

8481 N Holly Rd, Grand Blanc 48439



— Assisted Living Facility —

**FOR  
SALE**  
OFFERED AT  
**\$ 1,800,000**

- 55,000 SQ FT
- 6.94 Acres
- Over 60 Individual Rooms
- 4 Separate Wings
- Full service Laundry on site
- Large back up generator
- Courtyard with Gazebo
- Common Areas and Offices
- Seller will consider Partnership with Potential Buyer

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



## Commercial Full

**8481 N Holly, Grand Blanc Twp, Michigan 48439-1812**

MLS#: **20230031672**  
 P Type: **Real Estate Only**  
 Status: **Active**

Area: **08141 - Grand Blanc Twp**  
 DOM: **N/257/257**

Short Sale:  
 Trans Type:

**No Sale**  
**ERTS/FS**

LP: **\$1,800,000**  
 OLP: **\$3,500,000**



Location Information

County: **Genesee**  
 Township: **Grand Blanc Twp**  
 Mailing City: **Grand Blanc**  
 School Dist: **Grand Blanc**  
 Location: **75 and holly rd**  
 Directions: **Turn off Holly rd**

Side of Str:

Lot Information

Acres: **6.94**  
 Rd/Wtr Frt Ft: **60 /**  
 Lot Dim: **700x700**

General Information

Year Blt/Rmd:  
 #Units/ % Lsd: **0 / -%**  
 # Loft Units:  
 # Eff/Std Units:  
 # 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:  
 Encroachments:

Business Information

Zoning: **Multiple, Office**  
 Current Use: **Vacant**  
 Bus Type:  
 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: **55,000** (LP/SqFt: \$32.73)  
 Est Sqft Main: **55,000**  
 Est Sqft Ofc:  
 Sqft Source: **Owner**

Recent CH: **11/08/2023 : DOWN : \$1,999,999->\$1,800,000**

Listing Information

Listing Date: <b>02/24/2023</b>	Off Mkt Date:	Pending Date:	BMK Date:
Exclusions:	Protect Period: <b>360</b>	ABO Date:	Contingency Date:
Terms Offered: <b>Cash, Conventional</b>		Possession: <b>At Close</b>	Originating MLS# <b>20230031672</b>
Access: <b>Appointment</b>		MLS Source: <b>REALCOMP</b>	
		LB Location:	

Features

Arch Level:	<b>Slab</b>	Exterior: <b>Brick</b>
Foundation:		Foundation Mtrl:
Accessibility:		Heating: <b>Baseboard, Heat Pump</b>
Fencing:		Plant Heating:
Heating Fuel: <b>Heat Pump</b>		Sewer: <b>Public Sewer (Sewer-Sanitary), Sewer at Street</b>
Water Source: <b>Public (Municipal), Water at Street</b>		

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: <a href="#">1222300013</a>	Ownership: <b>Standard (Private)</b>
Tax Summer: <b>\$24,407</b>	Oth/Sp Assmnt: <b>44949.00</b>
SEV: <b>567,800.00</b>	Existing Lease: <b>No</b>
Legal Desc: <b>N-435-E A POL BEG S 88* 33' 30 SEC W 2094 FT &amp; N 0* 35' 56 SEC W 345.43 FT &amp; N 7* 09' 40 SEC E 360 FT &amp; S 82* 50' 20 SEC E 300 FT FROM SOUTH 1/4 CORNER TH N 7* 09' 40 SEC E 510 FT TH N 58* 56' 13 SEC E 236.74 FT TH N 86* 30' E 289.01 FT TH S 7* 09' 40 SEC W 709.95 FT TH N 82* 50' 20 SEC W 470 FT TO POB SEC 22 T6N R7E 6.94 A</b>	Occupant: <b>Vacant</b>

Agent/Office/Contact Information

Sub Ag Comp:	List Ofc Ph:
Buy Ag Comp:	List Agt Ph:
Trn Crd Comp:	Contact Phone:
Compensation Arrangements:	
Listing Office:	
Listing Agent:	
Contact Name:	

Remarks

Public Remarks: **Skilled nursing facility in Grand Blanc township - rated for 140 beds. Facility could be used for Memory care or possibly Drug Rehabilitation. Building has 4 separate wings with commercial kitchen and laundry. Seller will consider Partnership with potential buyer Potential LC with 20% down price 2.7**

REALTOR® Remarks: **Skilled nursing facility in Grand Blanc township - rated for 140 beds. Facility could be used for Memory care or possibly Drug Rehabilitation. Building has 4 separate wings with commercial kitchen and laundry. Seller will consider Partnership with potential buyer**





HOLLY RD

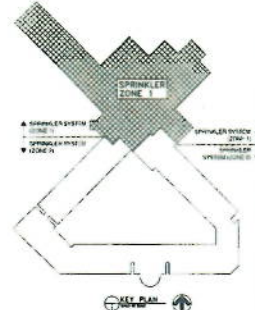
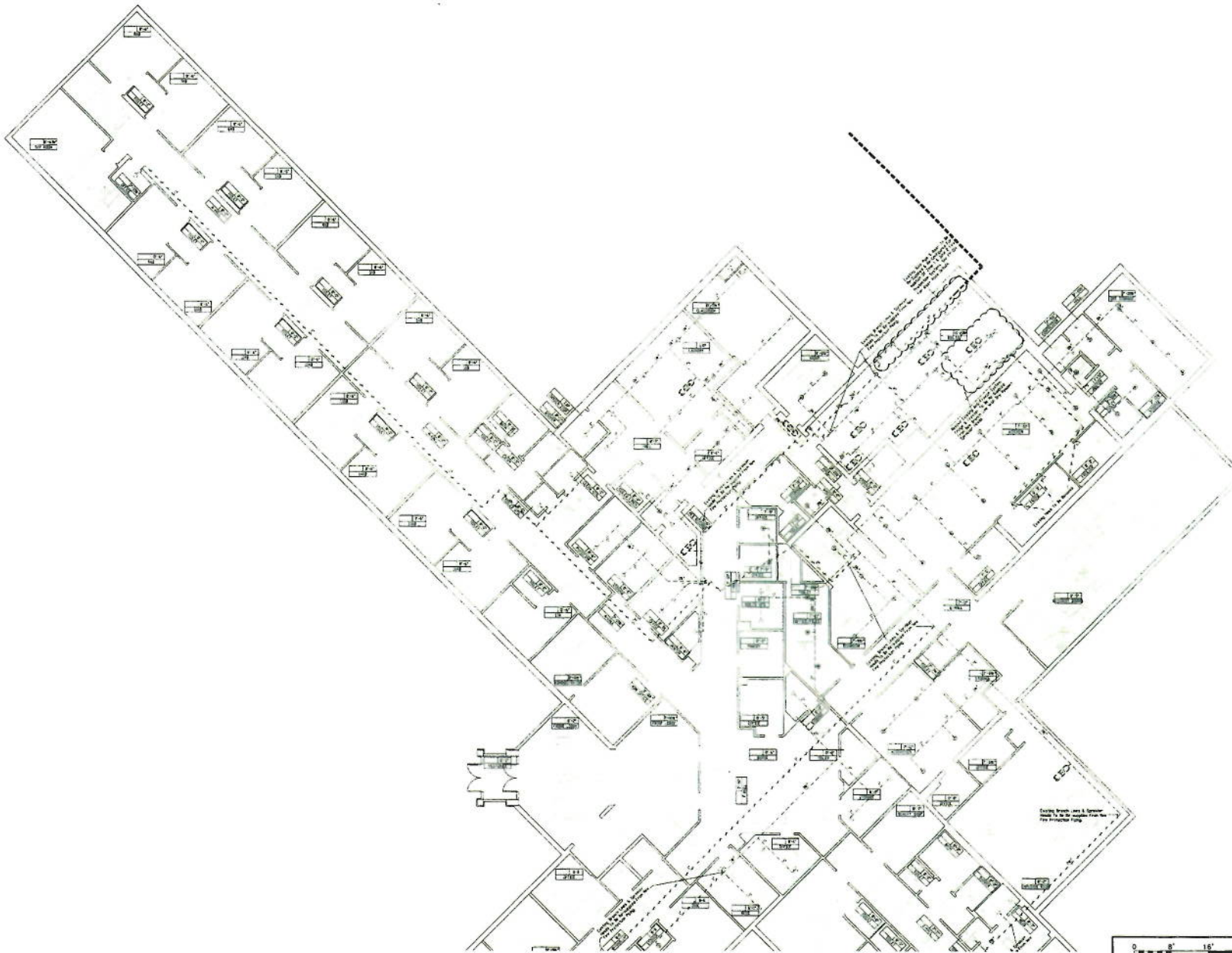
CUTOFF

12-22-300-013

CALICO HOLDINGS  
8481 N HOLLY RD,







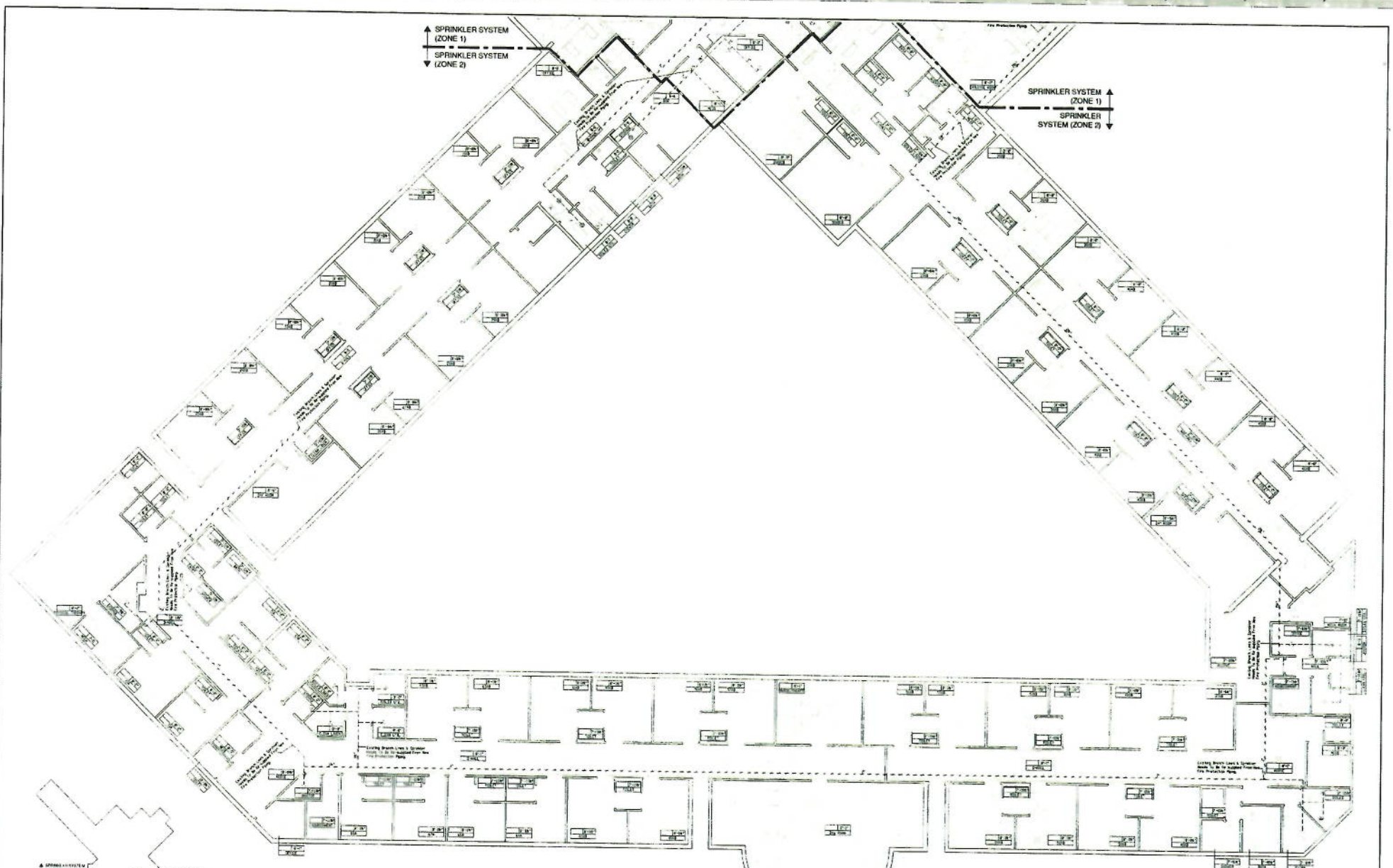
- - - - - DENOTES EXISTING PIPE TO REMAIN  
 - - - - - DENOTES EXISTING PIPE TO BE REMOVED

Fire Protection Demo Plan Zone 1  
 SCALE: 1/8" = 1'-0"

Fire Services Project  
 Number 102573

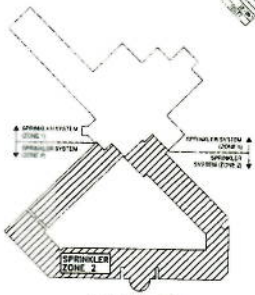
0 8' 16' 24' GRAPHIC SCALE 1/8" = 1'-0"		WOLVERINE FIRE PROTECTION CO. P.O. BOX 255, BOX # 0014 HWY MT MORRIS, MICHIGAN 48458 TEL: 517.636.4633
REV. DATE: 1/13/2009 DRAWN BY: J. J. JACOBSON		
Fire Protection Demo Plan Zone 1		Genesee Correctional Center 2401 Main Rd Grand Blanc, Michigan 48439
PLAN NO.: 102573-001 DATE: 1/13/2009		
SHEET NO.: 1 OF 5		FP-002 2 OF 5





▲ SPRINKLER SYSTEM (ZONE 1)  
 ─ SPRINKLER SYSTEM (ZONE 2)  
 ▼ SPRINKLER SYSTEM (ZONE 2)

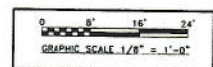
▲ SPRINKLER SYSTEM (ZONE 1)  
 ─ SPRINKLER SYSTEM (ZONE 2)  
 ▼ SPRINKLER SYSTEM (ZONE 2)



Fire Protection Demo Plan Zone 2  
 SCALE 1/8" = 1'-0"

----- DENOTES EXISTING PIPE TO REMAIN  
 - - - - - DENOTES EXISTING PIPE TO BE REMOVED

Fire Services Project  
 Number 100573



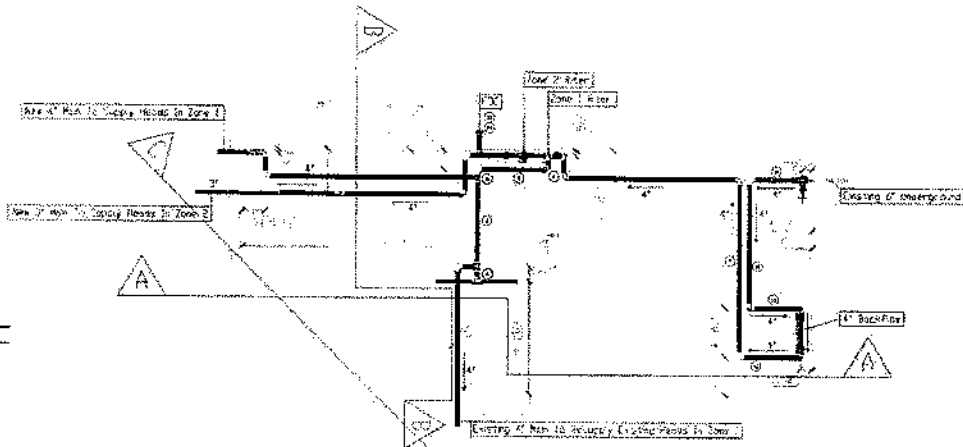
**WOLVERINE FIRE PROTECTION CO.**  
 P.O. BOX 210, 2007 N. 30th AVE  
 MI 48215, HUNTSVILLE, OH 44240  
 TEL: (781) 494-4630

*Glasgow Commercial Center*  
 8421 Holly Rd  
 Grand Blanc, Michigan 48439

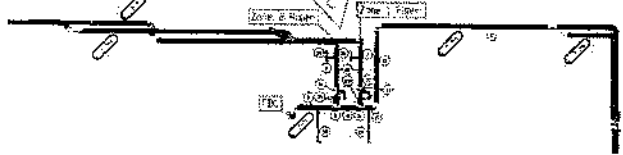
Fire Protection  
 Demo Plan Zone 2  
 100573  
 3 of 5

FP-003

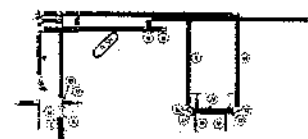
10/20/2010 10:20 AM - 10/20/2010 10:20 AM - 10/20/2010 10:20 AM



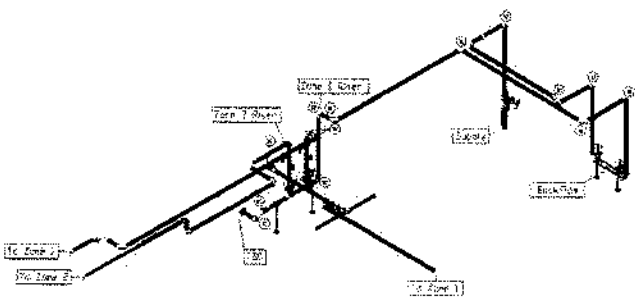
**Plan View - Riser Room**  
SCALE: 1/4" = 1'-0"



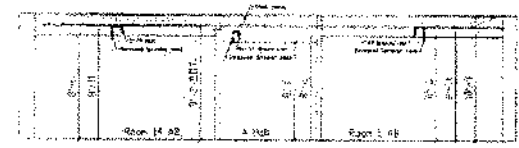
**A Section A-A View - Riser Room**  
SCALE: 1/4" = 1'-0"



**B Section B-B View - Riser Room**  
SCALE: 1/4" = 1'-0"



**C Isometric View - Riser Room**  
SCALE: 1/4" = 1'-0"



**D Section D-D Building Section A-Hall**  
SCALE: 1/4" = 1'-0" SEE SHEET FF-02

**EQUIPMENT LEGEND**

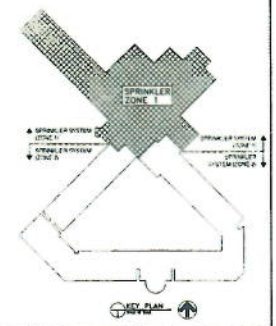
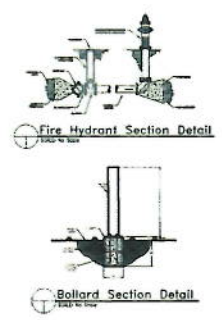
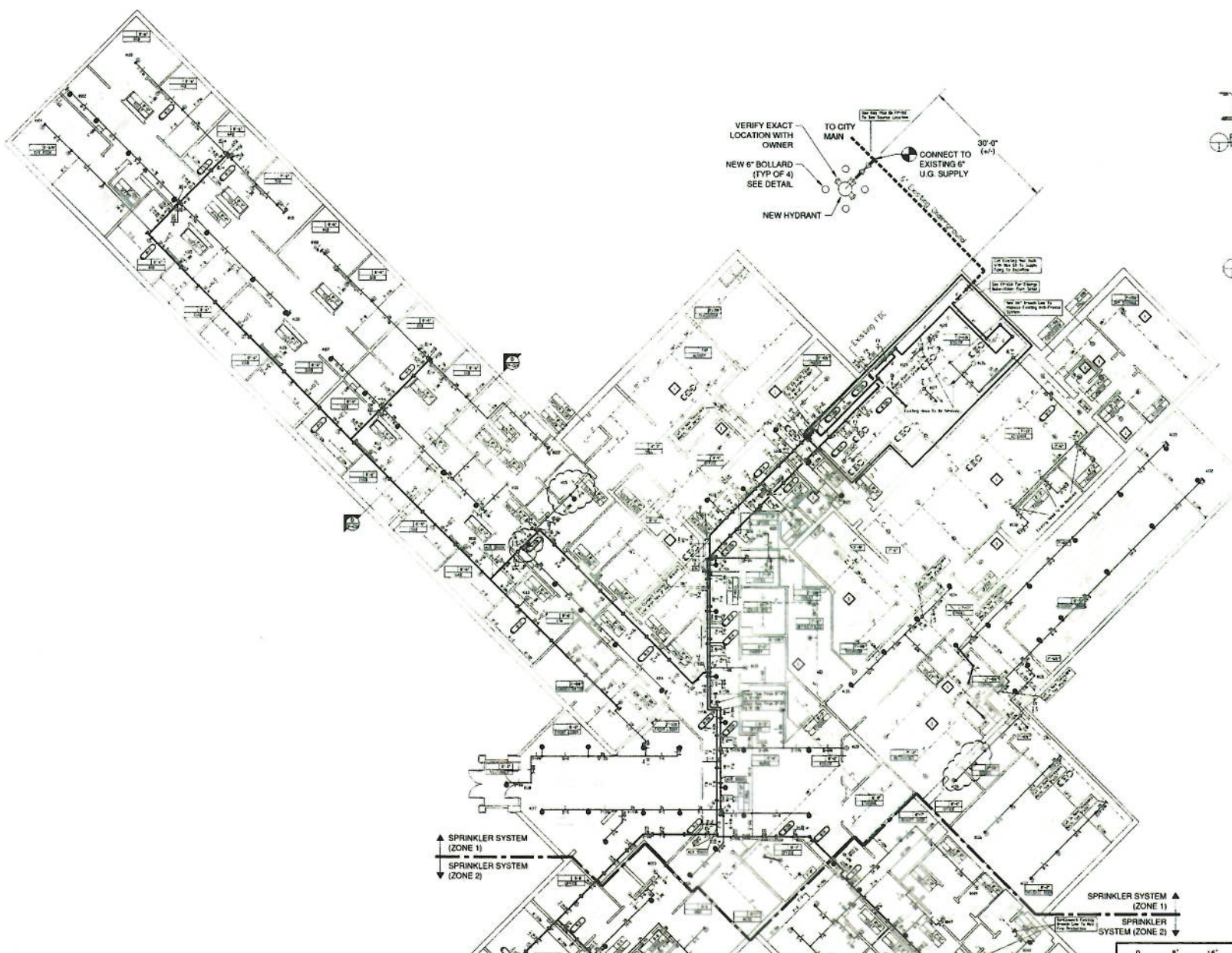
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**Riser Room Material Legend**  
SCALE: NO SCALE

Fire Services Project  
Number 100573

		<p>WOLVERINE FIRE PROTECTION CO. P.O. BOX 208 Grand Haven, MI 49424 4150 W. GRAND AVENUE GRAND HAVEN, MI 49424</p>
<p>GENEVA CONSULTANT CENTER 3400 WOODSIDE GRAND HAVEN, MICHIGAN 49424</p>		
<p>Riser Room Details 1 Building Section</p>		<p>FF-004</p>





Fire Protection Plan Zone 1  
SCALE 1/8" = 1'-0"

▲ SPRINKLER SYSTEM (ZONE 1)  
▼ SPRINKLER SYSTEM (ZONE 2)

▲ SPRINKLER SYSTEM (ZONE 1)  
▼ SPRINKLER SYSTEM (ZONE 2)

Fire Services Project  
Number 100573

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUE FOR PERMITS	10/15/21	JL	MS
2	ISSUE FOR CONSTRUCTION	11/15/21	JL	MS
3	ISSUE FOR OCCUPANCY	12/15/21	JL	MS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUE FOR PERMITS	10/15/21	JL	MS
2	ISSUE FOR CONSTRUCTION	11/15/21	JL	MS
3	ISSUE FOR OCCUPANCY	12/15/21	JL	MS

DATE	BY	CHKD.
10/15/21	JL	MS
11/15/21	JL	MS
12/15/21	JL	MS

WOLVERINE FIRE PROTECTION CO.  
P.O. BOX 219, 5517 N. 205<sup>TH</sup> AVE.  
W1 HOBBS, MINNESOTA 55428  
TEL: (952) 650-1420

**Gensley Construction Corp.**  
Grand Blanc, Michigan 48439

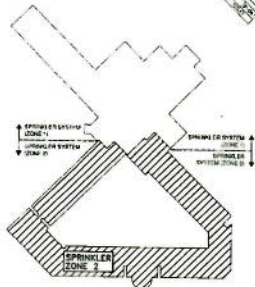
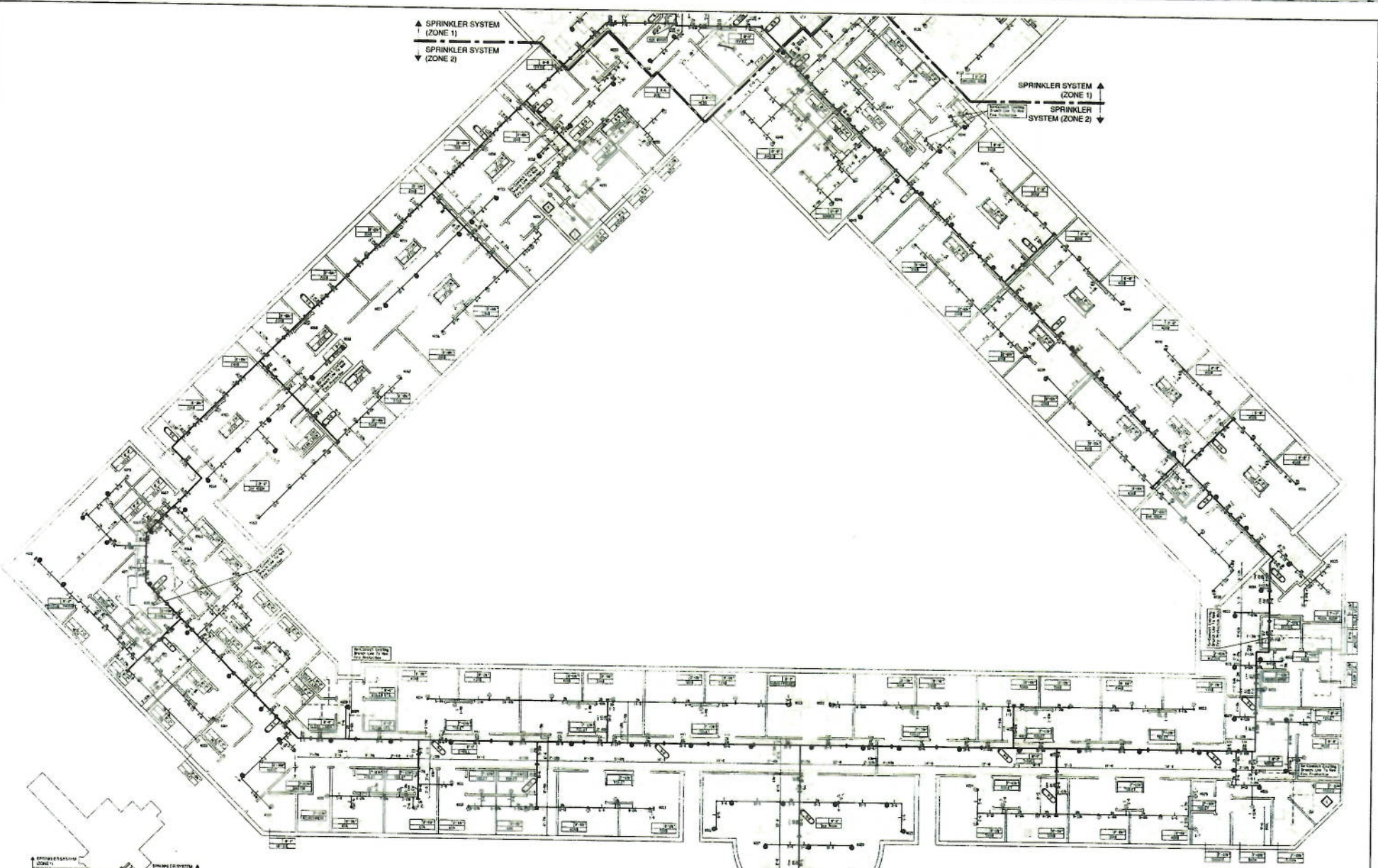
Fire Protection Plan  
Zone 1  
FF-005

10/15/21 10:30 AM JL MS  
 11/15/21 10:30 AM JL MS  
 12/15/21 10:30 AM JL MS



▲ SPRINKLER SYSTEM (ZONE 1)  
 ▼ SPRINKLER SYSTEM (ZONE 2)

SPRINKLER SYSTEM ▲ (ZONE 1)  
 SPRINKLER SYSTEM ▼ (ZONE 2)



Fire Protection Plan Zone 2  
 SCALE 1/8" = 1'-0"

Fire Services Project  
 Number 100573

DATE: 08/14/10	BY: J. J. JONES	CHK: J. J. JONES	APP: J. J. JONES
SYSTEM TYPE: WET	TYPE: WET	TYPE: WET	TYPE: WET
AREA PER SPINKLER: 130 SQ FT	ORIG AREA: 10000 SQ FT	SPINKLER CALC: 77	SPINKLER CALC: 77
CODE ALLOWED: YES	TYPE: WET	TYPE: WET	TYPE: WET
SUPPLY: 150 PSI MINIMUM, 75# @ 1000 GPM	TYPE: WET	TYPE: WET	TYPE: WET
DESIGN: 150 PSI @ 1000 GPM CONNECTION TO CITY MAIN	TYPE: WET	TYPE: WET	TYPE: WET
REMARK: SEE PLAN # 100573 FOR SCHEDULE OF VALVES	TYPE: WET	TYPE: WET	TYPE: WET

TOTAL SPRINKLER HEADS LIST					
NO.	TYPE	SIZE	FORM	IN #	LN #
1	WET	1/2"	ST	1/2"	1
2	WET	3/4"	ST	3/4"	2
3	WET	1"	ST	1"	3
4	WET	1 1/4"	ST	1 1/4"	4
5	WET	1 1/2"	ST	1 1/2"	5
6	WET	2"	ST	2"	6
7	WET	2 1/2"	ST	2 1/2"	7
8	WET	3"	ST	3"	8
9	WET	3 1/2"	ST	3 1/2"	9
10	WET	4"	ST	4"	10
11	WET	4 1/2"	ST	4 1/2"	11
12	WET	5"	ST	5"	12
13	WET	5 1/2"	ST	5 1/2"	13
14	WET	6"	ST	6"	14
15	WET	6 1/2"	ST	6 1/2"	15
16	WET	7"	ST	7"	16
17	WET	7 1/2"	ST	7 1/2"	17
18	WET	8"	ST	8"	18
19	WET	8 1/2"	ST	8 1/2"	19
20	WET	9"	ST	9"	20
21	WET	9 1/2"	ST	9 1/2"	21
22	WET	10"	ST	10"	22
23	WET	10 1/2"	ST	10 1/2"	23
24	WET	11"	ST	11"	24
25	WET	11 1/2"	ST	11 1/2"	25
26	WET	12"	ST	12"	26
27	WET	12 1/2"	ST	12 1/2"	27
28	WET	13"	ST	13"	28
29	WET	13 1/2"	ST	13 1/2"	29
30	WET	14"	ST	14"	30
31	WET	14 1/2"	ST	14 1/2"	31
32	WET	15"	ST	15"	32
33	WET	15 1/2"	ST	15 1/2"	33
34	WET	16"	ST	16"	34
35	WET	16 1/2"	ST	16 1/2"	35
36	WET	17"	ST	17"	36
37	WET	17 1/2"	ST	17 1/2"	37
38	WET	18"	ST	18"	38
39	WET	18 1/2"	ST	18 1/2"	39
40	WET	19"	ST	19"	40
41	WET	19 1/2"	ST	19 1/2"	41
42	WET	20"	ST	20"	42
43	WET	20 1/2"	ST	20 1/2"	43
44	WET	21"	ST	21"	44
45	WET	21 1/2"	ST	21 1/2"	45
46	WET	22"	ST	22"	46
47	WET	22 1/2"	ST	22 1/2"	47
48	WET	23"	ST	23"	48
49	WET	23 1/2"	ST	23 1/2"	49
50	WET	24"	ST	24"	50

0 8' 16' 24'  
 GRAPHIC SCALE 1/8" = 1'-0"

**WOLVERINE FIRE PROTECTION CO.**  
 313 BAYVIEW BLVD. SUITE 1000, ANN ARBOR, MI 48106  
 48106 MICHIGAN 48106  
 TEL: 734.769.4333

**Gannett Carabaccant Center**  
 2408 Holly Rd  
 Grand Blanc, Michigan 48439

Fire Protection Plan  
 Zone 2  
**FP-006**

11/11/10 11:11 AM C:\Users\jones\Documents\100573.dwg - Project: 100573 - 11/11/10

# Demographic Summary Report

8481 Holly Rd, Grand Blanc, MI 48439

Building Type: **Health Care**      Total Available: **0 SF**  
 Class: -      % Leased: **0%**  
 RBA: **50,464 SF**      Rent/SF/Yr: -  
 Typical Floor: **50,464 SF**



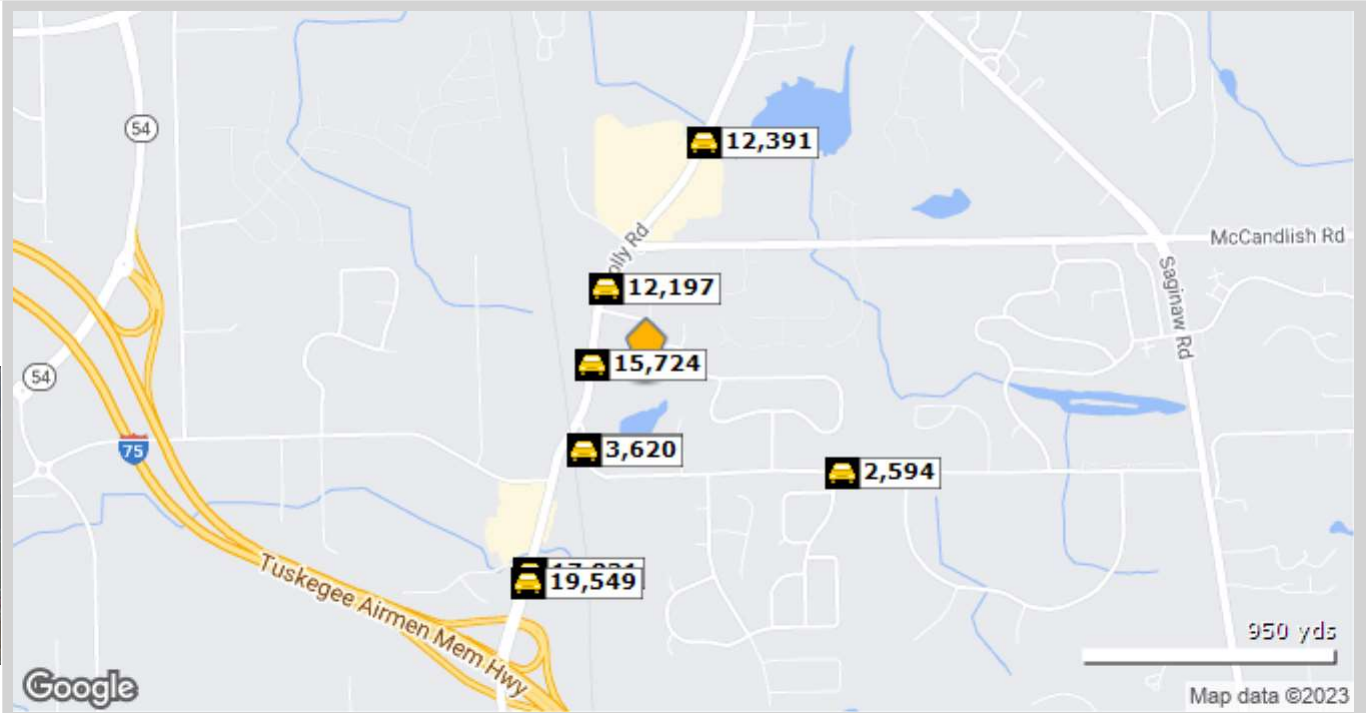
Radius	1 Mile	2 Mile	5 Mile
<b>Population</b>			
2028 Projection	3,638	13,702	62,652
2023 Estimate	3,605	13,631	62,108
2010 Census	3,557	13,711	61,282
Growth 2023 - 2028	0.92%	0.52%	0.88%
Growth 2010 - 2023	1.35%	-0.58%	1.35%
<b>2023 Population by Hispanic Origin</b>	121	464	2,324
<b>2023 Population</b>	3,605	13,631	62,108
White	3,127 86.74%	11,537 84.64%	51,380 82.73%
Black	298 8.27%	1,210 8.88%	6,665 10.73%
Am. Indian & Alaskan	18 0.50%	45 0.33%	284 0.46%
Asian	90 2.50%	481 3.53%	1,938 3.12%
Hawaiian & Pacific Island	1 0.03%	3 0.02%	35 0.06%
Other	72 2.00%	356 2.61%	1,806 2.91%
U.S. Armed Forces	1	4	10
<b>Households</b>			
2028 Projection	1,418	5,381	24,945
2023 Estimate	1,409	5,358	24,722
2010 Census	1,405	5,412	24,361
Growth 2023 - 2028	0.64%	0.43%	0.90%
Growth 2010 - 2023	0.28%	-1.00%	1.48%
Owner Occupied	1,077 76.44%	3,923 73.22%	17,371 70.27%
Renter Occupied	332 23.56%	1,435 26.78%	7,351 29.73%
<b>2023 Households by HH Income</b>	1,409	5,357	24,722
Income: <\$25,000	191 13.56%	788 14.71%	3,899 15.77%
Income: \$25,000 - \$50,000	228 16.18%	1,028 19.19%	5,454 22.06%
Income: \$50,000 - \$75,000	260 18.45%	933 17.42%	3,850 15.57%
Income: \$75,000 - \$100,000	195 13.84%	753 14.06%	3,432 13.88%
Income: \$100,000 - \$125,000	165 11.71%	496 9.26%	2,273 9.19%
Income: \$125,000 - \$150,000	136 9.65%	410 7.65%	1,615 6.53%
Income: \$150,000 - \$200,000	186 13.20%	571 10.66%	2,437 9.86%
Income: \$200,000+	48 3.41%	378 7.06%	1,762 7.13%
<b>2023 Avg Household Income</b>	\$92,466	\$93,869	\$90,971
<b>2023 Med Household Income</b>	\$78,269	\$73,392	\$69,650



# Traffic Count Report

8481 Holly Rd, Grand Blanc, MI 48439

Building Type: **Health Care**  
 Class: -  
 RBA: **50,464 SF**  
 Typical Floor: **50,464 SF**  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Holly Road	E Cook Rd	0.10 S	2022	15,724	MPSI	.12
2	HOLLY/COOK CUTOFF	Holly Rd	0.08 N	2022	3,063	MPSI	.19
3	Parsons Road	Holly Rd	0.08 N	2022	3,484	MPSI	.19
4	Parsons Road		0.00	2019	3,620	AADT	.19
5	Holly Rd	Holly Hill Blvd	0.05 S	2018	12,197	MPSI	.23
6	East Cook Road	Bradway Blvd	0.01 W	2022	2,594	MPSI	.47
7	HOLLY RD	I- 75	0.21 S	2020	17,714	AADT	.47
8	Holly Road	I- 75	0.21 S	2022	17,821	MPSI	.47
9	Holly Road	I- 75	0.19 S	2022	19,549	MPSI	.49
10	HOLLY RD	Trillium Circle Ave	0.07 SW	2022	12,391	MPSI	.55