

## Vacant Land Lapeer Rd | Burton, MI 48509



## Commercial Land

**FOR  
SALE**

OFFERED AT

**\$ 19,999**

- Commercial
- Zoned C1
- 115' Road Frontage
- Corner Lot
- Busy Corner
- Well-Maintained
- Water & Sewer at Street
- Buildable Lot
- Belsay & Lapper Rd
- Land Lease Available

For more information: **Wilhelm & Associates (248) 625-9500 | [www.wilhelmrealtors.com](http://www.wilhelmrealtors.com)**



**Lapeer Rd, Burton, Michigan 48509**

MLS#: **20240043395**  
 P Type: **Land**  
 Status: **Active**

Area: **08191 - Burton**  
 DOM: **N/390/390**

Short Sale: **No**  
 Trans Type: **Sale**  
**ERTS/FS**

LP: **\$19,999**  
 OLP: **\$43,900**

Location Information

County: **Genesee**  
 City: **Burton**  
 Mailing City: **Burton**  
 Side of Str:  
 School District: **Bentley**  
 Location: **Belsay & Lapeer Rd**

Lot Information

Acreage: **0.34**  
 List \$/Acre: **\$96,764.70**  
 Min Lots/Acre:  
 Lot Dim: **115x127**  
 Road Front Feet: **115**  
 Zoning: **Commercial**

Contact Information

Name: **ANGELA MORALES**  
 Phone: **(248) 872-7576**

Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

Land Contract Information

Land DWP:  
 Land Int Rate: **%**  
 Land Payment:  
 Land Terms:

Additional Information

Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey:  
 Irrigation:  
 Perk:

Recent CH: **07/14/2025 : DOWN : \$25,900->\$19,999**

Listing Information

Listing Date: <b>06/19/24</b>	Off Mkt Date:	Pending Date:	MLS Source: <b>REALCOMP</b>
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: <b>Belsay Rd to Lapeer Rd on the Corner of</b>	Protect Period: <b>365</b>	Exclusions:	Originating MLS# <b>20240043395</b>
Terms Offered: <b>Cash, Conventional</b>		Short Sale: <b>No</b>	Possession: <b>At Close</b>

Features

Improvements: <b>Sidewalks</b>	Road Frontage: <b>Paved, Pub. Sidewalk</b>
Site Desc: <b>Cleared, Corner Lot</b>	Sewer: <b>Sewer at Street</b>
Water Source: <b>Water at Street</b>	

Legal/Tax/Financial

Property ID: <b>5914576010</b>	Restrictions:	Ownership: <b>Standard (Private)</b>
Tax Summer: <b>\$919</b>	Tax Winter: <b>\$414</b>	Oth/Spec Assmnt:
SEV: <b>21,700.00</b>	Taxable Value:	Existing Lease: <b>No</b>
Legal Desc: <b>E 1/2 OF LOT 41 AND LOTS 42 AND 43 LAPEER HEIGHTS</b>		

Agent/Office Information

List Office:	List Office Ph:
List Agent:	List Agent Ph:

Remarks

Public Remarks: **Do you have a Fruit Veggie Stand or Flowers...maybe Flea Market or need Land to have a Large Yard Sale??? You Can LEASE this Land!!!! OR it is FOR SALE!!!! .34 Acres with parking area on property, Located in Burton off busy Lapeer Rd!!! Commercial Vacant Land Corner Parcel Zoned C1 Local Business. Water & Sewer at the street. Ready To build!!! Land Lease is also available. The Land Lease is an Option - Price to be Negotiated. City Requirements 10 Days and Under 600 Deposit and Road Sign Stand Application. Over 10 days is 600 and Special Use Permit and provide traffic & parking plan. Located next to 5446 Lapeer Rd Burton**

REALTOR® Remarks: **The Land Lease is an Option - Price to be Negotiated. City Requirements 10 Days and Under 600 Deposit and Road Sign Stand Application. Over 10 days is 600 and Special Use Permit and provide traffic & parking plan. BATVAI**

Notices and Disclaimers

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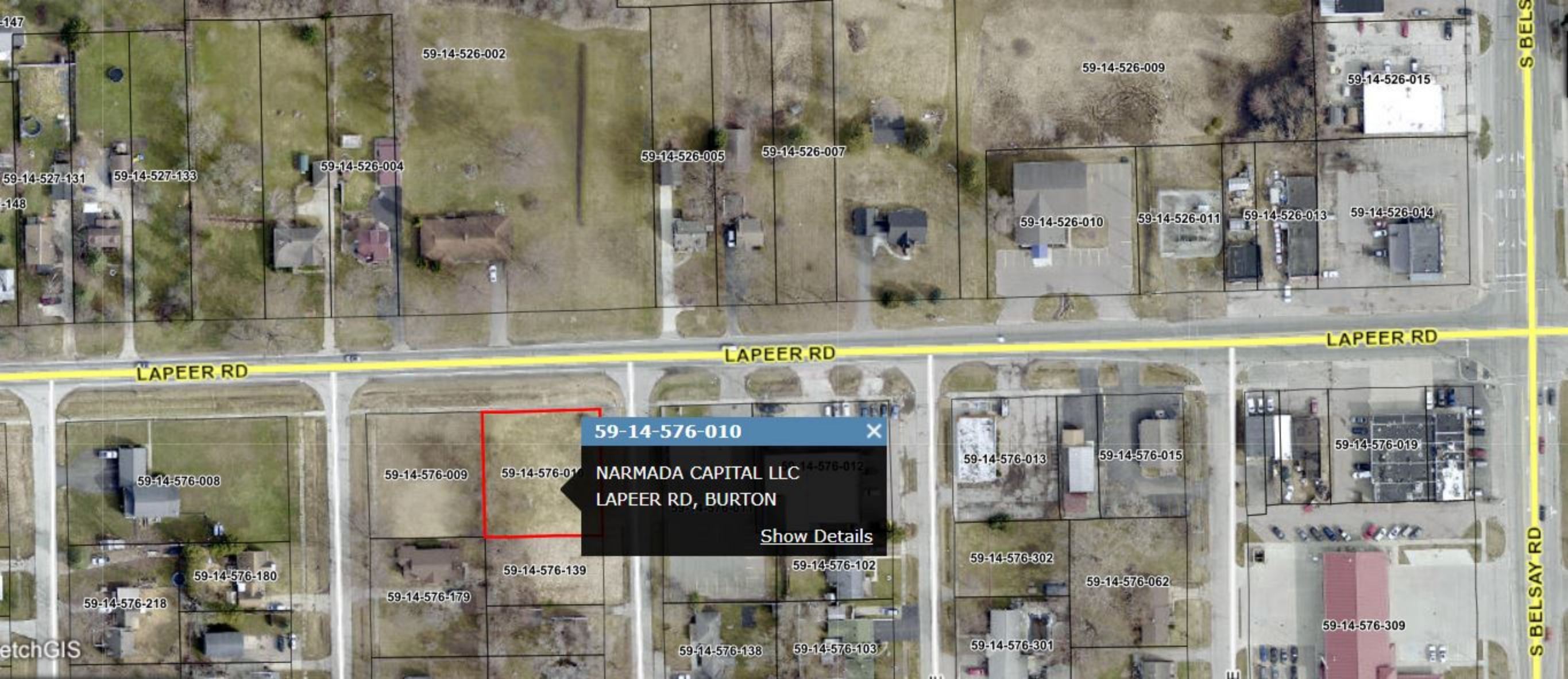
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Search Criteria

Status is one of 'Active', 'Contingent - CCS', 'Accepting Backup Offers', 'Coming Soon'  
 List Office MUI is 12561  
 Selected 1 of 57 results.





59-14-526-002

59-14-526-009

59-14-526-015

59-14-527-131

59-14-527-133

59-14-526-004

59-14-526-005

59-14-526-007

59-14-526-010

59-14-526-011

59-14-526-013

59-14-526-014

LAPEER RD

LAPEER RD

LAPEER RD

59-14-576-010

NARMADA CAPITAL LLC  
LAPEER RD, BURTON

[Show Details](#)

59-14-576-009

59-14-576-011

59-14-576-012

59-14-576-013

59-14-576-015

59-14-576-019

59-14-576-008

59-14-576-180

59-14-576-218

59-14-576-179

59-14-576-139

59-14-576-102

59-14-576-302

59-14-576-062

59-14-576-309

59-14-576-138

59-14-576-103

59-14-576-301

etchGIS

S BELSAY RD

S BELSAY RD

## § 157.042 LOCAL BUSINESS DISTRICT, C-1.

(A) *Statement of purpose.* The C-1, local business district is intended to permit retail business and service uses as needed to serve the nearby residential areas. In order to promote these business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, or heavy traffic. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby to promote the best use of land at certain strategic locations and to avoid marginal strip business development along major thoroughfares. Local business districts are not intended as locations for planned shopping centers requiring larger sites.

(B) *Principal permitted uses.* In the C-1 district, no uses shall be permitted unless otherwise provided in this ordinance, except the following:

- (1) All principal permitted uses in the R-O district;
- (2) Retail establishments for the sale of alcoholic beverages, baked goods, bicycles, books, confections, drugs, flowers, groceries, hardware, hobby equipment, jewelry, music, notions, paints, periodicals, sundry small household articles, tobacco, and similar establishments;
- (3) Personal service establishments performing services on the premises, such as barber and beauty shops, watch, radio, television, clothing and shoe repair, tailor shops, locksmith, and similar establishments;
- (4) Laundry or dry cleaning customer outlet, coin operated laundromats, self-serve dry cleaning centers, and the like. Dry cleaning or laundry plants serving more than 1 customer service outlet are prohibited;
- (5) Eating and drinking establishments when food or beverage is consumed in a completely enclosed building. Establishments with a character of a drive-in or a open front store are prohibited;
- (6) Carry-out restaurants;
- (7) Public utility buildings and uses but not including storage yards, when operating requirements necessitate locating within the district to serve the immediate vicinity;
- (8) Accessory buildings and uses customarily incidental to the above principal permitted uses;
- (9) Accessory amusement use; and
- (10) Off-street parking in accordance with the requirements of §§157.110*et seq.* of this code.

(C) *Required conditions.* The following conditions are required:

- (1) All business, service, or processing except automobile service stations shall be conducted wholly within a completely enclosed building, provided further that all lighting in connection with permitted business uses shall be so arranged so as to reflect the light away from all adjoining residence buildings or residentially zoned property; and
- (2) All business or service establishments shall be for the purpose of dealing directly with consumers. All goods produced or processed on the premises shall be sold at retail on the premises where produced or processed.

(D) *Site plan review.* For all uses permitted in the C-1 district, including structural restoration, reconstruction, extension, substitution, or renovation of existing uses, a site plan of the entire building premises shall be submitted for review and approval in accordance with § 157.092.

(E) *Area, height, and placement requirements.* Area, height, and placement requirements, unless otherwise specified, are as provided in Appendix A, Schedule of Regulations.



#### § 157.041 RESTRICTED OFFICE DISTRICT, R-O.

(A) *Statement of purpose.* The R-O restricted office district is intended to permit those office and restricted business uses which will provide appropriate land uses adjacent to residential areas and which do not generate large volumes of traffic or promote traffic congestion.

(B) *Principal permitted uses.* In the R-O district, no uses shall be permitted, unless otherwise provided in this ordinance, except the following:

- (1) Churches, public schools, public libraries, private schools, and educational institutions;
- (2) Nursery schools, day nurseries, or day care centers;

(3) Uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, and drafting. This shall not be construed to eliminate offices of recognized manufacturers' agents; provided, that no display will be in an exterior show window, and the total area devoted to the display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed 15% of the useable floor area of the establishment using the display of an actual product for sale as a sales procedure. There shall be no outdoor storage of goods or material irrespective of whether or not they are for sale. There shall be no warehousing or the indoor storage of goods or material beyond that normally incidental to the above permitted office type uses;

(4) Medical or dental clinics, not including veterinarian hospitals or any type of medical facility permitting overnight patients;

- (5) Photography studios;
- (6) Furriers, dressmaking, and tailoring establishments;
- (7) Stores selling prescription drugs only;
- (8) Accessory buildings or structures shall be prohibited;
- (9) Off-street parking in accordance with the requirements of §§157.110*et seq.*; and
- (10) Local governmental court facilities.

(C) *Site plan review.* For all uses permitted in the R-O district, including structural restoration, reconstruction, extension, substitution, or renovation of existing uses, a site plan of the entire building premises shall be submitted for review and approval in accordance with § 157.092.

(D) *Area, height, and placement requirements.* Area, height, and placement requirements, unless otherwise specified, are as provided in Appendix A, Schedule of Regulations.

## Traffic Count Report

5446 Lapeer Rd, Burton, MI 48509

Building Type: **General Retail**

Secondary: -

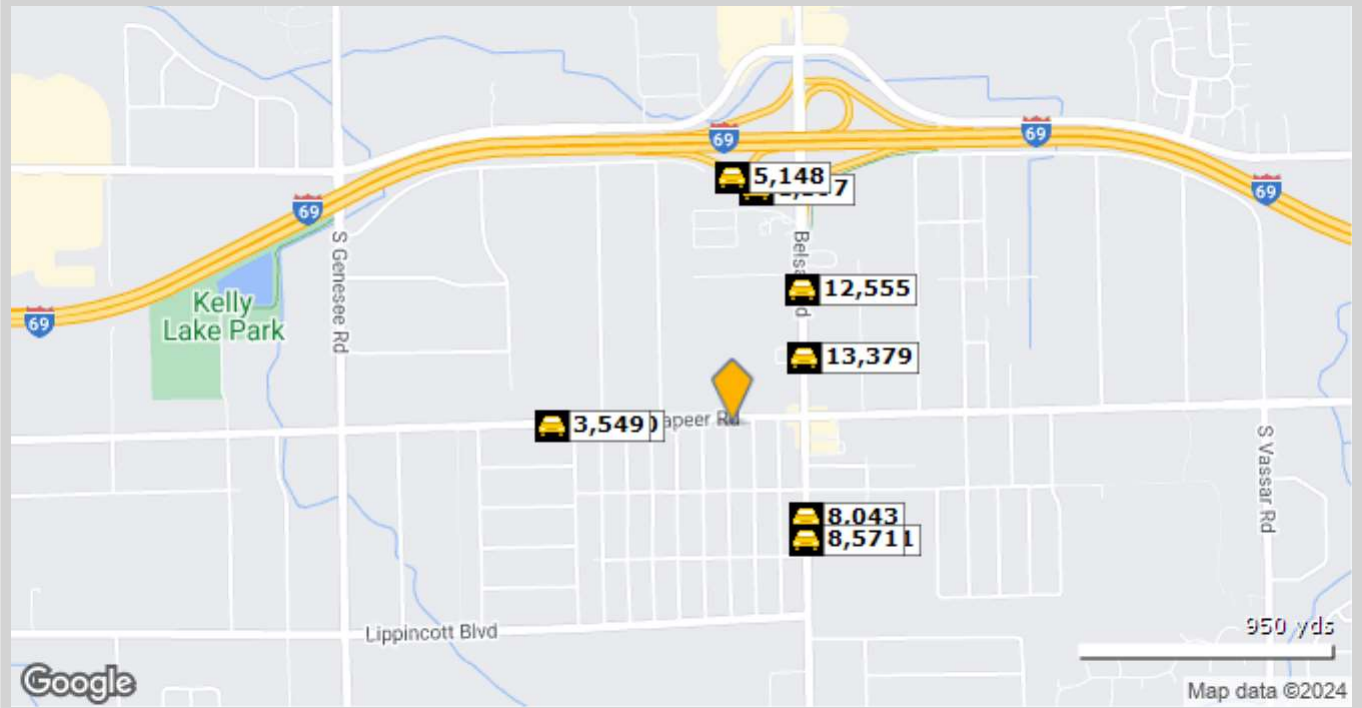
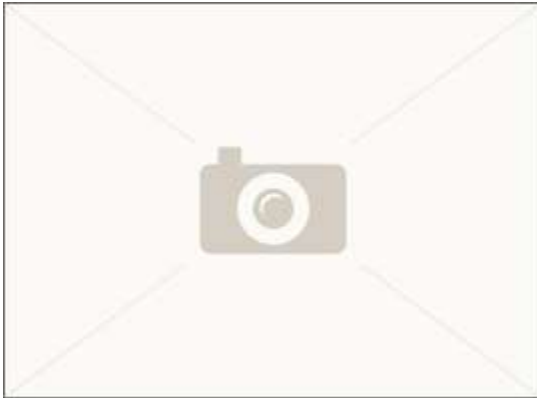
GLA: **1,275 SF**

Year Built: **1959**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Belsay Rd	Lapeer Rd	0.13 S	2018	15,369	MPSI	.22
2	South Belsay Road	Lapeer Rd	0.13 S	2022	13,379	MPSI	.22
3	BELSAY RD	Roberta St	0.00	2020	8,043	AADT	.25
4	S Belsay Rd	Waller St	0.04 S	2018	11,781	MPSI	.29
5	South Belsay Road	Waller St	0.04 S	2022	8,571	MPSI	.29
6	BELSAY RD	Raymond Ave	0.00	2020	12,555	AADT	.34
7	LAPEER RD	Casto Blvd	0.00	2020	3,330	AADT	.36
8	Lapeer Road	Casto Blvd	0.04 E	2022	3,549	MPSI	.39
9	I-69 ON LOOP	S Belsay Rd	0.13 NE	2022	1,397	MPSI	.52
10	I-69 OFF RAMP	S Belsay Rd	0.16 NE	2022	5,148	MPSI	.55

Demographic Summary Report

5446 Lapeer Rd, Burton, MI 48509

Building Type: **General Retail**  
Secondary: -  
GLA: **1,275 SF**  
Year Built: **1959**  
Total Available: **0 SF**  
% Leased: **100%**  
Rent/SF/Yr: -



Radius	1 Mile	2 Mile	5 Mile
Population			

Households