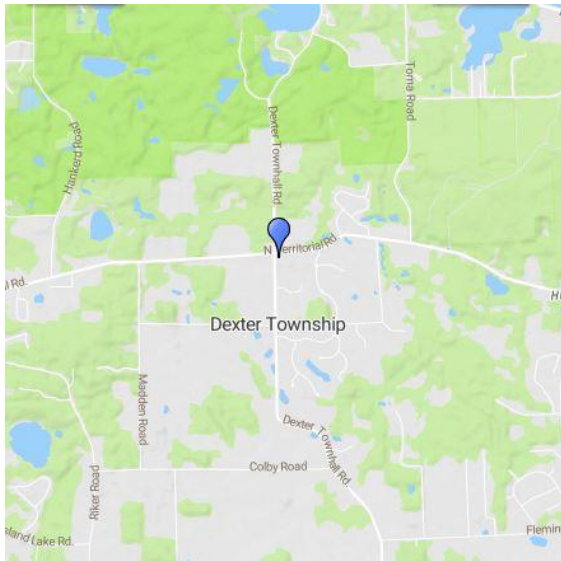




11485 N. Territorial Rd.

DEXTER, MI



For Sale or Lease

- Asking price \$615,000; lease rate withheld
- 5 Acre lot (Zoned C-1 commercial)
- Approximately 1.5 acres of paved asphalt
- 7,000 SF commercial building
 - Suite A 1,478 SF
 - Suite B 2,075 SF
 - Suite C 3,392 SF (Walk-in cooler and kitchen area, 2 office/storage rooms)
- Separate water, gas, and electric
- Security camera system
- High traffic corner location; large paved lot
- New \$2.1 Million upgraded intersection at N, Territorial and Dexter Townhall Road
- Plans available for additional 13,290 SF

For information, please contact:

Dan Flynn

Associate Director

t 248-871-2291

Daniel.Flynn@nrmk.com

27725 Stansbury Blvd, Suite 300
Farmington Hills, MI 48334

nrmk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

11485 N. Territorial Rd.

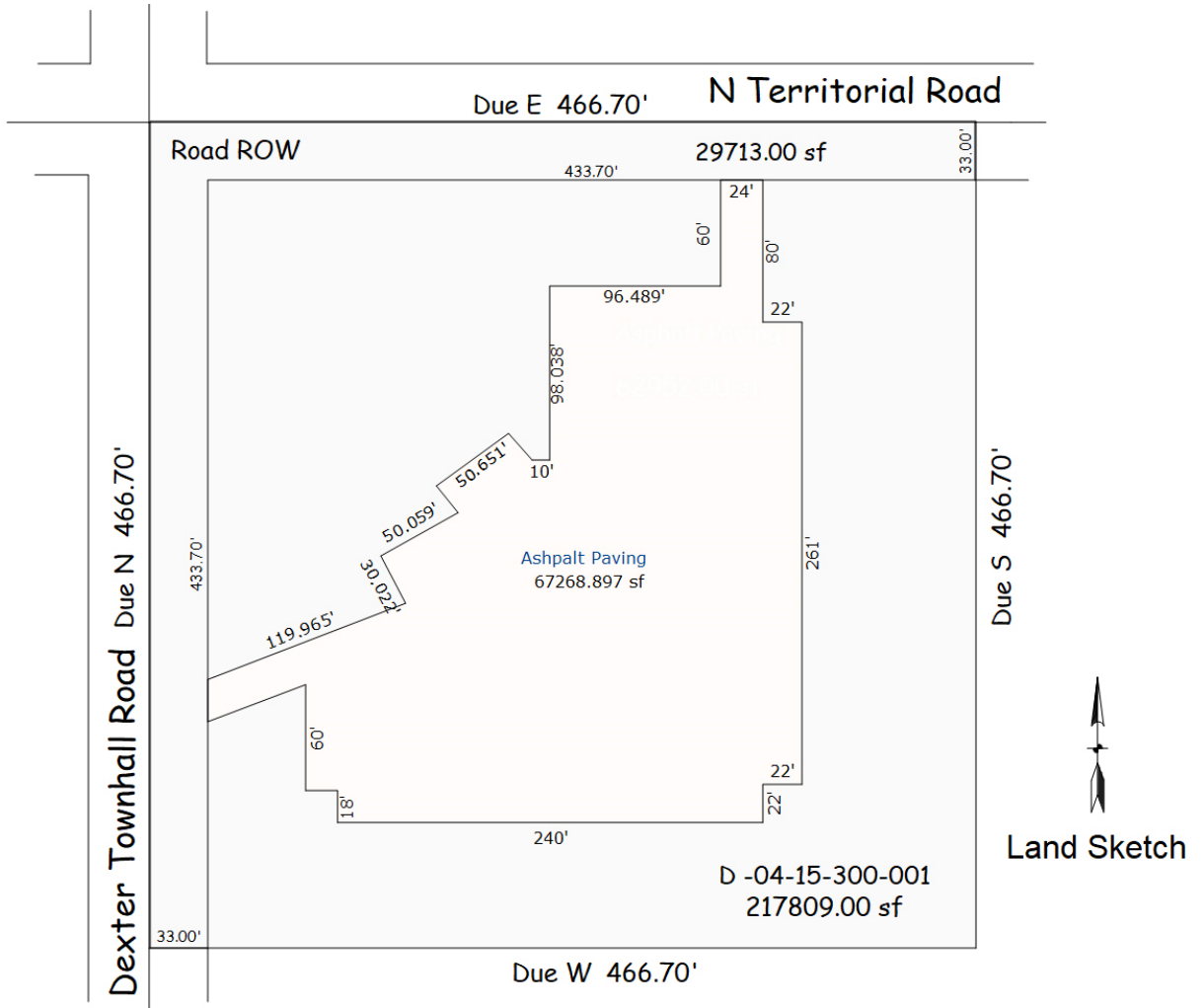


CONTACT

Dan Flynn
Associate Director
t 248-871-2291
Daniel.Flynn@nrmk.com



11485 N. Territorial Rd.



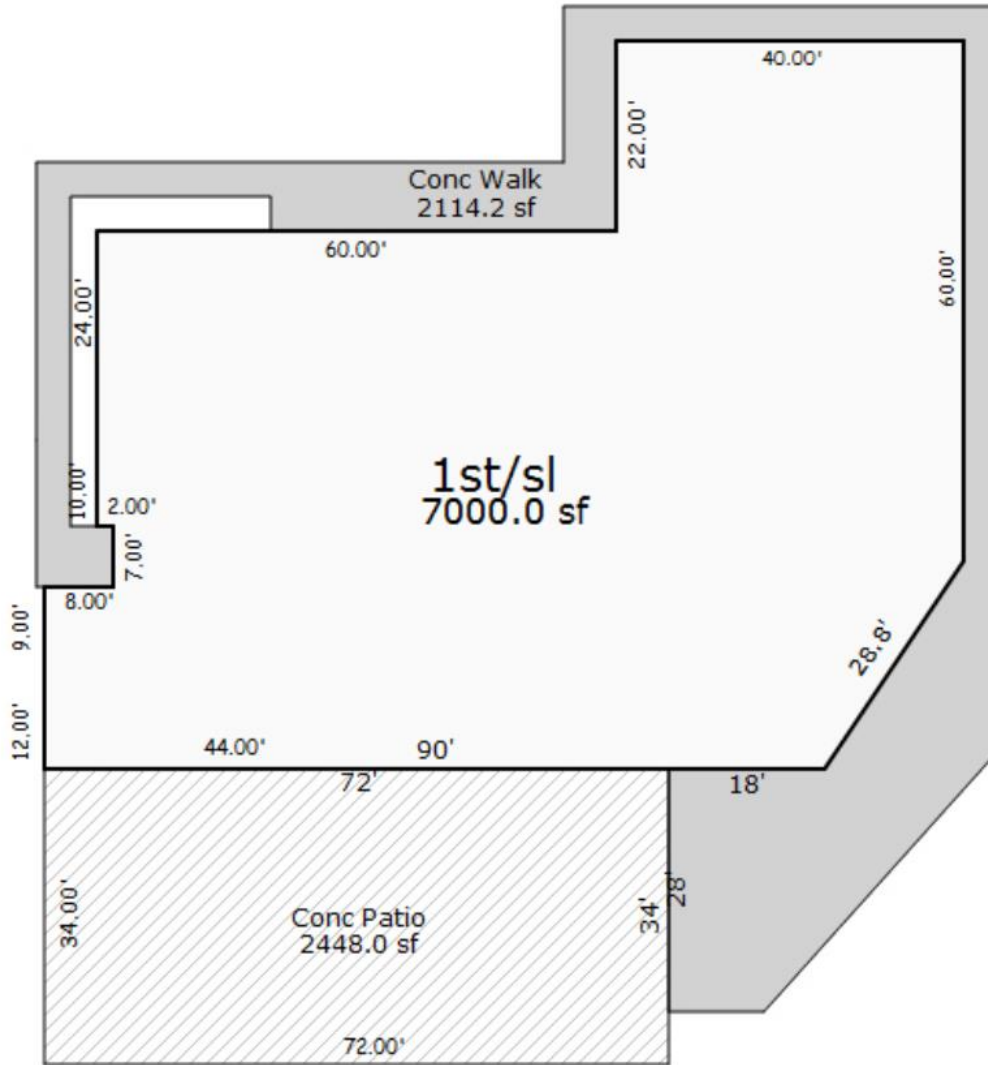
Sketch by Apex Sketch

CONTACT

Dan Flynn
Associate Director
t 248-871-2291
Daniel.Flynn@nrmk.com



11485 N. Territorial Rd.



CONTACT

Dan Flynn

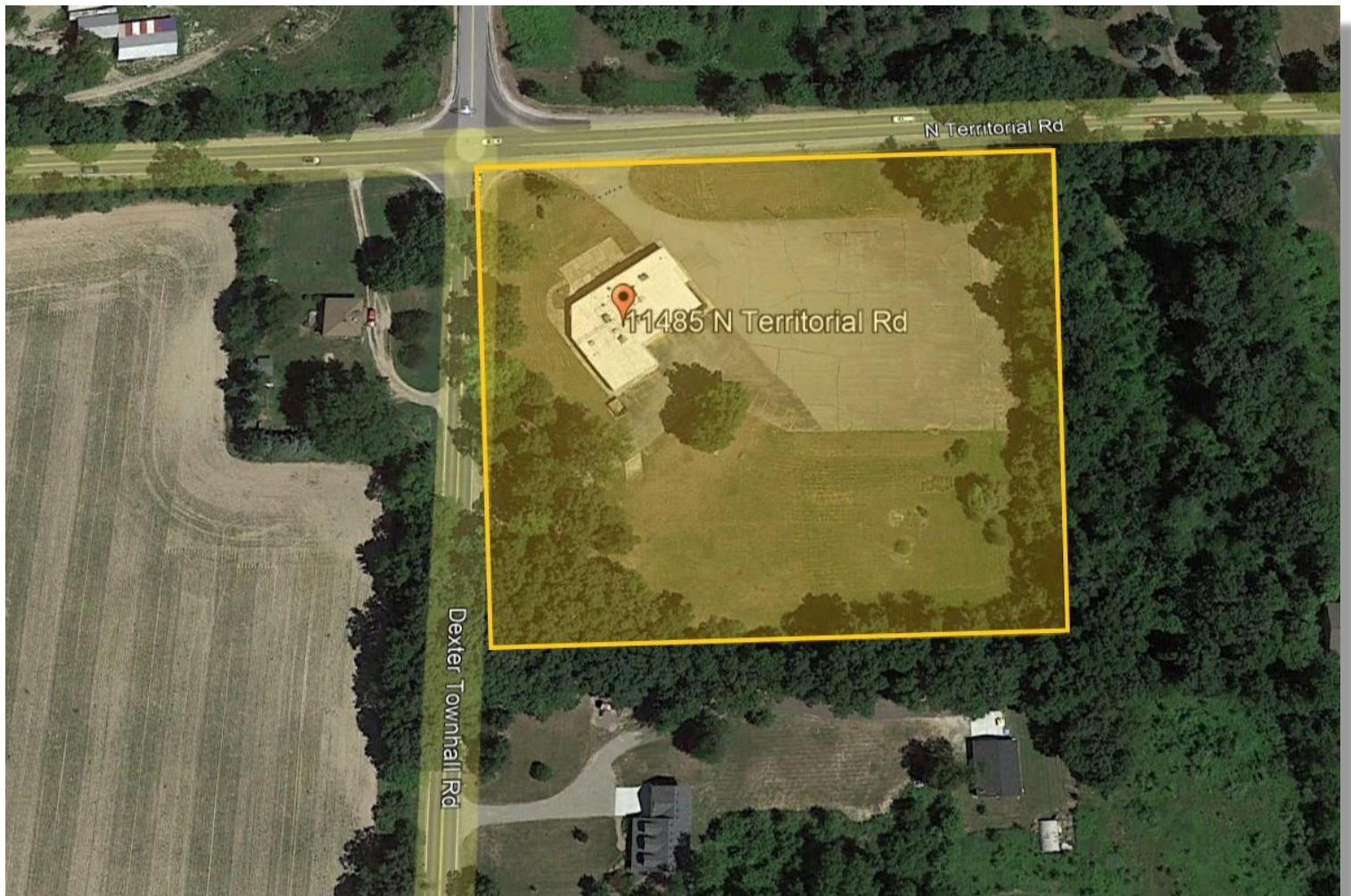
Associate Director

t 248-871-2291

Daniel.Flynn@nrmk.com

NEWMARK

11485 N. Territorial Rd.



CLICK TO WATCH VIDEO



CONTACT

Dan Flynn

Associate Director

t 248-871-2291

Daniel.Flynn@nrmk.com

NEWMARK

11485 N. Territorial Rd.

Article 13.
GENERAL COMMERCIAL DISTRICT (C)

DEXTER TOWNSHIP ZONING ORDINANCE 2020



SECTION 13.02

Site Development Standards

The following minimum and maximum standards shall apply to all uses and structures in the District unless specifically noted.

Minimum Lot Area	Two (2) acres One (1) acre with either off-site sewer or septic
Minimum Lot Width	200 feet
Front yard Setback	Footnote 1, 2, 3
Side Yard Setback	50 feet, or 30 feet when adjacent to property zoned C or PI
Rear Yard Setback	50 feet, or 30 feet when adjacent to property zoned C or PI
Waterbody Setback	50 feet or as described in Section 16.34 Waterbody Setbacks, whichever is less. The waterbody setback shall never be less than 35 feet.
Wetland Setback	Ten (10) feet
Building-to-Building	20 feet
Maximum Height	30 feet
Maximum Lot Coverage	40 percent for buildings. 80 percent for all impervious surfaces.
Permitted Projections	Section 16.35 Permitted Projections

Applicable provisions of Article 18 Off-Street Parking and Loading; Article 19 Signs; Article 20 Landscaping and Screening; Article 21 Lighting; Article 22 Access Controls; Article 23 Environmental Standards; Article 24 Nonconforming Uses; and other provisions of this Ordinance as may be applicable.

SECTION 13.03

Principal Permitted Uses

The following are principal permitted uses in the District:

- Retail businesses that supply commodities on the premises within a completely enclosed building, such as food, drugs, alcohol, furniture, clothing, dry goods, books, flowers, jewelry, or hardware
- Personal service establishment that performs services on site within a completely enclosed building
- Professional office that performs services on site within a completely enclosed building
- Upper-level residential
- Biofuel production, small
- Farm equipment sales and service
- Roadside stand
- Winery
- Landscape nursery and greenhouse, including sales of plant materials and supplies
- Veterinary clinic
- Driving range
- Indoor recreation, such as indoor theaters, bowling alleys, skating rinks, shooting ranges
- Outdoor athletic facility or similar recreation facility of an open-space and low-intensity nature
- Watercraft sales, repair, or storage
- Food cart
- Sit-down restaurant or other establishment that serves food or drink for on-site consumption
- Health, fitness, or rehabilitation center
- Medical office
- Government office
- Library
- Polling place
- Public administration building or assembly hall
- Day care center
- Funeral home
- MET tower
- Motel or hotel
- Private club or meeting hall

CONTACT

Dan Flynn

Associate Director

t 248-871-2291

Daniel.Flynn@nmrk.com

NEWMARK