



45 N SAGINAW ST, PONTIAC, MI, 48342
OFFERED AT: \$349,000

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PROPERTY DETAILS

BUILDING SIZE

- Total Size: 4,900 SQFT (2 floors) + 2,450 SQFT basement.
- 2,450 SQFT first floor retail with leased SQFT 2nd floor apartment

LOCATION:

- Zoning: BI – Business Intensive (Mixed Use Corridor) : Allows uses such as: Retail, Office, Mixed-use (often residential above commercial)
- Restaurants / service businesses
- Located in Downtown Pontiac

INVESTMENT HIGHLIGHTS:

- Long-term residential tenant is paying \$850/month
- Gutted first floor, ready for buildout. Bring your ideas!

PROPERTY FEATURES:

- **Ideal for:** Investors looking for a versatile property that offers commercial and residential tenant benefits
- **Office/showroom:** 2,450 SFQT open layout with a large, 2,450sqwide open basement, high ceilings

VERSATILITY:

Suitable for a wide range of uses



BUILDING DESCRIPTION

Positioned in the core of Downtown Pontiac, this mixed-use asset presents a strong value-add opportunity in one of Oakland County's steadily revitalizing markets, benefiting from ongoing public and private reinvestment and increasing business activity.

The property features approximately 4900 SQFT; 2,450 SQFT of first-floor commercial space with high ceilings, ideal for retail, showroom, or office use, along with a lease out 2,450 SQFT 2nd floor and additional 2,450 SQFT basement for storage or future expansion. The first floor has been fully gutted, offering a blank slate for repositioning and lease-up.

An upper-level apartment is currently leased at \$850/month, providing immediate income and helping offset holding costs during redevelopment. Zoned BI – Business Intensive, the property allows for a wide range of uses including retail, office, mixed-use residential, restaurants, and service businesses—maximizing flexibility and long-term upside. A well-located, income-producing asset with clear potential for value creation in a resurging downtown corridor.



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DEMOGRAPHICS

POPULATION

Total Population

3 MILE

80,300

5 MILES

169,900

10 MILES

627,210

HOUSEHOLDS

Average Household Income

\$71,452

\$98,920

\$129,500

of Households

32,000

69,880

252,820

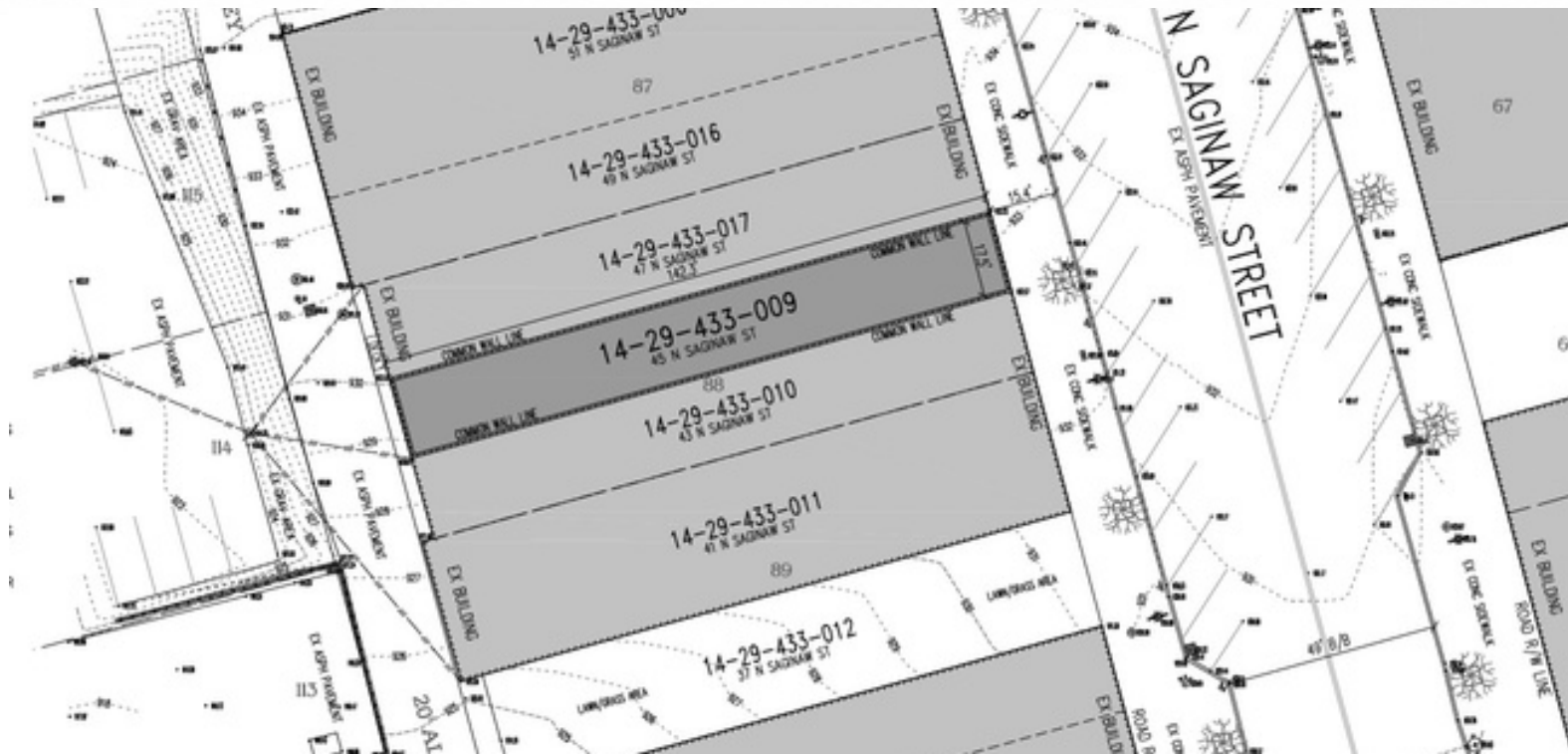
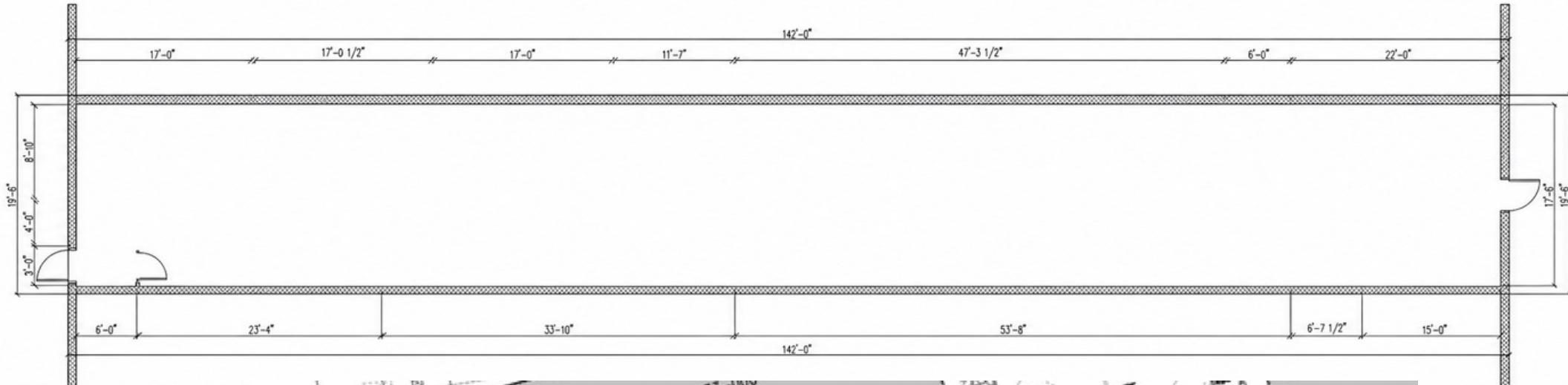


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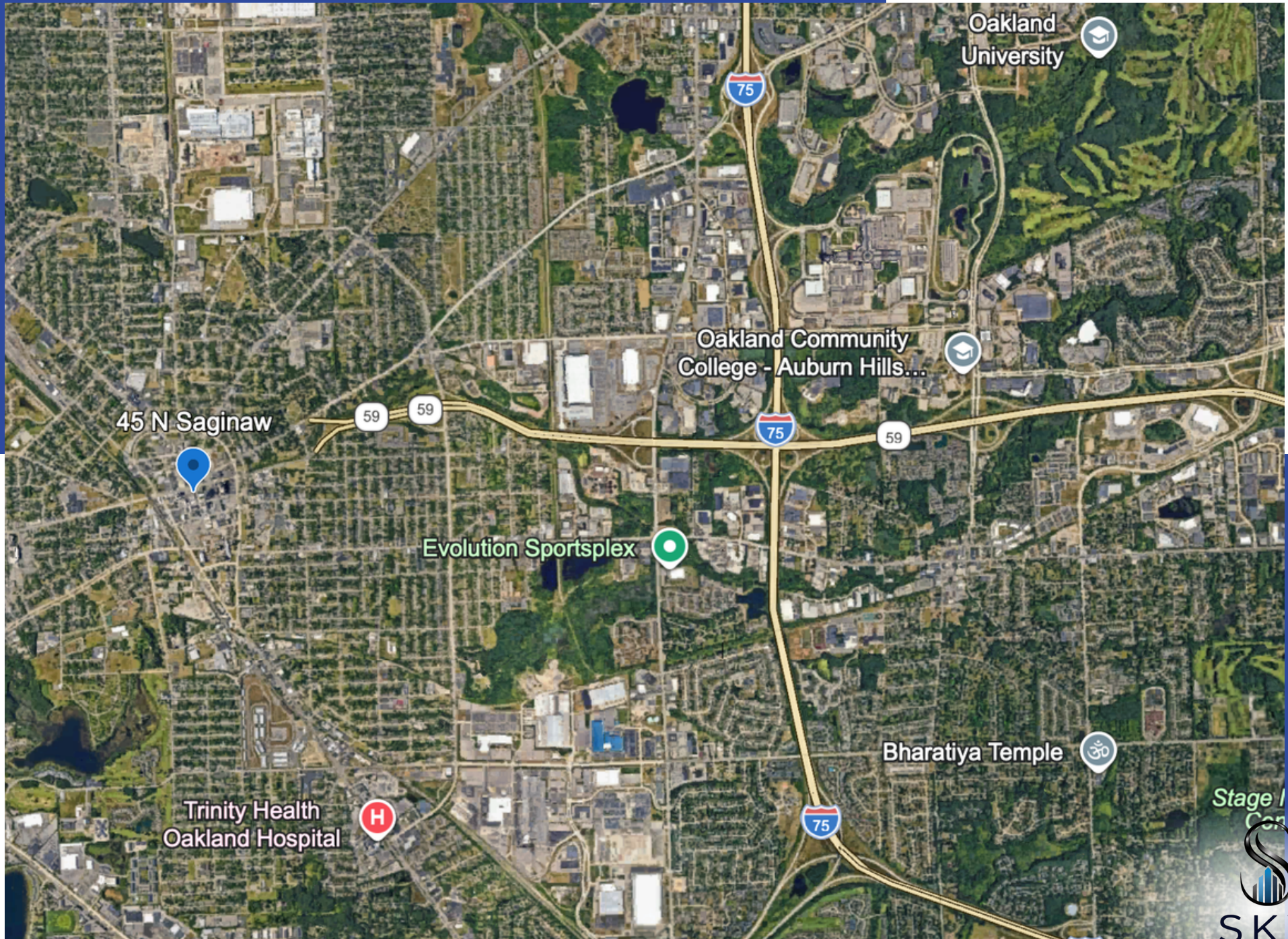
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FLOOR PLAN / SURVEY



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AERIAL MAP



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CONCEPT RENDERINGS



LISTING AGENT'S



SKY

PROPERTY GROUP

— REACH HIGHER —



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