

# 186 N Gratiot Ave, Mount Clemens, MI 48043



**Listing Agent**  
Austin Yatooma  
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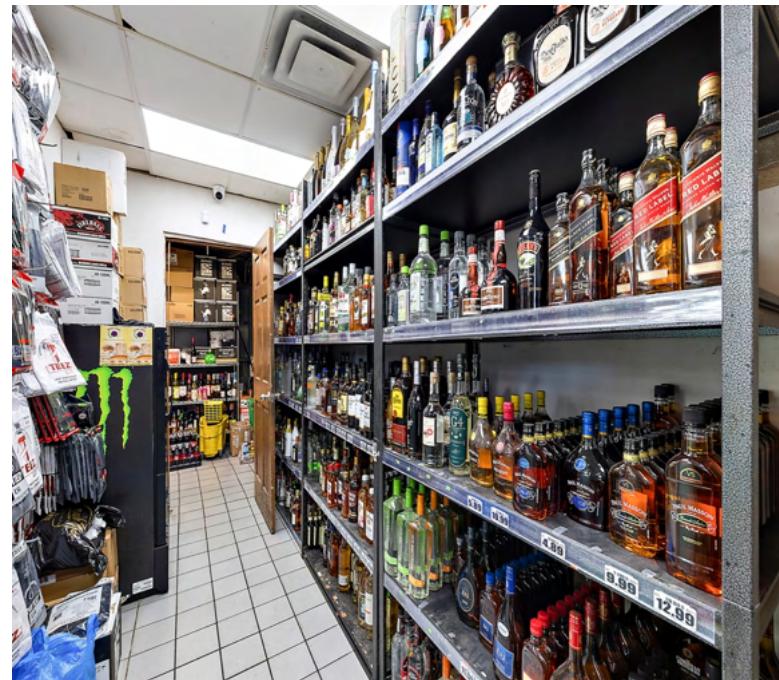
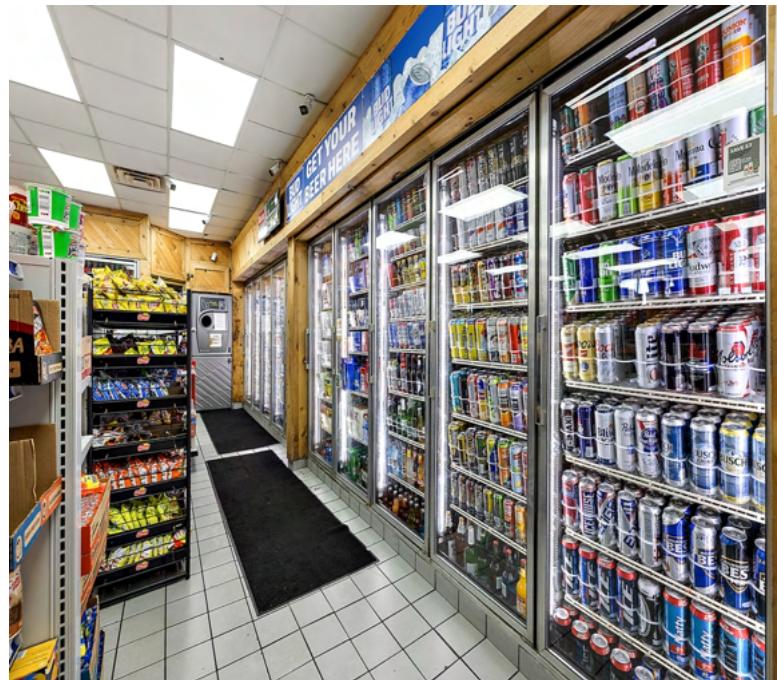
# — Property Features —

- **Price For Sale:** \$3,199,000
- 2,105 Square Feet
- 0.51 Acres
- **Zoning:** General Commercial
- Business & Real Estate For Sale
- Macomb County Liquor, Beer & Wine License
- High Volume Sales! (C-Store, Lotto, Gallons, Etc.)
- Value Add Available by Adding Food to Increase Sales Even More
- Proof of Funds Required along with NDA before any Financial Information is Released

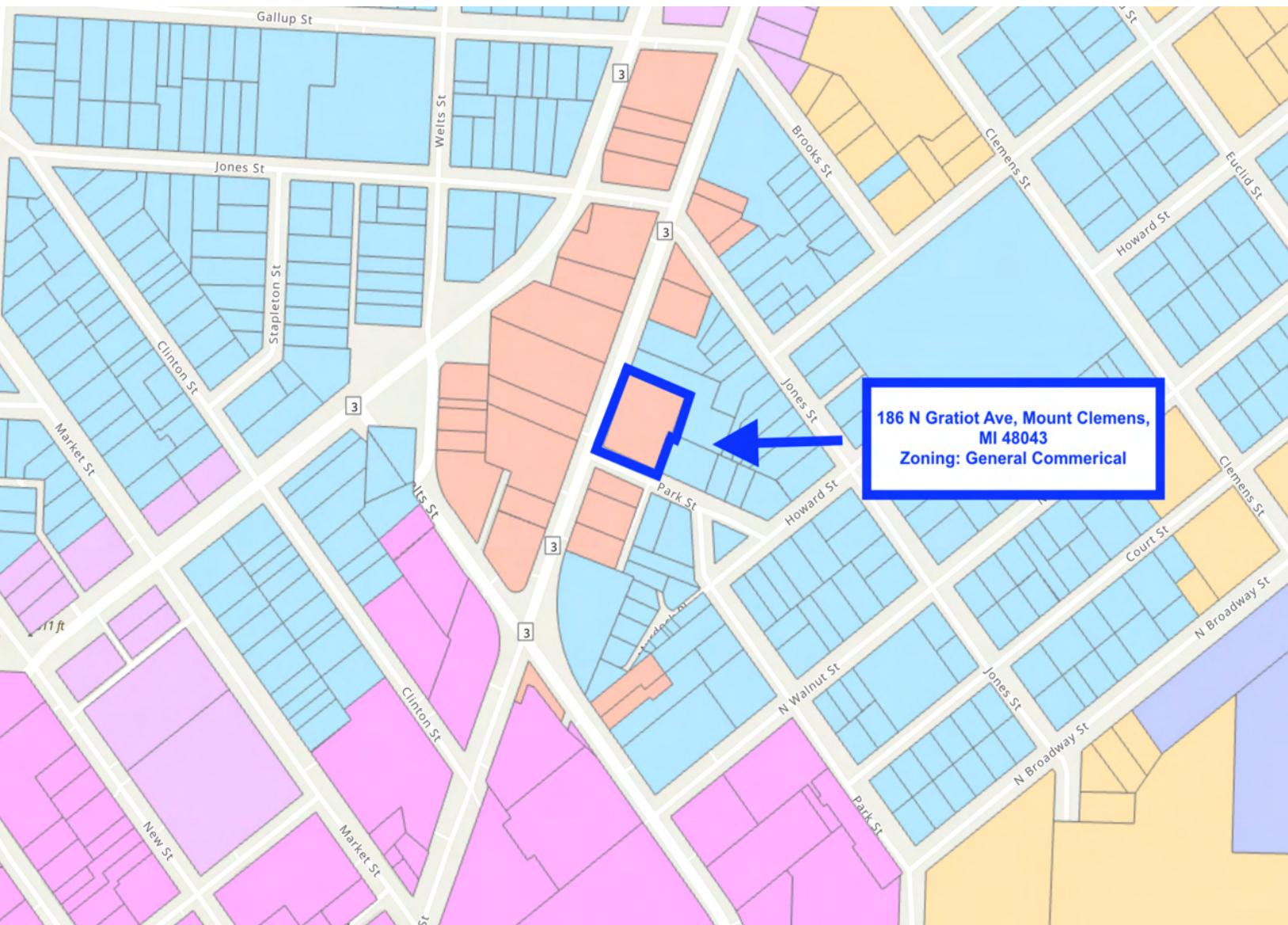


## — Interior —

High-volume gas station in the heart of Mount Clemens, MI. Located on busy Northbound Gratiot, this site offers excellent exposure and steady year-round traffic. The station includes liquor, beer, and wine licenses, along with a clean, well-maintained c-store. Brand new Sunoco imaging from LED sign to canopy. Additional value-add by adding kitchen or food service concept to increase sales. Inventory sold separately. Proof of funds and a signed NDA are required before any financial information is released. Deal won't last long.



# — Zoning —



For More Information Including Tax Information, Click the Link Below:

<https://matrix.realcomponline.com/matrix/shared/qB65s2Ls1kJd/186GratiotAvenue>