



## 1153 & Vacant Baldwin | Pontiac, MI 48340



# FOR SALE

**“Buy One or All”**

### Car Lot \$699,900

- Well Established Business since 1975
- Building 1,465 SF Total
- 2 Grade Level Bay Doors
- 12” Ceilings
- Air Compressor, 2 Water Hose lines & Floor Drain

### Vacant Lot w/ Billboard \$69,500

- Billboard Revenue
- 0.24 Acres
- Corner Lot
- Water & Sewer at Street
- Zoned Business Vacant
- Close to I-75

For more information:

**Wilhelm & Associates (248) 625-9500 | [www.wilhelmrealtors.com](http://www.wilhelmrealtors.com)**

**1153 Baldwin Avenue, Pontiac, Michigan 48340-2707**

MLS#: **20261063403**  
 P Type: **Real Estate Only**  
 Status: **Active**

Area: **02142 - Pontiac**  
 DOM: **N/2/2**

Short Sale:  
 Trans Type:

**No  
 Sale  
 ERTS/FS**

LP: **\$699,900**  
 OLP: **\$699,900**

Location Information

County: **Oakland**  
 City: **Pontiac**  
 Mailing City: **Pontiac**  
 School Dist: **Pontiac**  
 Location: **Baldwin and Walton**  
 Directions: **Off Baldwin on West side Between Columbia and Strathmore**

Side of Str: **W**

Lot Information

Acres: **0.45**  
 Rd/Wtr Frt Ft: **205 /**  
 Lot Dim: **205X125**

General Information

Year Blt/Rmd: **1957**  
 #Units/ % Lsd: **/ -%**  
 # Loft Units:  
 # Eff/Std Units:  
 # 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:  
 Encroachments:

Business Information

Zoning: **Commercial**  
 Current Use: **Automotive, Commercial**  
 Bus Type: **Service**  
 Licenses:  
 Rent Incl:  
 Inv List:  
 Inv Incl: **No**  
 APOD Avail:

Zone Conform:  
 Rent Cert'd:  
 Restrictions:

Income and Expenses

Monthly Sales:  
 Annl Net Inc: **0**  
 Annl Gross Inc: **0**  
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:  
 Railroad:  
 Airport:  
 Waterway:

Square Footage

Est Sqft Ttl: **1,465** (LP/SqFt: \$477.75)  
 Est Sqft Main: **1,465**  
 Est Sqft Ofc:  
 Sqft Source: **Public Records**

Recent CH: **08/11/2026 : New : -->ACTV**

Listing Information

Listing Date: **08/11/2026**  
 Listing Exemptions:  
 Exclusions:  
 Terms Offered: **Cash, Conventional**  
 Access: **Appointment**

Off Mkt Date:  
 Protect Period: **160**

Pending Date:  
 ABO Date:  
 Possession:  
 MLS Source:  
 LB Location:

BMK Date:  
 Contingency Date:  
 Originating MLS# **20261063403**

Features

Arch Level: **1 Story**  
 Foundation: **Slab**  
 Exterior Feat: **Fenced**  
 Comm Feat: **Security System**  
 Comm Ext Feat: **Doors 10-15 ft, Perimeter Fence**  
 Accessibility:  
 Fencing: **Fenced, Perimeter**  
 Heating Fuel: **Natural Gas**  
 Wtr Htr Fuel:  
 Water Source: **Public (Municipal)**  
 Out Buildings: **Other, Garage**

Exterior: **Block, Wood**  
 Foundation Mtrl:  
 Roof Mtrl: **Asphalt**

Heating: **Forced Air**  
 Plant Heating:  
 Office Heating: **Central Air, Forced Air**  
 Sewer: **Sewer (Sewer-Sanitary)**  
 Road Frontage: **Paved**

Unit Information

| Unit Type | Baths | Lavs | Square Ft | Furnished | # of Unit Type | Rent |
|-----------|-------|------|-----------|-----------|----------------|------|
|-----------|-------|------|-----------|-----------|----------------|------|

Legal/Tax/Financial

Property ID: **1417331030**  
 Tax Summer: **\$2,783**  
 SEV: **55,550.00**  
 Legal Desc: **T3N, R10E, SEC 17 HILLSIDE MANOR LOTS 62, 63 & 64, ALSO N 27 FT OF LOT 65 EXC E 30 FT OF SD LOTS 1-25-85 FR 026 & 027**  
 Subdivision: **Hillside Manor**

Tax Winter: **\$106**  
 Taxable Value: **\$50,750.00**

Ownership: **Standard (Private)**  
 Oth/Sp Assmnt:  
 Existing Lease: **No**  
 Occupant: **Owner**

Agent/Office/Contact Information

Listing Office:  
 Listing Agent:  
 Contact Name:

List Ofc Ph:  
 List Agt Ph:  
 Contact Phone:

Remarks

Public Remarks: **Rare opportunity to acquire a turnkey, highly respected Auto Sales commercial property that has been proudly family-owned and operated since 1975. This meticulously maintained 1,465 SF building presents pristine condition inside and out, reflecting decades of exceptional care. Situated across two parcels, total lot size of 205 X 125 X 205 X 125 (0.45 Acres), the fully fenced property features a secure perimeter with three access points with double gates and two convenient curb cuts. This Property boasts fresh paint, energy-efficient LED lighting, two clean bathrooms, and a dedicated detailing area equipped with two 10-foot grade-level bay doors, and 12' ceilings, air compressor, two water hose lines, a floor drain, and a freshly sealed blacktop lot. All built on a foundation of honesty and local loyalty, the retiring owners are passing the torch to the next generation in this extraordinary, generational offering. Complete City Inspections have been approved! Absolutely Turnkey! The Vacant Parcel Across the Street is also FOR SALE separately with Billboard revenue lot size 100X103 (0.24 Acres).**

REALTOR® Remarks: **NO LAND CONTRACT. BATVAI. SELLER NEEDS NO LATER THAN NOVEMBER 1st OCCUPANCY TO FINISH SELLING INVENTORY. PERSONAL CONTENTS ON PROPERTY CAN BE NEGOTIATED FOR SALE. AIR COMPRESSOR STAYS WITH SALE. 2 PARCELS ARE INCLUDED IN THIS SALE 14-17-331-030 AND 14-17-331-031. THE VACANT PARCEL 14-17-402-038 ACROSS THE STREET IS BEING SOLD SEPARATELY WITH BILLBOARD REVENUE.**

Notices and Disclaimers

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.

2. Broker commissions are not set by law and are fully negotiable.

3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.

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**V/L Baldwin Avenue, Pontiac, Michigan 48340**

MLS#: **20261063603**  
P Type: **Land**  
Status: **Active**

Area: **02142 - Pontiac**  
DOM: **N/2/2**

Short Sale: **No**  
Trans Type: **Sale**  
**ERTS/FS**

LP: **\$69,500**  
OLP: **\$69,500**

Location Information

County: **Oakland**  
City: **Pontiac**  
Mailing City: **Pontiac**  
Side of Str:  
School District: **Pontiac**  
Location: **S of Walton Blvd/E of Baldwin**

Waterfront Information

Water Name:  
Water Facilities:  
Water Features:  
WaterFront Feet:

Lot Information

Acreage: **0.24**  
List \$/Acre: **\$289,583.33**  
Min Lots/Acre:  
Lot Dim: **100x103x100x103**  
Road Front Feet: **100**  
Zoning: **Commercial**

Land Contract Information

Land DWP:  
Land Int Rate: **%**  
Land Payment:  
Land Terms:

Contact Information

Name: **ANGELA MORALES**  
Phone: **(248) 872-7576**

Additional Information

Internet Avail:  
Mineral Rights: **Yes**  
Sqft Min Lot:  
Survey: **No**  
Irrigation: **No**  
Perk: **No**

Recent CH: **08/11/2026 : New : ->ACTV**

Listing Information

|                                                                                                         |                            |                       |                                      |
|---------------------------------------------------------------------------------------------------------|----------------------------|-----------------------|--------------------------------------|
| Listing Date: <b>08/11/26</b>                                                                           | Off Mkt Date:              | Pending Date:         | MLS Source: <b>REALCOMP</b>          |
| Restrictions: <b>No</b>                                                                                 | ABO Date:                  | Contingency Date:     | BMK Date:                            |
| Directions: <b>South of 1-75, South on Baldwin on the East side, corner of Longfellow &amp; Baldwin</b> | Protect Period: <b>365</b> | Exclusions: <b>No</b> | Originating MLS#: <b>20261063603</b> |
| Terms Offered: <b>Cash, Conventional</b>                                                                |                            | Short Sale: <b>No</b> | Possession: <b>At Close</b>          |

Features

Current Use: **Unimproved**  
Site Desc: **Corner Lot, Level**  
Water Source: **Water at Street**  
Road Frontage: **Paved**  
Sewer: **Sewer at Street**

Legal/Tax/Financial

|                                                                                                                                 |                                  |                                      |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|
| Property ID: <b>1417402038</b>                                                                                                  | Restrictions: <b>No</b>          | Ownership: <b>Standard (Private)</b> |
| Tax Summer: <b>\$430</b>                                                                                                        | Tax Winter: <b>\$13</b>          | Oth/Spec Assmnt:                     |
| SEV: <b>12,130.00</b>                                                                                                           | Taxable Value: <b>\$9,350.00</b> | Existing Lease: <b>No</b>            |
| Legal Desc: <b>T3N, R10E, SEC 17 BALDWIN PARK LOTS 64 &amp; 65, ALSO N 1/2 OF LOT 66 EXC E 20 FT OF SD LOTS TAKEN FOR ALLEY</b> |                                  |                                      |
| Subdivision: <b>BALDWIN PARK</b>                                                                                                |                                  |                                      |

Agent/Office Information

|              |                 |
|--------------|-----------------|
| List Office: | List Office Ph: |
| List Agent:  | List Agent Ph:  |

Remarks

Public Remarks: **Prime commercial vacant parcel measuring 100x103 (0.24 acres) located on a high-visibility corner across from the car lot also for sale. This vacant parcel property features city water and sewer at the street, there is an income-generating billboard on the south property line that the buyer will get compensated for yearly. Package opportunity available with the neighboring car lot property.**

REALTOR® Remarks: **There is an income-generating billboard on the south property line that the buyer will get compensated for yearly. Currently the Lease is \$2,600 a year and expires on Oct 31, 2026. Package opportunity available with the neighboring car lot property.**

Notices and Disclaimers

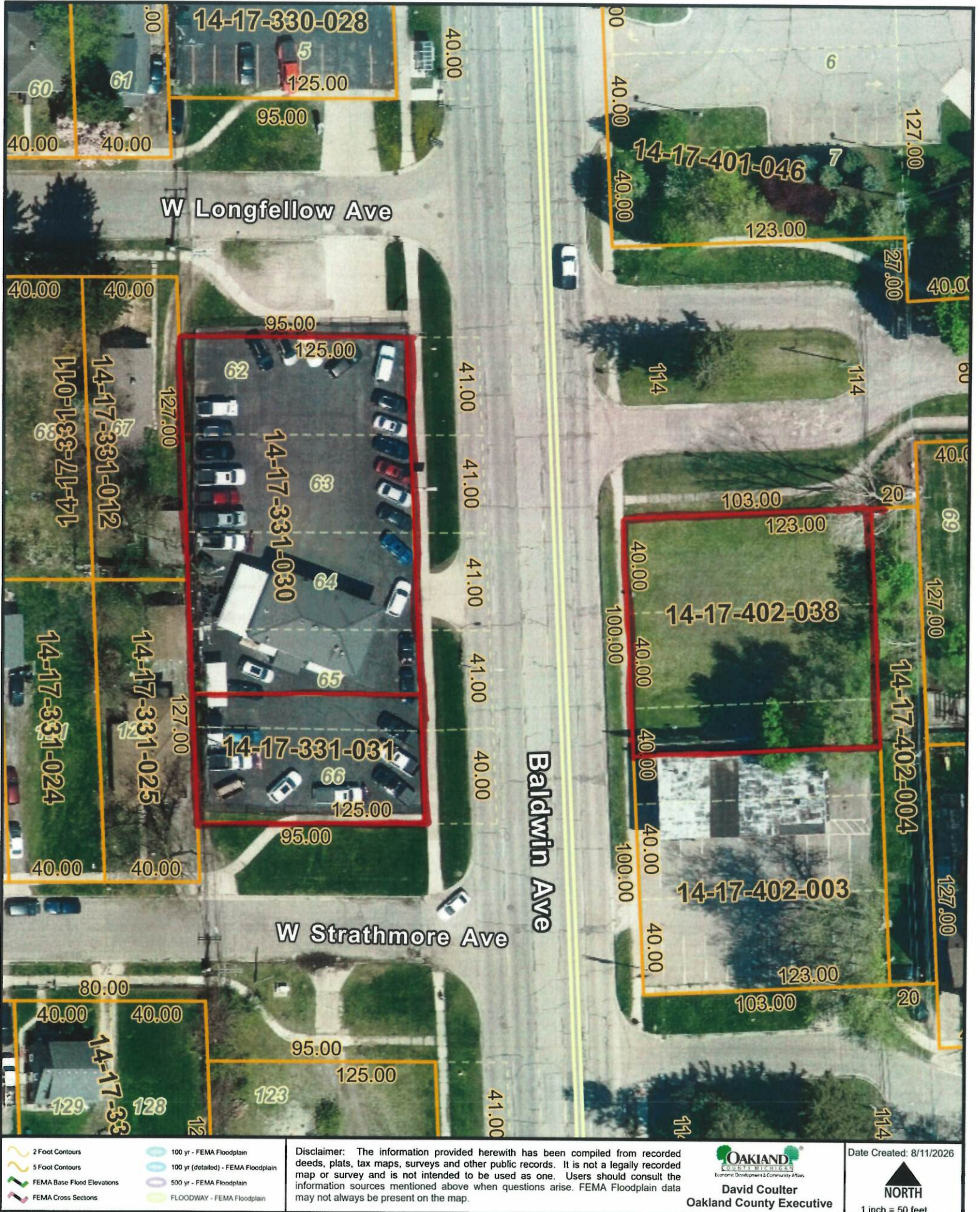
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2. Broker commissions are not set by law and are fully negotiable.

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# 1153 Baldwin





# SELLER'S DISCLOSURE STATEMENT VACANT LAND

NORTH OAKLAND COUNTY BOARD OF

Property Address 1/2 Baldwin Ave Pontiac, MI 48340  
Sidwell Number(s) 14-17-402-038 (city) (state)

## PURPOSE OF STATEMENT:

This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architectural engineering or any other specific areas related to the construction or condition of the improvement, if any, or to the property. Other than having lived at or owning the property, the Seller possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the sewer or water lines, well or septic systems. This is not a warranty of any kind by the Seller or by any agent representing the Seller in this transaction, and is NOT a substitute for any inspections or warranties the purchaser may wish to obtain.

## INSTRUCTIONS TO THE SELLER:

(1) Fill in ALL blanks. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if necessary. (4) Complete this form by yourself or with legal counsel. (5) If some items do not apply, write N/A (non-applicable). If you do not know the facts, write UNKNOWN.

## SELLER'S DISCLOSURE:

The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller hereby makes the following representations based on the Seller's knowledge at the signing of this document. The Seller authorizes their agent to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT. SELLER'S AGENT ALSO HAS NO INDEPENDENT OR PERSONAL KNOWLEDGE OF THE CONDITION OF THE PROPERTY EXCEPT AS NOTED BY THE SELLER BELOW.

## PROPERTY CONDITIONS, IMPROVEMENTS AND ADDITIONAL INFORMATION:

1. Well currently ☐ EXISTS ☒ DOES NOT EXIST. If in existence: Well Depth \_\_\_\_\_; Well Diameter \_\_\_\_\_; Age of Well \_\_\_\_\_; Repair history \_\_\_\_\_
2. Septic tanks/drainfields currently ☐ EXIST ☒ DOES NOT EXIST. If in existence: Septic tank size \_\_\_\_\_; Drain field size \_\_\_\_\_; Was special engineering required at initial installation: ☐ YES ☐ NO ☐ UNKNOWN. Date septic last pumped: \_\_\_\_\_
3. Features of the property shared in common with adjoining owners, such as walls, fences, roads, driveways whose use or responsibility for maintenance may have an effect on the property: ☐ YES (please list below) ☒ NO ☐ UNKNOWN. If answer to number 3 is YES please list specifics here \_\_\_\_\_
4. Any encroachments, easements, "common areas" (pools, walkways or other areas co-owned with others?) ☐ YES ☒ NO ☐ UNKNOWN
5. Any known zoning violations or non-conforming uses? ☐ YES ☒ NO ☐ UNKNOWN
6. Has there been any settling, flooding, drainage or grading problems? ☐ YES ☒ NO ☐ UNKNOWN
7. Has there been any damage to the property due to fire, wind or landslides? ☐ YES ☒ NO ☐ UNKNOWN
8. HAZARDOUS WASTE: Seller represents that the soil and groundwater are free from any toxic and/or hazardous materials including asbestos, PCB, pesticides, herbicides and any other materials currently deemed toxic by the United States Environmental Protection Agency (EPA) as of the date of signing of this document. Further, seller represents that it will not permit the storage of any toxic and/or hazardous material, as described above, in, around or on the site now, or at any future time, and they will save purchaser harmless from any actions which may result in connection with the toxic and/or hazardous materials as they relate to the property. If the answer is YES to any of these, please attach an explanation.
9. Is the property controlled in any manner by a Homeowners or similar association? ☐ YES ☒ NO ☐ UNKNOWN
10. Has the property, or any portion thereof, been designated as "wetlands" by the DNR or any other governmental agency or municipality? ☐ YES ☒ NO ☐ UNKNOWN
11. Has any woodland or other ordinances been violated? ☐ YES ☒ NO ☐ UNKNOWN

The Seller has owned the property since August, 1997 (date) and makes representations since that date. The Seller has indicated above the history/condition of all items based on that information known to Seller. If any changes occur from the date of this form prior to closing, the Seller will immediately disclose the changes to Broker and/or purchaser. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's agent.

SELLER

DATE

PURCHASER

DATE

SELLER

DATE

PURCHASER

DATE

DISCLAIMER: This form is provided as a service of the North Oakland County Board of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The North Oakland County Board of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.

# Demographic Summary Report

**1153 Baldwin Ave, Pontiac, MI 48340**

Building Type: **General Retail**  
 Secondary: **Auto Dealership**  
 GLA: **1,470 SF**  
 Year Built: **1957**

Total Available: **1,465 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**

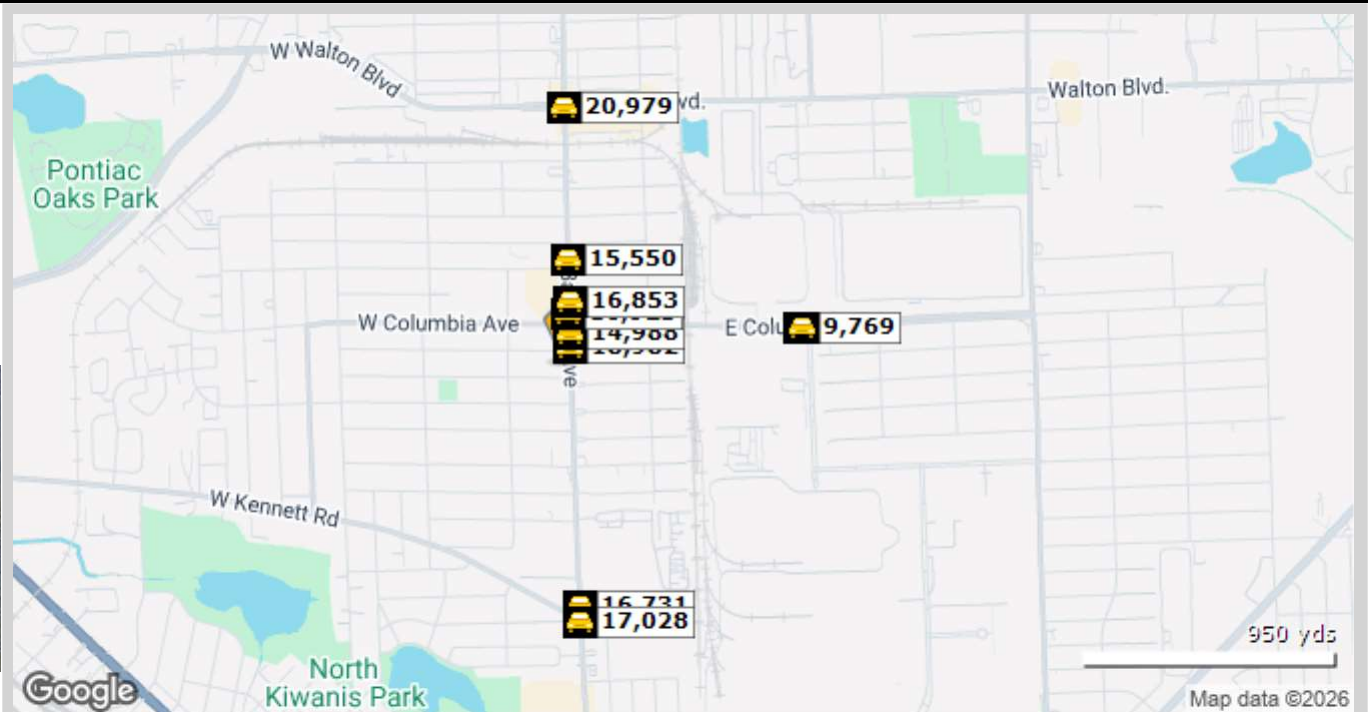


| Radius                             | 1 Mile   |        | 3 Mile   |        | 5 Mile   |        |
|------------------------------------|----------|--------|----------|--------|----------|--------|
| Population                         |          |        |          |        |          |        |
| 2030 Projection                    | 12,767   |        | 72,097   |        | 174,234  |        |
| 2025 Estimate                      | 12,558   |        | 70,129   |        | 168,654  |        |
| 2020 Census                        | 12,607   |        | 66,815   |        | 156,655  |        |
| Growth 2025 - 2030                 | 1.66%    |        | 2.81%    |        | 3.31%    |        |
| Growth 2020 - 2025                 | -0.39%   |        | 4.96%    |        | 7.66%    |        |
| 2025 Population by Hispanic Origin | 4,572    |        | 15,432   |        | 23,578   |        |
| 2025 Population                    | 12,558   |        | 70,129   |        | 168,654  |        |
| White                              | 4,469    | 35.59% | 27,094   | 38.63% | 90,901   | 53.90% |
| Black                              | 3,102    | 24.70% | 24,277   | 34.62% | 40,914   | 24.26% |
| Am. Indian & Alaskan               | 60       | 0.48%  | 185      | 0.26%  | 327      | 0.19%  |
| Asian                              | 493      | 3.93%  | 2,043    | 2.91%  | 8,149    | 4.83%  |
| Hawaiian & Pacific Island          | 6        | 0.05%  | 26       | 0.04%  | 73       | 0.04%  |
| Other                              | 4,429    | 35.27% | 16,504   | 23.53% | 28,291   | 16.77% |
| U.S. Armed Forces                  | 0        |        | 0        |        | 2        |        |
| Households                         |          |        |          |        |          |        |
| 2030 Projection                    | 4,891    |        | 29,286   |        | 72,258   |        |
| 2025 Estimate                      | 4,807    |        | 28,459   |        | 69,898   |        |
| 2020 Census                        | 4,824    |        | 27,066   |        | 64,951   |        |
| Growth 2025 - 2030                 | 1.75%    |        | 2.91%    |        | 3.38%    |        |
| Growth 2020 - 2025                 | -0.35%   |        | 5.15%    |        | 7.62%    |        |
| Owner Occupied                     | 2,068    | 43.02% | 13,550   | 47.61% | 39,862   | 57.03% |
| Renter Occupied                    | 2,739    | 56.98% | 14,910   | 52.39% | 30,036   | 42.97% |
| 2025 Households by HH Income       | 4,807    |        | 28,459   |        | 69,896   |        |
| Income: <\$25,000                  | 1,386    | 28.83% | 6,913    | 24.29% | 12,728   | 18.21% |
| Income: \$25,000 - \$50,000        | 1,278    | 26.59% | 6,689    | 23.50% | 15,274   | 21.85% |
| Income: \$50,000 - \$75,000        | 1,081    | 22.49% | 5,800    | 20.38% | 12,396   | 17.73% |
| Income: \$75,000 - \$100,000       | 436      | 9.07%  | 2,857    | 10.04% | 8,302    | 11.88% |
| Income: \$100,000 - \$125,000      | 416      | 8.65%  | 2,682    | 9.42%  | 6,792    | 9.72%  |
| Income: \$125,000 - \$150,000      | 50       | 1.04%  | 1,350    | 4.74%  | 3,745    | 5.36%  |
| Income: \$150,000 - \$200,000      | 129      | 2.68%  | 1,113    | 3.91%  | 4,875    | 6.97%  |
| Income: \$200,000+                 | 31       | 0.64%  | 1,055    | 3.71%  | 5,784    | 8.28%  |
| 2025 Avg Household Income          | \$53,222 |        | \$68,669 |        | \$87,970 |        |
| 2025 Med Household Income          | \$43,822 |        | \$52,531 |        | \$63,171 |        |

## Traffic Count Report

1153 Baldwin Ave, Pontiac, MI 48340

Building Type: **General Retail**  
 Secondary: **Auto Dealership**  
 GLA: **1,470 SF**  
 Year Built: **1957**  
 Total Available: **1,465 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



|    | Street                | Cross Street          | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|-----------------------|-----------------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | Baldwin Ave           | E Longfellow Ave      | 0.02 S         | 2026       | 18,982           | MPSI        | .05                     |
| 2  | Baldwin Avenue        | East Columbia Avenue  | 0.03 NW        | 2026       | 14,988           | MPSI        | .08                     |
| 3  | Baldwin Avenue        | Baldwin Avenue        | 0.13 S         | 2026       | 16,923           | MPSI        | .12                     |
| 4  | East Ann Arbor Avenue | Baldwin Ave           | 0.00           | 2026       | 16,853           | MPSI        | .15                     |
| 5  | Baldwin Avenue        | West Ypsilanti Avenue | 0.06 S         | 2026       | 15,550           | MPSI        | .24                     |
| 6  | Baldwin Avenue        | W Kennett Rd          | 0.00           | 2026       | 16,731           | MPSI        | .52                     |
| 7  | East Columbia Avenue  | Highwood St           | 0.04 E         | 2026       | 9,218            | MPSI        | .53                     |
| 8  | East Columbia Avenue  | E Columbia Ave        | 0.00           | 2026       | 9,769            | MPSI        | .53                     |
| 9  | Baldwin Avenue        | Baldwin Avenue        | 0.00 N         | 2026       | 17,028           | MPSI        | .55                     |
| 10 | East Walton Boulevard | West Walton Boulevard | 0.00 W         | 2026       | 20,979           | MPSI        | .57                     |