

409 S Main Street, Rochester, Michigan 48307-2036

MLS#: **20261006532**
P Type: **Real Estate Only**
Status: **Coming Soon**

Area: **02152 - Rochester**
DOM: **N/1/1**

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

LP: **\$799,900**
OLP: **\$799,900**



Coming Soon - 02/6/2026

Location Information

County: **Oakland**
City: **Rochester**
Mailing City: **Rochester**
School Dist: **Rochester**
Location: **4th & Main**
Directions: **West side of Main Street, between 4th & University**

Side of Str:

Lot Information

Acres: **0.05**
Rd/Wtr Frt Ft: **15 /**
Lot Dim: **15X150**

General Information

Year Blt/Rmd: **1900/2018**
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: **Commercial, Retail, Artisan Market**
Bus Type: **Retail**
Licenses:
Rent Incl:
Inv List:
Inv Incl: **No**
APOD Avail:

Zone Conform: **Yes**
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: **1,774** (LP/SqFt: \$450.90)
Est Sqft Main: **1,774**
Est Sqft Ofc:
Sqft Source: **Assessor**

Recent CH: **02/03/2026 : Coming Soon : ->CS**

Listing Information

Listing Date: **02/02/2026**
Activation Date: **02/06/2026**
Listing Exemptions:
Exclusions:
Terms Offered: **Cash, Conventional**
Access: **Appointment**

Off Mkt Date:
Protect Period: **90**

Pending Date:
ABO Date:
Possession: **Close Plus 30 Days**
MLS Source: **REALCOMP**
LB Location: **See Remarks**
BMK Date:
Contingency Date:
Originating MLS# **20261006532**

Features

Arch Level: **1 Story**
Foundation: **Slab**
Comm Feat: **Circuit Breakers**
Comm Ext Feat: **Awning/Overhang(s)**
Accessibility:
Fencing:
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal)**

Exterior: **Block, Brick**
Foundation Mtrl: **Poured**

Heating: **Forced Air, Packaged Heat/Cool**
Office Heating:
Sewer: **Sewer (Sewer-Sanitary)**

Unit Information

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

Legal/Tax/Financial

Property ID: **1515228017**
Tax Summer: **\$7,991**
SEV: **210,910.00**
Legal Desc: **T3N, R11E, SEC 15 ORIGINAL PLAT S 15 FT OF N 35 FT OF LOT 48**
Subdivision: **Original Plat-Rochester**
Tax Winter: **\$2,650**
Taxable Value: **\$208,950.00**

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

Agent/Office/Contact Information

Listing Office: **Coldwell Banker Professionals-Birm**
Listing Agent: **BRIAN CAROLAN** 
Contact Name: **BRIAN CAROLAN**

List Ofc Ph: **(248) 644-6300**
List Agt Ph: **(248) 342-9595**
Contact Phone: **(248) 342-9595**

Remarks

Public Remarks: **Seize this once-in-a-lifetime opportunity to establish your retail presence in the heart of downtown Rochester! This prime commercial property, fully renovated in 2018, stands ready for almost any type of retail business. Turnkey Condition: the property is in perfect shape, allowing for a seamless move-in process. 2018 renovations include: roof, heating, cooling, most electrical, interior & exterior paint, bathroom, flooring, state-of-the-art surveillance system, cash wrap for smooth transactions, new water heater in 2025. Just steps away from a city parking structure, where the first hour of parking is free! High Foot Traffic: Situated in a bustling area, ensuring maximum visibility and customer engagement. Versatile Use: Ideal for various retail businesses, from boutiques to cafe's. This property is a "must-see", which includes certain features from the previous owner including the vault, wall clock, and beautifully exposed and renovated tin ceiling. *Professional photos and drone video will be uploaded on 2-5-2026!**

REALTOR® Remarks: **Showings available Monday through Saturday 11-6 by appointment. Office use not permitted by the city. Please do not approach employees or owners with any questions or negotiations - all offers, questions and negotiations through the listing agent. Certain fixtures will stay, including the safe, desk in office, and built-in cabinets (see photos). Excluded items include but are not limited to: stained glass Local Detroit skyline panel. Email offers to: carolan.brian@outlook.com**

Sold Information

Sold Price:
SP/Acre:
Selling Office:
Selling Agent:
Sold Date:
SP/SqFt Abv:
Financing:
3rd Party Appr:
Selling Ofc Ph:
Selling Ag Ph:

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.

Copyright© **Realcomp II Ltd** All Rights Reserved.