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DOWNTOWN ALMONT MIXED USE OPPORTUNITY

107 S MAIN ST, ALMONT MI 48003



FOR SALE

248.265.3602

EXCLUSIVELY LISTED BY:

JOHNATHON SESI

Commercial Real Estate Advisor

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Offering Summary: 107 S Main St. Almont, MI 48003



Property Overview

Prime Downtown Almont Commercial Opportunity! Don't miss your chance to own this versatile two-story commercial building ideally located in the heart of Downtown Almont. With on-site parking available, this property offers both convenience and visibility. The main level is currently leased by Roots, a popular and well-established BBQ restaurant that brings steady foot traffic and local recognition. Roots is paying \$6,800/month in rent, with a scheduled increase to \$7,000/month in 2026, providing immediate and future income stability. A private elevator provides easy access to the upper level, which offers a spacious blank canvas ready for your vision. Previously utilized as office space, the upper floor offers incredible flexibility for a variety of uses—including professional offices, retail space, medical or wellness practice, or even conversion into 2–5 studio apartments (subject to approval). Endless possibilities await with this centrally located property. Whether you're an investor, business owner, or developer, this is a rare opportunity to secure a footprint in a thriving downtown district.

Building Information: 107 S Main St. Almont, MI 48003

Sale Price: \$1,200,000 **Price/SqFt:** \$133.34

Location Information

County: Lapeer
Mailing City: Almont

General Information

Property ID 04147500200
Building Size: 9,000 SqFt
Year Built: 1999

Lot

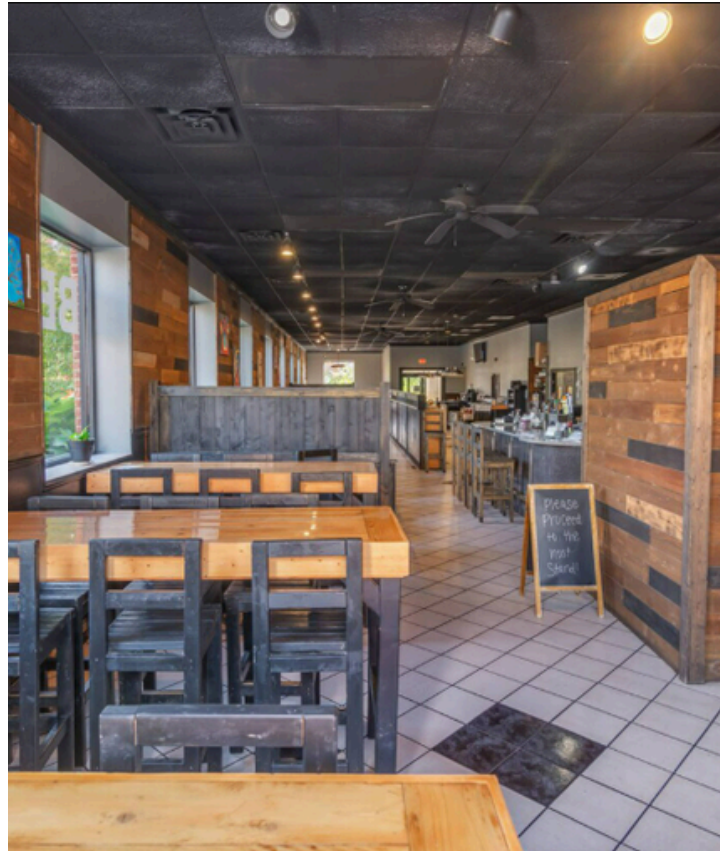
Acres: 0.12
Water: Public
Sewer: Public
Zoning: C-1

Exterior Features

Building SqFt: 9,000 SqFt
Exterior: Brick

Interior Features

Cooling: Central Air
Heating: Forced Air



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Additional Photos: 107 S Main St. Almont, MI 48003



Arial Map: 107 S Main St. Almont, MI 48003

