



PILOT

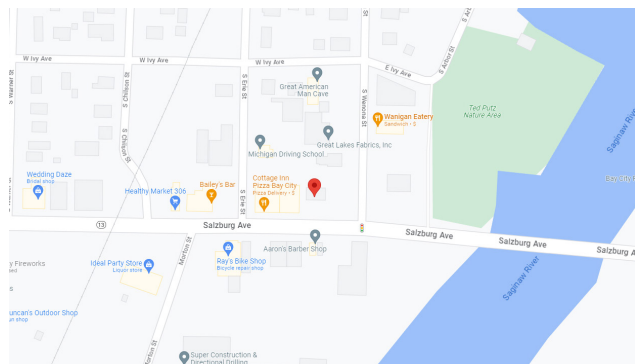
PROPERTY GROUP

200 SALZBURG AVENUE, BAY CITY, MI 48706

PROPERTY OVERVIEW:

- Free-standing building - Auto repair facility.
- General commercial zoning.
- "Hard corner" with two curb cutouts & traffic signal.
- Fenced outside storage area.
- Easy access to I-75.
- 6% CAP Rate

Property Type:	Commercial
Cross Streets:	Corner of Salzburg and Wenona
Total Square Footage:	1,400
Shop Square Footage:	800
Office Square Footage:	600
Parcel Size:	0.19 Acres
Year Built:	1960
Zoning:	C-2-A
Parking Spaces:	12 +/-
Shop Ceiling Height:	12'6"
Grade Level Doors:	(1) 9' x 10'
Lighting:	LED
Property Taxes:	\$5,640.00
Sale Price:	\$199,900.00



2024 TRADE AREA DEMOGRAPHICS			
DISTANCE	2 MILE	5 MILE	10 MILE
POPULATION	30,865	66,670	115,779
HOUSEHOLDS	13,671	29,452	48,473
AVG HH INCOME	\$61,370	\$66,654	\$69,035
2022 TRAFFIC / AVERAGE DAILY			
COLLECTION STREET	CROSS STREET	VOLUME	
Salzburg Ave	S Erie St W	14,348	
S Wenona St	Salzburg Ave S	6,086	

AGENT CONTACT INFO

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