



RH COMMERCIAL
REALTY

117 W GRAND RIVER AVE, HOWELL, MI 48178

FOR SALE



3,239 SF COMMERCIAL/RETAIL BUILDING

- Historic two-story Downtown Howell store front building
- First floor store front and second floor apartments
- Located in the heart of Downtown Howell's CBD District
- Frontage on Grand River Ave between Michigan Ave & Walnut St
- Exceptional walkability and foot traffic
- Rare opportunity to purchase building in historic DT Howell
- Fully leased

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Description:

Two-story Victorian style commercial building located in the heart of Downtown Howell directly off Grand River between Michigan Ave and Walnut St. It contains 3,239 SF comprised of a first floor store front and two second story apartments.

Property Information

Lot Size: 0.06 Acres

Property Type: Commercial, Mixed Use.

Zoning: Central Business District (CBD)

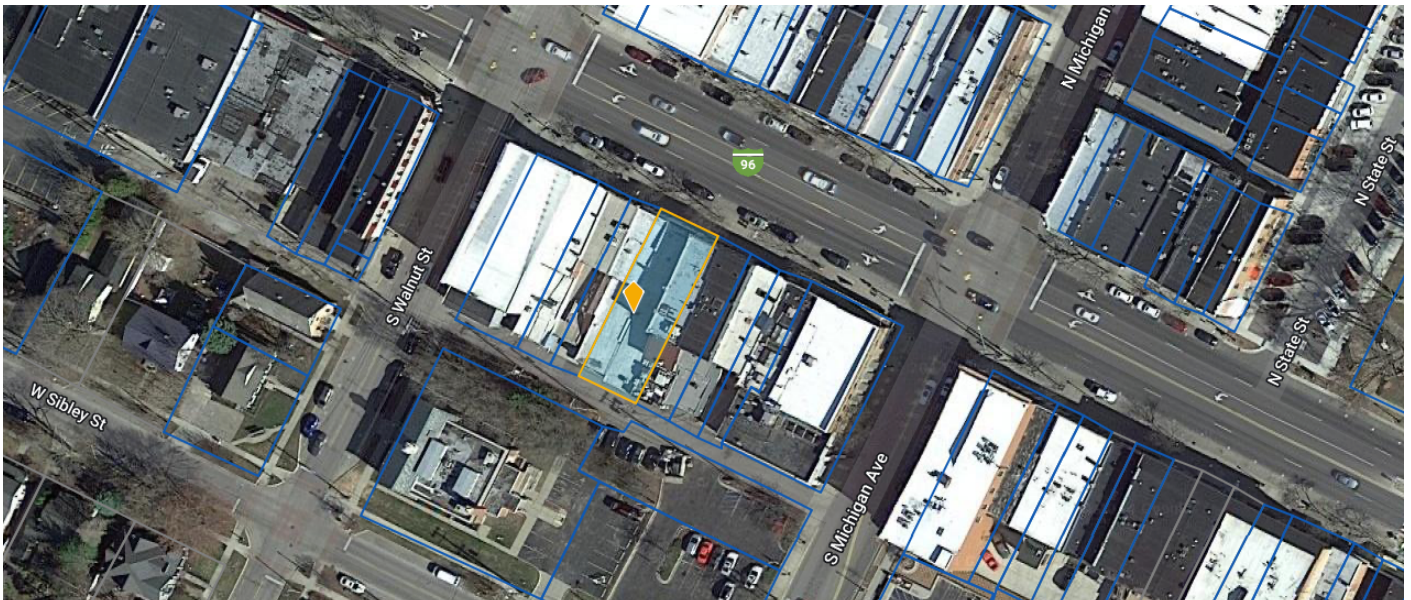
Traffic Count: 14,347 vehicles per day at the I-96 BL (Grand river Ave) and N Michigan Ave intersection. (Source: Costar 2022 Counts)

Taxes: Available upon request

Surrounding Businesses: Sunny J's Lingerie & Liesure, Howell Opera House, Schafer's House of Music, 2FOG's Pub, Black Iron Coffee Roasters, Diamonds Steak & Seafood, Etc.

Legal Description: Available upon request

APN: 17-36-307-008





ZONING DESCRIPTIONS:

(1) Purpose. CBD, Central Business *Districts* are designed to provide for office *buildings* and the great variety of large retail stores and related activities which occupy the prime retail *frontage*, by serving the comparison, convenience and service needs of the entire Municipal area as well as a substantial area of the adjacent and surrounding residential developments beyond the limits of the City. The regulations of such *Districts* are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail *frontage* and by prohibiting automotive-related services and non-retail *uses* which tend to break up such continuity.

(2) Permitted Uses.

- A. All permitted *uses* in the O-1, Office *District*;
- B. Generally recognized retail businesses which supply commodities on the premises within completely enclosed *buildings*, such commodities including, but not limited to, foods, drugs, liquor, furniture, clothing, dry goods, notions or hardware;
- C. Personal service establishments which perform services on the premises within completely enclosed *buildings*, such establishment include, but are not limited to, repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers and drycleaners;
- D. *Restaurants* and *taverns* where the patrons are served while seated within the *building* occupied by such establishment, such establishment not to extend as an integral part of, or accessory thereto, any service of a *drive-in* or *drive-through* facility;
- E. Theaters, when completely enclosed;
- F. Offices and showrooms of plumbers, electricians, decorators or similar tradesmen, in connection with whom not more than twenty-five (25) percent of the *floor area* of the *building* or part of the *building* occupied by such establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing the products or merchandise of the tradesman, provided that the ground floor premises facing upon, and visible from, an abutting *street* shall be used only for entrances, offices or display. All storage of materials of any kind shall be within the confines of the *building* or part thereof occupied by such establishment;
- G. Newspaper offices and printing plants;
- H. *One-family dwellings* located above the first floor within a *building* containing a permitted *use*, and subject to the requirements of Section [5.08](#);
- I. *Sidewalk café* service, operated by a *restaurant* or other food establishment which sells food for immediate consumption, subject to the requirements of Section [6.20](#);
- J. Private *clubs*, lodges and reception halls, subject to the requirements of Section 6.26;
- K. Seasonal and transient display of products or materials intended for retail sale or rental, subject to the requirements of Section [6.19](#);
- L. Outdoor display of products or materials intended for retail sale or rental, subject to the requirements of Section [6.18](#); and
- M. Other *uses* similar to the uses permitted in this section;
- N. *Accessory buildings* and *uses* customarily incidental to any of the *uses* permitted in this subsection, and subject to the applicable requirements of Section [5.02](#).

(3) Special Land Uses.

- A. *Brewpubs*, *small distillers*, and *small wine producers* meeting all licensing requirements of the State of Michigan.

(4) Conditions of Use.

- A. All business establishments in a CBD, Central Business *District* shall be retail or service oriented *uses* which deal directly with the customers;
- B. When goods are produced on-site, the majority of sales shall be make on premises to retail customers; and
- C. All business operations in such a *district*, except *off-street parking* and loading, shall be conducted in completely enclosed *buildings*.