



**\$895,000**  
MULTI-USE FACILITY FOR SALE



## 43785 N Gratiot Ave, Clinton Township,

The property includes a versatile mix of worship, office, classroom, and event spaces. Zoned Business/Residential, it offers significant flexibility for adaptive or alternative uses.

Recent renovated the property include a full fire-sprinkler system and handicap accessibility to all primary areas. Potential future uses range from a banquet hall or child care center to offices, a private club, or a funeral home.

## Features

- ✓ Sanctuary seats 125. Expandable to 200
- ✓ Fellowship hall
- ✓ Conference room
- ✓ Office space
- ✓ Kitchen. Multiple walk in fridge/freezer
- ✓ 2 bedroom house
- ✓ 189 parking spots

## Contact

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## Executive Summary & Property Details

### Property Overview

- Total Acreage: 4.24 acres
  - Church: 3.74 acres
  - House: 0.50 acres
- Zoning: B-3 (Business) and R-1 (Residential)
- Site Features:
  - Lit parking lot with 189 spaces (5 handicap)
  - Driveway easement serving house

### Church Building – 13,541 SF

General Condition: Fully sprinkled; five forced-air HVAC units (one recently replaced)

#### Main Level:

- Sanctuary: 58' × 36' × 12', seating for 125 (expandable to 200)
- Kitchen: 49' × 25', with 10' × 22' walk-in fridge, freezer, and three sinks
- Fellowship Hall: 30' × 25' + 38'5" × 13'
- Kids Room: 15' × 14'8"
- Conference Room: 33' × 17'6"
- Café Bar: 23' × 25'
- Lounge with Fireplace: 40'8" × 28'
- Modern Bathrooms
- Garage: 25' × 18', with electrical service
- Office: 31' × 18'

#### Basements:

- Primary Basement: 26' × 23' + 12' × 23', dry, with sump pump and storage
- Secondary Basement: Walk-in fridge/freezer

#### Apartment: 2nd level of main building

- Living Room: 27' × 24'
- 3 Rooms: 11'6" × 11'6" (x2), 10'4" × 10'4"
- Upper Living Room: 26' × 20'
- Bathrooms: 1 full, plus 1 full + 1 half (unfinished)

### House – 1,600 SF

- Kitchen: 10' × 14'
- Living Room: 10' × 21'
- Bedroom: 15' × 10'
- Additional Room: 9' × 10'
- Third Floor: 31' × 17'
- 1 Bathroom

Condition: Forced air HVAC with AC









