

3504 Palms Rd

3504 Palms Rd, Casco, MI 48064



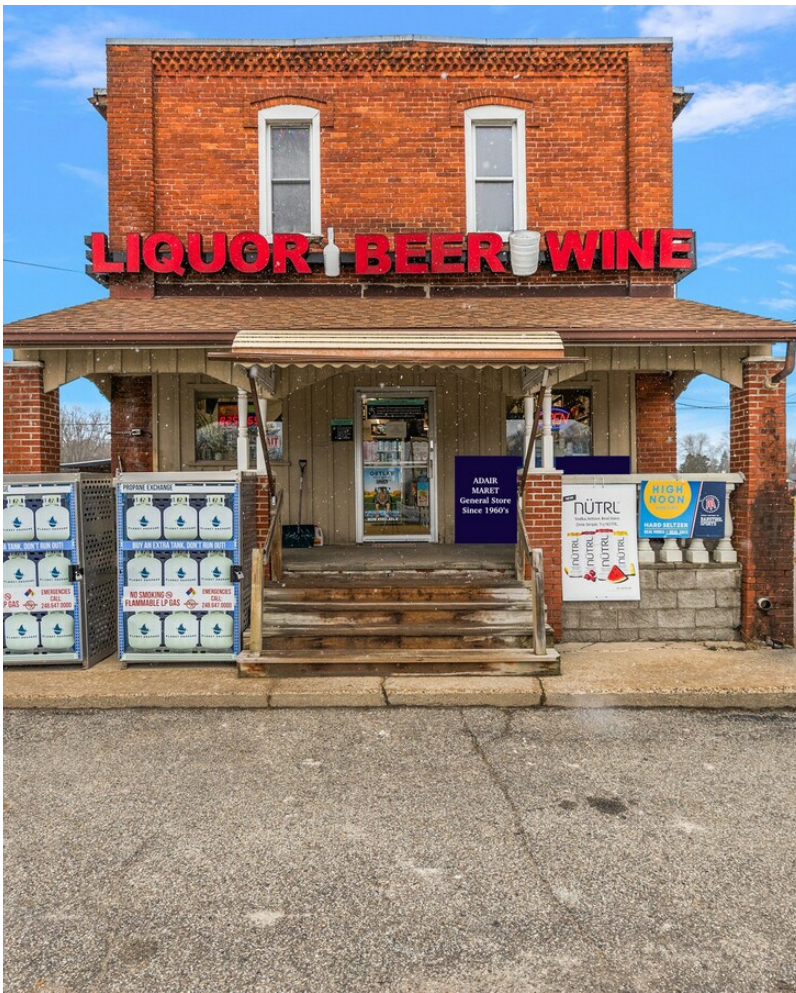
Jeffrey Brikho

Brikho Properties Inc

500 S Old Woodward Ave, Suite 2nd Floor, Birmingham, M 48009

info@brikhoproperties.com

(248) 835-2303 Ext: 1



3504 Palms Rd

\$750,000

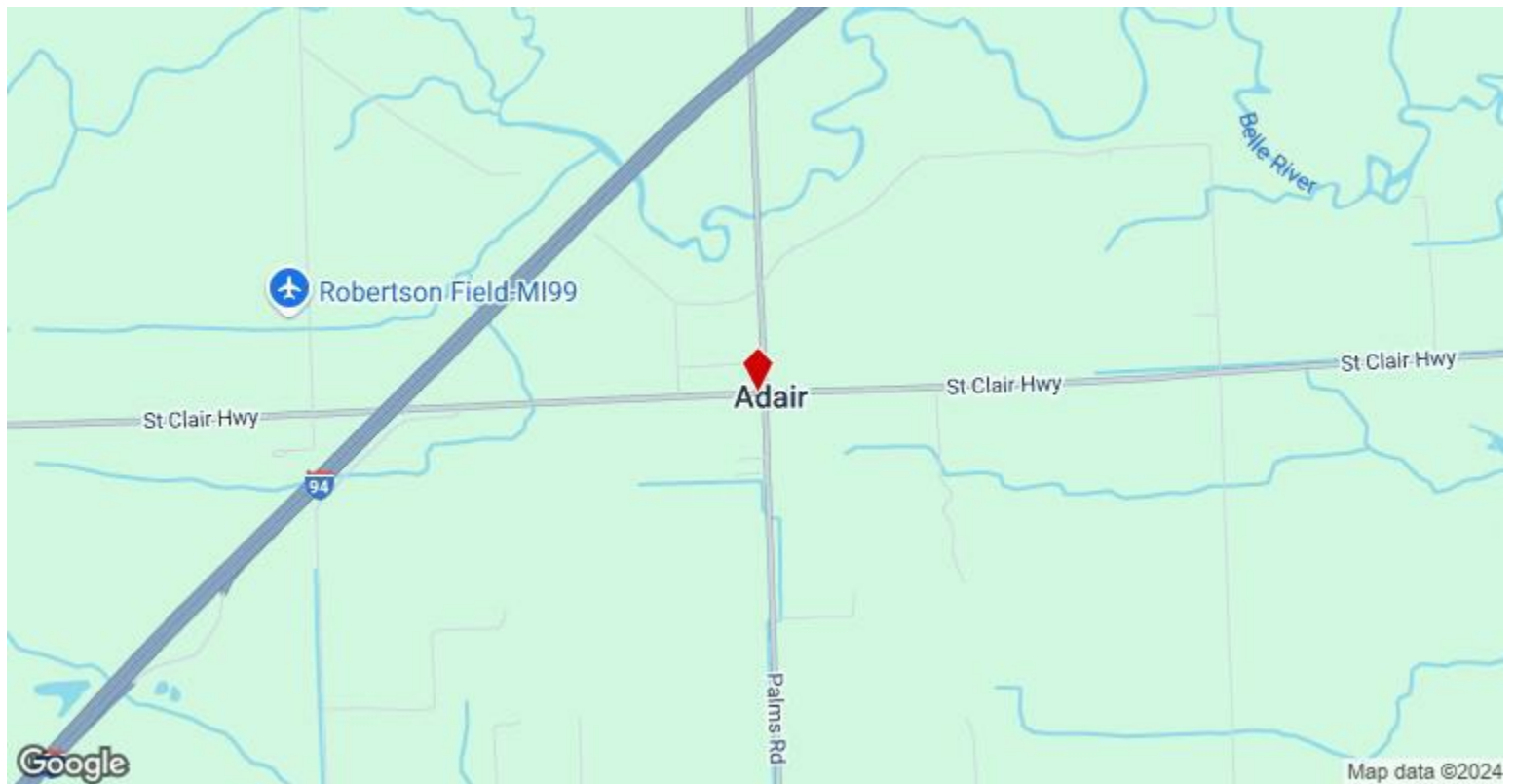
ADAIR MARKET Convenience Store - Iconic Business & Real Estate Opportunity! The HISTORIC property, operating successfully for over 60 years, presents an unparalleled investment opportunity at an attractive...

Adair Market Convenience Store - A Rare Opportunity to Own a Long-Standing Business and Real Estate! This Historic property, operating successfully for over 60 years, presents an unparalleled investment opportunity...

- Convenience Store: 2,266 sq. ft. first-floor retail space offering craft beer, fine wine, premium imported liquor, lottery, and more.
- Residential Income: 2,266 sq. ft. fully leased second-floor residential apartment for steady rental income.
- Auxiliary Space: Additional 1,326 sq. ft. light industrial building for expanded revenue opportunities.
- Combined Space: A total of 5,212 sq. ft. of income-generating potential across all facilities.
- 1.2-acre corner lot with high visibility and accessibility.
- Established 1960s. Operating successfully for over 60 years!



Price:	\$750,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment
Lot Size:	1.21 AC
Gross Building Area:	5,212 SF
Sale Conditions:	Business Value Included
No. Stories:	2
Year Built:	1960
Tenancy:	Multiple
Parking Ratio:	2.56/1,000 SF
Clear Ceiling Height:	12 FT
Zoning Description:	AG
APN / Parcel ID:	12-011-2013-000



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ADAIR MARKET Convenience Store - Iconic Business & Real Estate Opportunity! The HISTORIC property, operating successfully for over 60 years, presents an unparalleled investment opportunity at an attractive price of \$749,900.. Located on a 1.2-acre corner lot, this turnkey business includes a thriving convenience store (2,266 sq. ft.) offering craft beer, fine wine, premium imported liquor, lottery, and more.. Additionally, the property boasts a fully leased 2,266 sq. ft. residential apartment unit on the second floor, providing steady rental income, and an auxiliary 1,326 sq. ft. light industrial building for added potential income. With a combined total of 5,858 sq. ft. of operational space.....Inventory sold separately.....DO NOT APPROACH THE SELLER..... PLEASE CONTACT LISTING BROKER.

Property Photos



11-3504 Palms -9



10-3504 Palms -8

Property Photos



13-3504 Palms -11



05-3504 Palms -3

Property Photos



14-3504 Palms -12



03-3504 Palms -1

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



30-3504 Palms -28



31-3504 Palms -29

Property Photos



Property Photos



07-3504 Palms - 5



08-3504 Palms - 6

Property Photos

