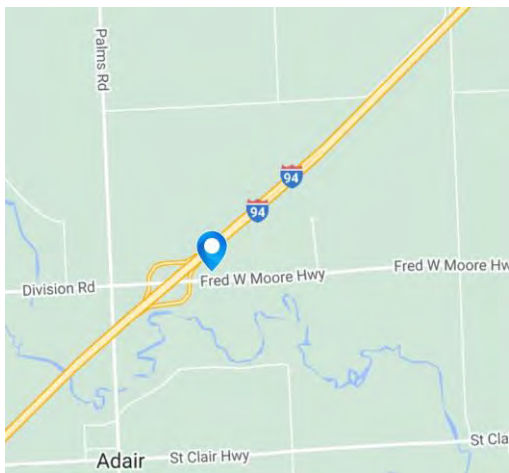




7700 Fred W. Moore Highway

Columbus, MI 48063



Land for Sale

Property Highlights

- General Commercial/Retail Zoning
- Existing Structures which could be repurposed: an existing 2,009 SF residential home, a 552 SF garage, a 1,920 SF pole barn and a 1,200 SF barn situated on approximately 7.15 acres of land located in Columbus, Michigan
- Abuts a Michigan Park n Ride
- Access via a Diamond Interchange Exit/Entry Ramp

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.

Sale

7700 Fred W. Moore Hwy Columbus, MI 48063



Pricing Information:

Lease Rate Range: N/A

Lease Type:

Sale Price: \$1,650,000

Price per acres: \$230,769/acre

Real Estate Taxes psf: \$0.00

Building Insurance psf: \$0.00

CAM psf: N/A

Property Details:

Site Area: Min/Max 7.15 acres

Parcel ID: 16-036-3007-000

Zoning: Commercial

Site/Parcel Area: 7.15 acres

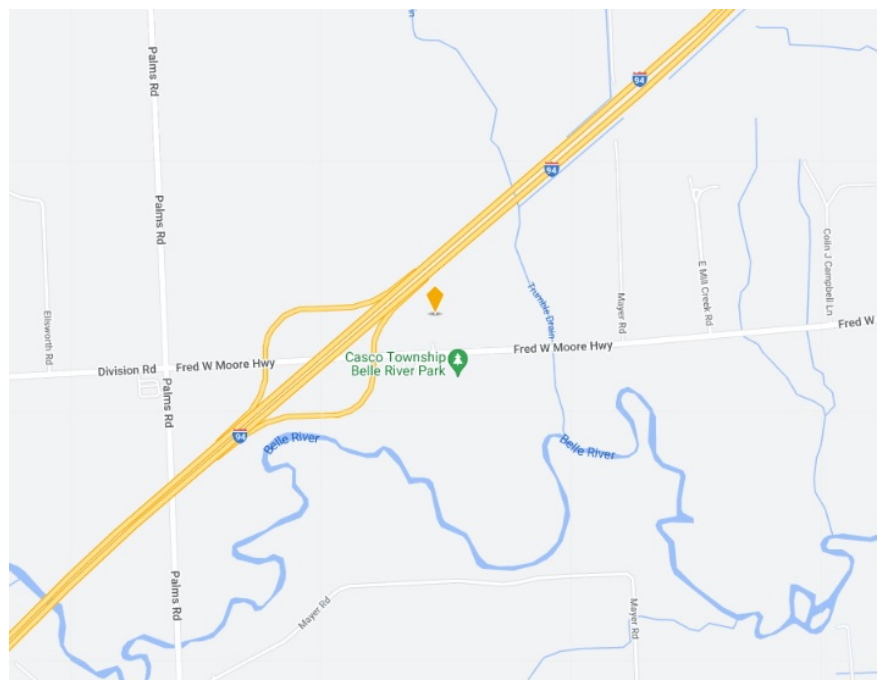
Comments:

General Commercial/Retail Zoning. Existing Structures which could be repurposed: an existing 2,009 SF residential home, a 552 SF garage, a 1,920 SF pole barn and a 1,200 SF barn situated on approximately 7.15 acres of land located in Columbus, Michigan. Abuts a Michigan Park n Ride. Entry / Exit Diamond Interchange.

Dan Flynn

248.871.2291

Daniel.Flynn@nrmk.com



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.

i **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. Camera and photographic supply stores
2. Carry-out restaurants (not utilizing drive-thru facilities)
3. Eating and drinking establishments under 5,000 square feet (without drive-thru or curbside service)
4. Food and beverage stores (445) except grocery stores
5. Hardware stores
6. Health and personal care stores
7. Hobby, book, and music stores
8. Miscellaneous store retailers
9. **Office uses** §4.20
10. Personal and household goods repair and maintenance
11. Personal care services
12. Video/audio visual media rental (non adult orientated material)
13. Agricultural uses in operation at the time of the adoption of this Ordinance.
14. Existing single family residences. The construction of new single family residences shall be specifically prohibited.
15. Dance Studios.
16. **Electronic message centers (digital signs)**, as accessory uses to non-residential uses §5.9.D.2
17. Building material and supply dealers except for lumber retail yards, with all activities being indoor
18. Commercial businesses of a retail nature
19. Commercial banking and credit unions, excluding drive-thru facilities.
20. Eating and drinking establishments, excluding drive-thru facilities
21. Food and beverage stores including grocery stores
22. Home furniture, furnishings and equipment
23. Physical fitness facilities
24. Small service and repair establishments where all repairs and storage occur indoors

B. PRINCIPAL PERMITTED USES (continued)

25. Funeral homes
26. **Small solar energy systems** [☒] §4.33

C. SPECIAL LAND USES

1. Outdoor storage and display of merchandise
2. **Automobile repair and service centers** excluding paint and collision shops §4.22
3. Bowling alleys, miniature golf, and similar forms of commercial recreation
4. Businesses of a drive-in Nature, but not including outdoor theaters
5. Drive-thru facilities
6. Fueling service stations
7. Full and self-service car washes
8. Hotels and motels (except bed and breakfast, casino hotels, tourist cabins and recreational vehicle campgrounds)
9. Open air business uses, including the retail sales of plant materials, lawn furniture, playground equipment, and garden or building supplies
10. Outdoor sales lots for the sale of automobiles/ motor vehicles
11. Outdoor sales lots for the sale of new or secondhand recreational vehicles and boats
12. Outdoor sales lots for the sale of manufactured homes
13. **Public utility buildings** §4.14
14. Raising of fur bearing animals, including kennels[☒] and animal hospitals
15. Urgent care facilities
16. Twenty four (24) hour facilities
17. Group day care[☒]
18. **Wireless communication towers** §4.14.B.4
19. **Medium solar energy systems** [☒] §4.33
20. **Large solar energy systems** [☒] §4.33



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]: 20,000 sq ft
 Minimum lot width[Ⓜ]: 200 ft

Lot Coverage[Ⓜ]

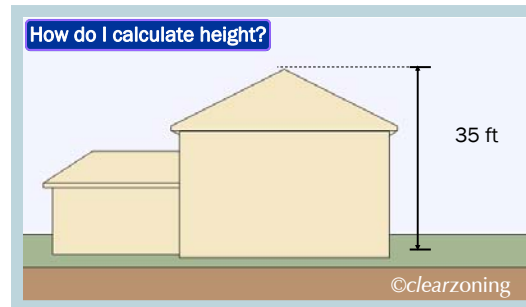
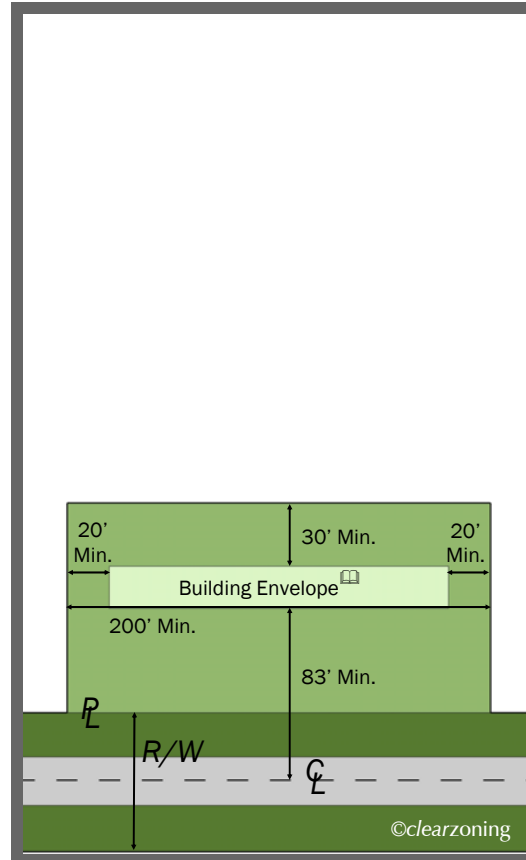
Maximum lot coverage: 50%

Setbacks[Ⓜ]

Minimum front yard setback:
 Regional Roadway 125 ft
 Major or Secondary Roadway 110 ft
 Collector Roadway 93 ft
 Local Roadway 83 ft
 Minimum rear yard setback: 30 ft
 Minimum side yard setback: 20 ft

Building Height

Maximum building height: 35 ft



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- Notes to District Standards §3.14
- Local Commercial and General Commercial District §3.17

5. Site Standards

- Building Grades §5.1
- Building Under Construction §5.2
- Greenbelt Requirements §5.3
- Off-Street Loading Requirements §5.4
- Off-Street Parking Requirements §5.5
- Outdoor Lighting §5.6

5. Site Standards (Continued)

- Restoring Unsafe Buildings §5.7
- Road Frontage Required §5.8
- Sign Regulations §5.9
- Visual Clearance at Intersections §5.10
- Non-residential Driveways §5.11
- Street Tree Requirements §5.12
- Parking Lot Screening §5.13
- Building Landscaping §5.14
- Access Management Standards §5.15
- Performance Standards §5.16

5. Site Standards (Continued)

- Accessory Building Requirements §5.17
- Storage of Vehicles, Trailers, and Machinery §5.18
- Hazardous Materials §5.19

6. Development Procedures

- Special Land Use Approval §6.1
- Site Plan Review and Approval §6.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

