

8260 DEXTER-CHELSEA ROAD  
DEXTER, MICHIGAN

INDUSTRIAL FOR SALE  
6,327 Square Feet Available



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**AUTO BODY BUILDING**



## PROPERTY FEATURES

- 6,327 square feet available
  - 5,127 square foot shop
  - 1,200 square foot storage space for parts
- 16' clear height
- (3) 12' x 12', 12' x 14' grade level doors
- Close-proximity to Downtown Dexter
- Zoned Composite Commercial District (C-4)
- Located on well & septic
- Located on 0.74 acres
- 15+ surface parking spaces
- Land contract options available
- Sale Price: \$975,000 (\$154.10/sq. ft.)



For more information, please contact:

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# 8260 Dexter-Chelsea Road – Dexter, Michigan

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Square Feet  
AVAILABLE



**1. Intent:** This district is intended for uses which are typically characterized by outdoor display and sales areas, and require expansive land area. Such uses require a visible location along a major thoroughfare with high traffic volumes. Common points of ingress and egress between adjacent parcels are encouraged. This district is to be used only in those areas of the township which are served by public water and sanitary sewer facilities, and where storm drainage is sufficient to handle an intense level of development.

## **2. Permitted uses:**

1. New and used vehicle sales and recreational vehicle sales, subject to the provisions of section 36-139.
2. Building material, sales and home improvement centers, subject to the provisions of section 36-139.
3. Garden centers, subject to the provisions of section 36-139.
4. Indoor recreation such as bowling gymnasiums, ice and/or roller-skating rinks, tennis clubs, and court sport facilities and similar recreational uses.
5. Outdoor commercial recreation facilities such as miniature golf and golf driving ranges.
6. Indoor theatres and performance space for artistic expression.
7. Accessory or ancillary oil and gas well use or structures, as defined in section 36-5, subject to site plan approval under article VI, regulations in article X, and performance standards under section 36-150, and other applicable ordinance provisions, except that such approval shall not regulate or control the drilling, completion, production, or operation of any oil and gas well or oil and Environmental Protection Act, MCL 325.61501 et seq., or its duly promulgated rules and regulations; and subject to filing of any permits, certificates, or approvals required by federal, state, or other township laws, regulations, or ordinances.

## **3. Conditional uses:**

1. Major vehicle repair facilities and vehicle collision repair facilities, subject to the provisions of section 36-137.
2. Self-storage facilities, subject to the provisions of section 36-140.
3. Equipment or vehicle rental, subject to the provisions of section 36-139.
4. New and used manufactured and mobile home sales and repair, subject to the provisions of section 36-139.
5. Contractor wholesale supply when in conjunction with general retail sales of items, including electrical, plumbing, lumber, nursery stock and garden supplies.
6. Large scale retail establishment, subject to the provision of section 36-134.
7. Banquet halls and meeting facilities.
8. Standard restaurants and establishments that serve alcohol.
9. Community wastewater utility systems, subject to the provisions of section 36-318.
10. Multiple-family residential pursuant to subsection 36-74(j), when made a part of an overall mixed-use development. Multiple-family residential shall not be permitted as a stand-alone use

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