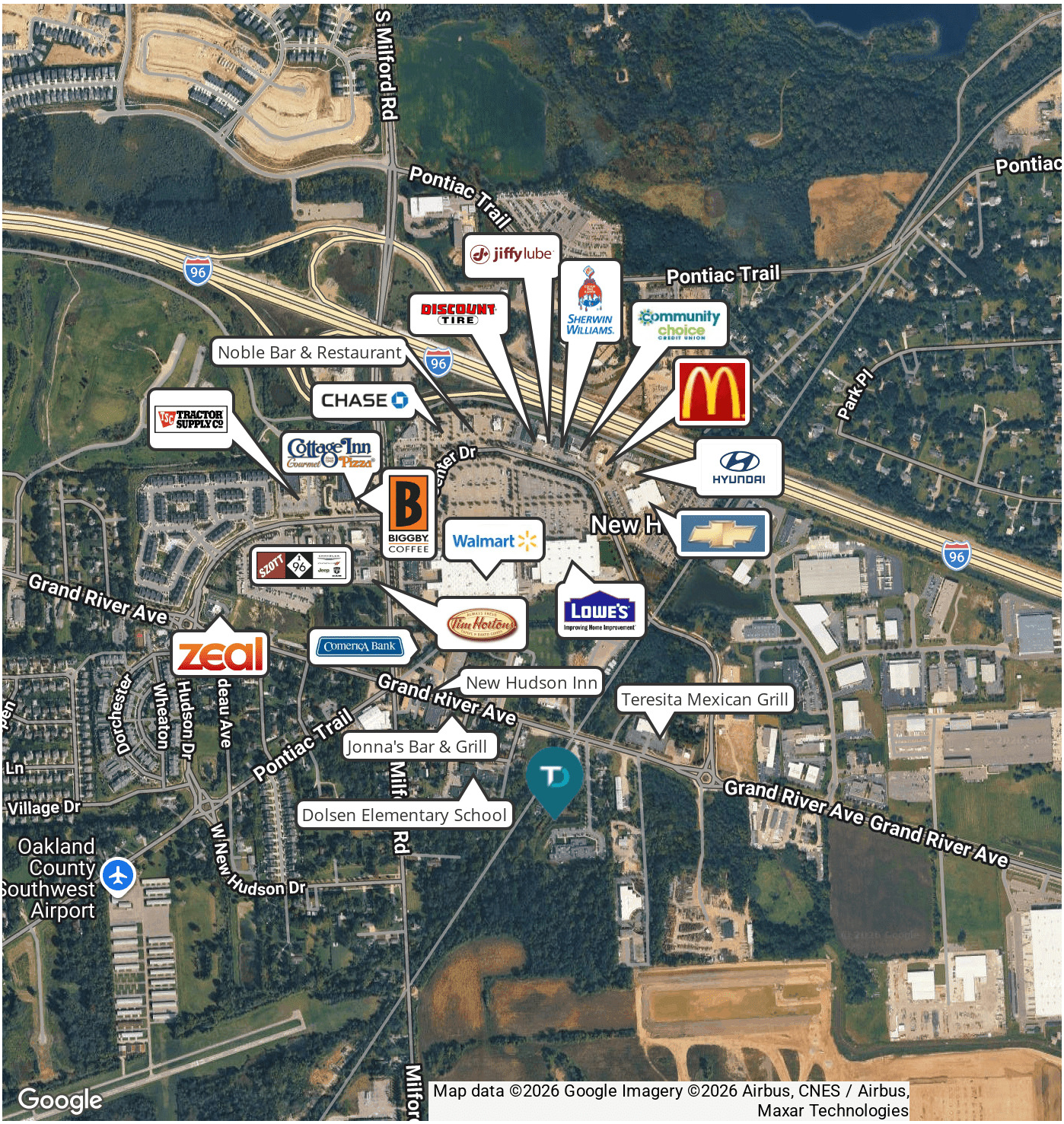
RETAILER MAP: 56495 Grand River | Lyon Township, MI 48165



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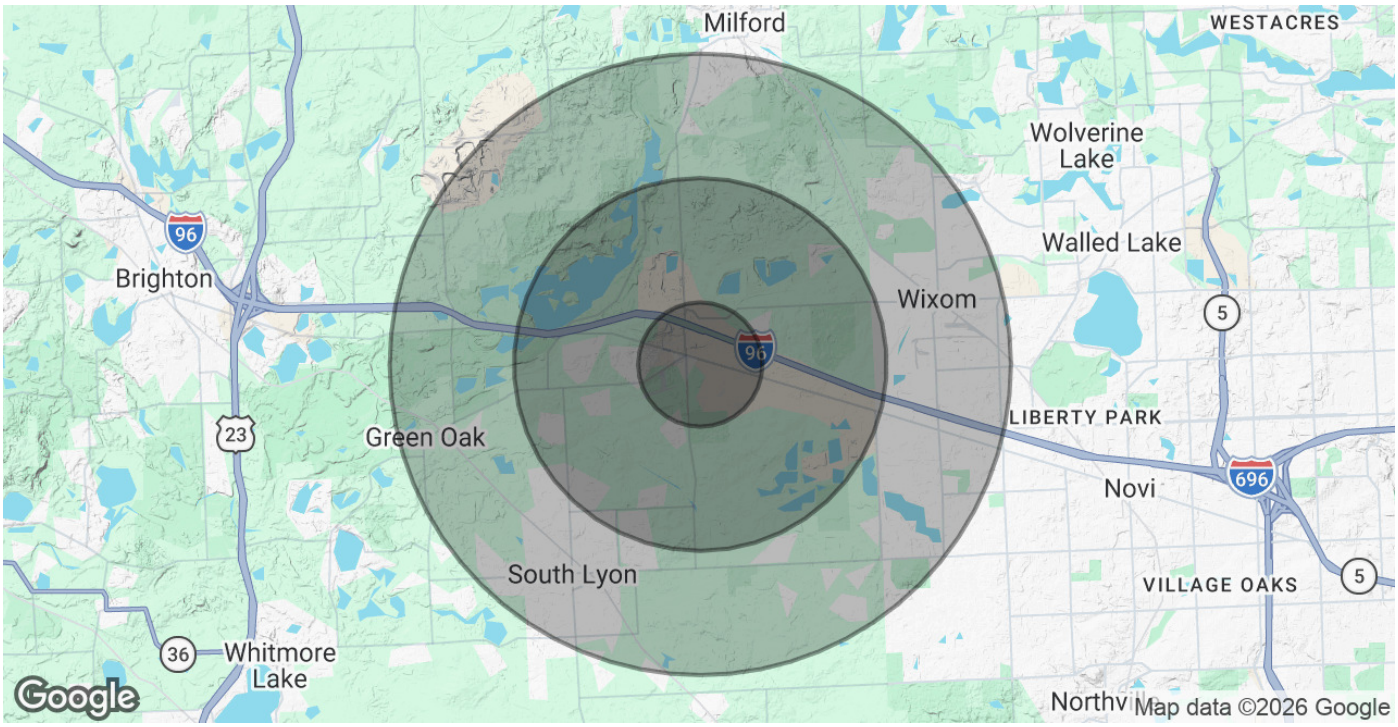
DEMOGRAPHICS MAP & REPORT: 56495 Grand River | Lyon Township, MI 48165



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,849	17,111	68,701
Average Age	38.5	38.4	39.7
Average Age (Male)	35.1	36.8	39.8
Average Age (Female)	39.7	39.3	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	653	6,020	27,339
# of Persons per HH	2.8	2.8	2.5
Average HH Income	$159,212	$153,719	$134,095
Average House Value	$469,161	$409,111	$377,404

2023 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)