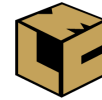


PROPERTY FOR SALE

12000 30 Mile Rd

Washington Township, MI 48095



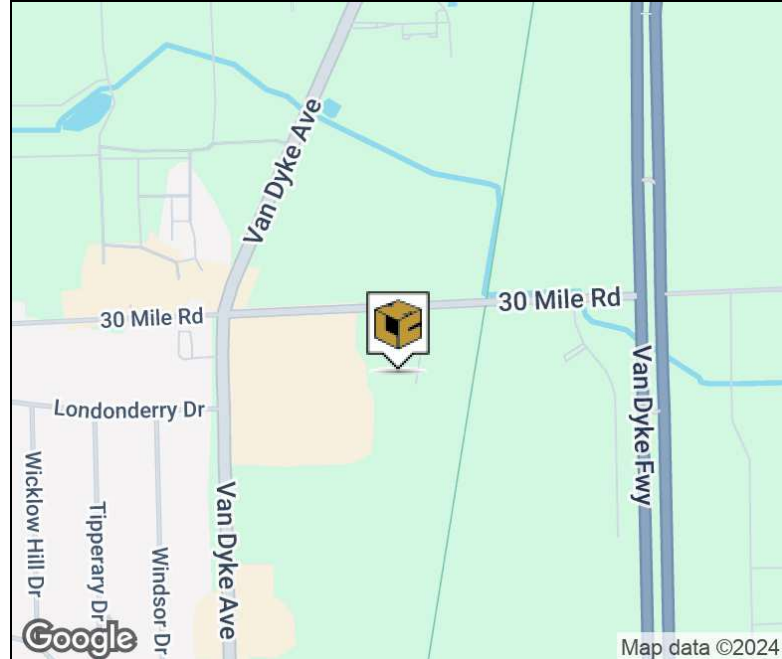
L. MASON CAPITANI  
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- 4.35 Acres
- Site Prepped for Development
- City Water On-Site
- Located Directly off M-53
- Zoned GC
- Several Uses Permitted Including Medical Office



FOR MORE INFORMATION:

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**PROPERTY FOR SALE****12000 30 Mile Rd**

Washington Township, MI 48095

**L. MASON CAPITANI**  
CORFAC INTERNATIONAL**LAND PROPERTY DETAILS****Property Information**

Property Type	Land
Zoning	GC
Lot Size	4.35 Acres
Lot Frontage	267 ft
Lot Depth	812 ft

Site Description Located on the S side of 30 Mile Road, E of Van Dyke Ave, and W of M-53.

APN # 04-14-100-036

Additional Information Parcel ready development, retention pond and curb cut already existing. Can support 28,000 SF of two-story medical office.

**Additional Information**

Front Yard Setback	60
Side Yard Setback	20

Sale Price	<b>\$1,499,000</b>
Price Per Acre	<b>\$344,598</b>
Price Per SF	<b>\$7.91</b>

**Location Information**

Street Address	12000 30 Mile Rd
City, State, Zip	Washington Township, MI 48095
County	Macomb
Location Description	Located on the S side of 30 Mile Road, E of Van Dyke Ave, and W of M-53.
Cross-Streets	30 Mile Road & Van Dyke Avenue
Side of the Street	South
Nearest Highway	M-53

**Utilities**

Water	Yes
Water Description	City
Sewer	Septic
Gas	Yes
Electric	Yes

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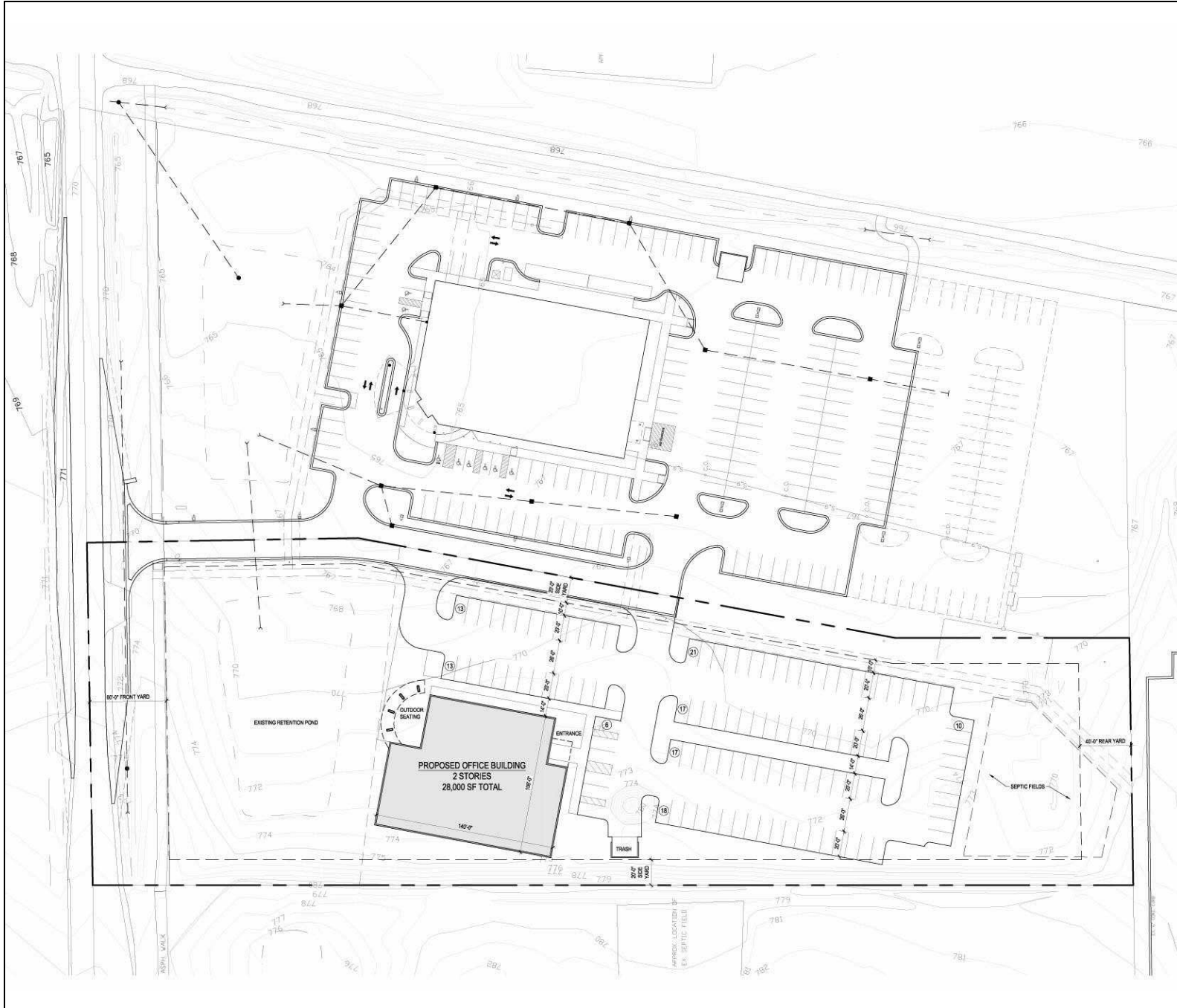
PROPERTY FOR SALE

12000 30 Mile Rd  
Washington Township, MI 48095



L. MASON CAPITANI  
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SITE PLAN



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**GENERAL COMMERCIAL ZONING**

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

3.1.11 **GC General Commercial**

A. INTENT

The GC General Commercial district is designed to provide for a wide diversity of commercial activities which are predominantly retail in character. In addition to retail uses, a number of other activities, usually requiring considerable land area and access to major thoroughfares, are permitted. Uses in this district normally must have good automobile accessibility, but should not cause congestion on adjacent thoroughfares.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

1. The following uses shall be permitted subject to [Section 4.38](#).
  - a. Fast-food Restaurants<sup>□</sup>, not utilizing drive-thru facilities
  - b. Eating and Drinking Establishments, under five-thousand (5,000) square feet
  - c. Food and Beverage Stores
  - d. Office Uses, with the majority of its occupancy made up of service professions<sup>□</sup>
  - e. Commercial Businesses of a retail nature.
  - f. Commercial Banking and Credit Unions, excluding Drive-Thru Facilities.
  - g. Personal Care Services such as beauty shops and tanning salons
  - h. Video/Audio Visual Media Rental
  - i. Agricultural Uses in operation at the time of the adoption of this Ordinance
  - j. Physical Fitness, Gyms and Similar Training Facilities
2. [Windmills](#) §4.57
3. [Day Care Centers and Nursery Schools](#)<sup>□</sup> §4.22
4. Dry Cleaning and Laundry Services
5. General Hospitals<sup>□</sup>
6. Hardware Stores
7. Building Material and Supply Dealers, with all activities being indoor - not including Lumber Retail Yards.
8. Service and Repair Facilities not involving vehicles

C. SPECIAL LAND USES

1. [Outdoor display, storage, or sale of goods](#) §4.45
2. [Automobile Repair and Service Centers](#)<sup>□</sup>, excluding Paint and Collision Shops §4.10
3. [Bowling Alleys, Miniature Golf, and similar forms of Commercial Recreation](#) §4.12
4. [Businesses of a Drive-In](#)<sup>□</sup> Nature, but not including Outdoor Theaters §4.14
5. [Drive-Thru](#)<sup>□</sup> Facilities §4.23
6. [Fueling Service Stations](#)<sup>□</sup> §4.25
7. [Full and Self-Service Car Washes](#)<sup>□</sup> §4.26
8. [Hotels](#)<sup>□</sup> and [Motels](#) (except Bed and Breakfast, Casino Hotels, Tourist Cabins and Recreational Vehicle Campgrounds)
9. [Open Air Business Uses](#)<sup>□</sup> §4.42
10. [Outdoor Sales Lots for the sale of automobiles/motor vehicles](#) §4.44
11. [Outdoor Sales Lots for the sale of new or secondhand recreational vehicles and boats](#) §4.44
12. [Outdoor Sales Lots for the sale of manufactured homes](#) §4.44
13. [Public Utility Buildings](#) §4.49
14. [Raising of Fur-Bearing Animals, Including Kennels and Animal Hospitals](#) §4.51
15. Uses Similar to Those Set Forth in this Section



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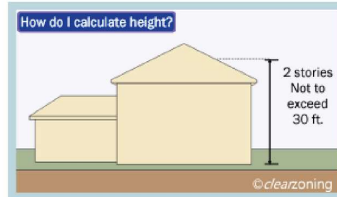
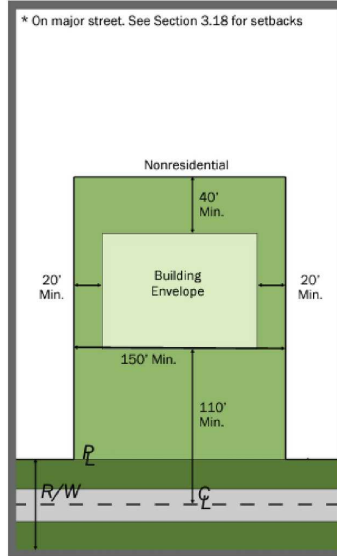
GENERAL COMMERCIAL ZONING

GC General Commercial 3.1.11

D. DEVELOPMENT STANDARDS

- Lot Size**  
Minimum lot area<sup>(1)</sup>: 30,000 sq. ft.  
Minimum lot width<sup>(2)</sup>: 150 ft.
- Floor Area Ratio<sup>(3)</sup>**  
Maximum floor area ratio: 1:5
- Setbacks<sup>(4)</sup>**  
Minimum front yard setback: See Section 3.18  
Minimum rear yard setback:  
    Adjacent to residential: 50 ft.  
    Adjacent to non-residential: 40 ft.  
Minimum side yard setback: 20 ft.
- Building Height<sup>(5)</sup>**  
Maximum building height: 2 stories not to exceed 30 ft.

Notes to District Standards:  
Section 3.23.B.1, 2, 3, and 5



ADDITIONAL REQUIREMENTS

3. Zoning Districts

- General Exceptions §3.24
- Planned Unit Development §3.17

4. Use Standards

- Animals §4.7
- Private Wastewater Treatment Utilities §4.48
- Regional Buildings §4.53
- Storage, Accumulation, Dumping... §4.55
- Playgrounds §4.46
- Medical Marijuana Uses §4.39
- Solar Panels §4.54
- Garage and Yard Sales §4.28
- Wireless Communication Towers §4.58
- Agricultural Tourism §4.5

5. Site Standards

- Accessory Buildings §5.1
- Appearance Requirements ... §5.2
- Building Grades §5.4
- Fences, Walls and Protective Barriers §5.5
- Location of Structures in a Public Easement §5.6
- Receiving and Broadcasting Antennas §5.7
- Pathways §5.8
- Access Management Standards §5.10
- Private and Public Road Relationship/Construction §5.11
- Off-Street Parking and Loading Requirements §5.12

6. Development Procedures

- Environmental Provisions §5.13
- Clear Vision §5.14
- Lighting §5.15
- Excavation of Holes §5.16
- Display of Goods §5.17
- Site Plan Review Approval §6.1
- Condominiums §6.2
- Impact Development Statement §6.3
- Special Land Use Review Requirements §6.4

- 1 Purpose and Introduction
- 2 Definitions
- 3 Zoning Districts
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PROPERTY FOR SALE

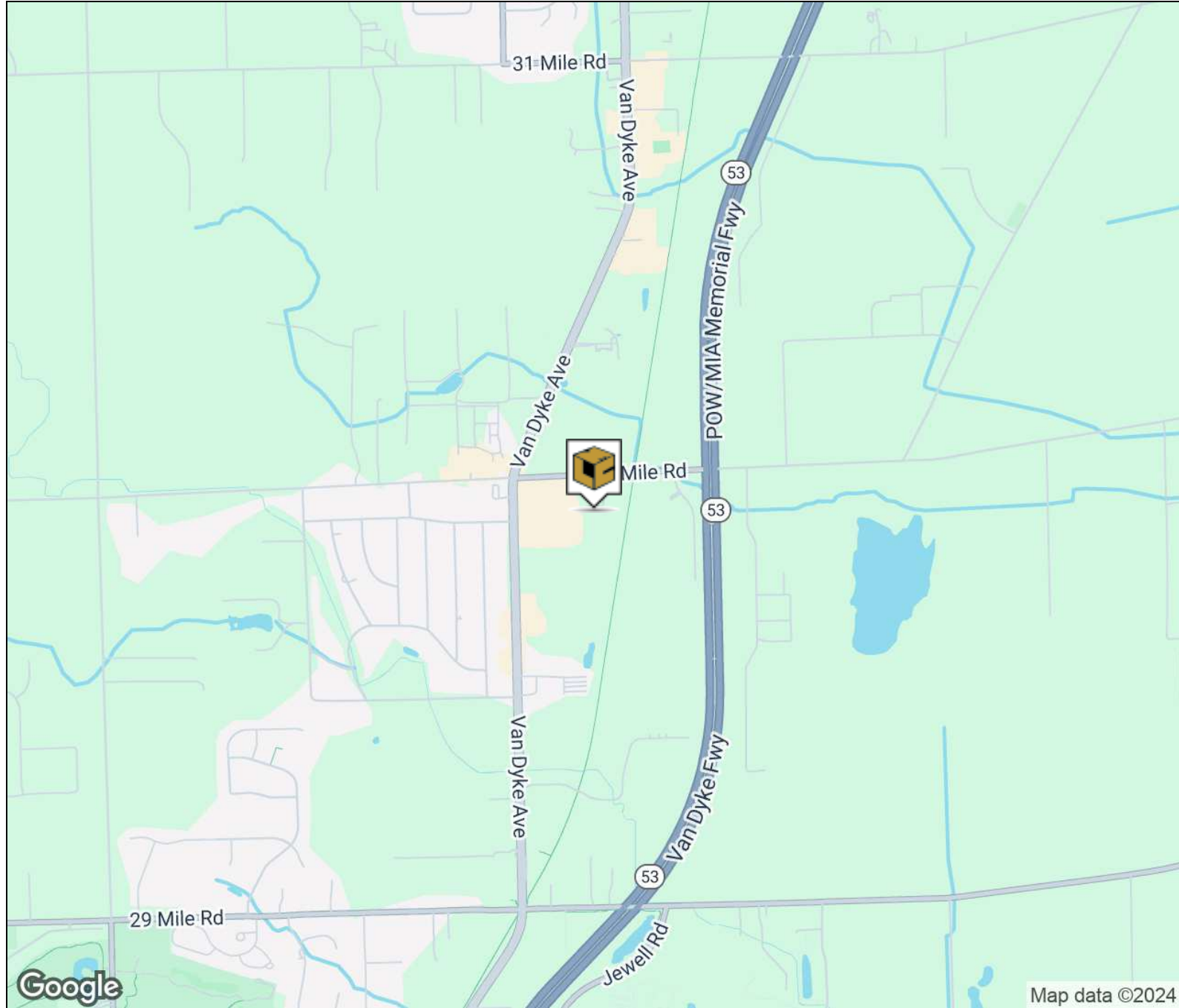
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L. MASON CAPITANI  
CORFAC INTERNATIONAL

LOCATION MAP



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