

FOR SALE

# 45865 WOODWARD AVENUE

PONTIAC, MICHIGAN



**7,605 Square Feet**  
**Commercial / Auto Repair Facility**



# PROPERTY HIGHLIGHTS

<b>Total Square Footage</b>	7,605
<b>Parking</b>	25 surface spaces
<b>Acreage</b>	0.49 (21,413 SF) auto service facility 0.32 (14,057 SF) vacant land 0.81 (35,470 SF) total
<b>Lot Dimensions</b>	64-14-33-158-003: 158x147 64-14-33-158-004 : 157x50 64-14-33-158-005: 155x39
<b>Zoning</b>	Auto service facility: M1 Light Manufacturing Vacant land: C-3 - Corridor Commercial Mixed Use
<b>Year Built / Renovated</b>	1950 / 1966, 1999, 2001
<b>Construction</b>	Concrete block and light steel roof framing; built up membrane roof
<b>APN / Taxes</b>	64-14-33-158-003 / \$4,573.20 (\$0.60/SF) 64-14-33-158-004 / \$383.10 (\$0.05/SF) 64-14-33-158-005 / \$523.76 (\$0.07/SF)
<b>Clear Height</b>	14' to 16'
<b>Loading</b>	7 grade level doors
<b>Column Spacing</b>	Clear span
<b>HVAC</b>	Office, lobby, and showroom areas are serviced by central air and heat; suspended gas heat units in bay areas
<b>Power</b>	800a / 208v / 3p (to be verified)
<b>Fire Suppression</b>	None
<b>Traffic Count</b>	23,369/day (I-75 and Turk St SE)
<b>Crossroads</b>	Woodward Avenue and Rapid Street
<b>Asking Price</b>	\$950,000 (\$125/SF)



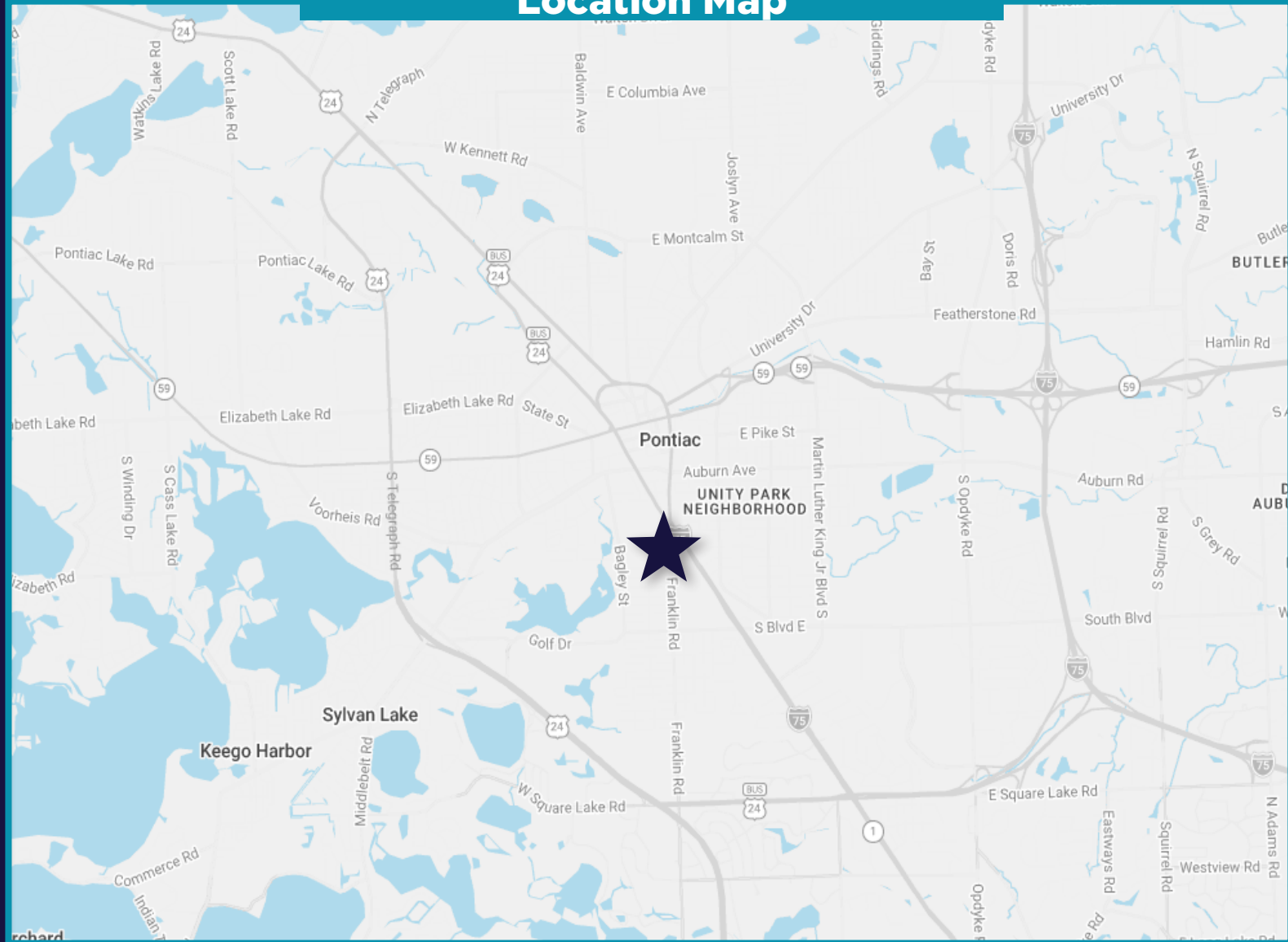


# PHOTOGRAPHS



# SITE PLAN

# Location Map



# LOCATION MAP



# PARCEL MAP



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