

# Waterfront Commercial Property!

14041 Laplaisance Rd, Monroe, MI 48161



Presented By:  
eXp Realty Michigan



# Waterfront Commercial Property!

14041 Laplaisance Rd, Monroe, MI 48161

## Property Details

**Price: \$304,900**

- Prime Accessibility: Just 1 minute from I-75 exit 11, ensuring quick and easy access.
- Location: Just minutes from Ford's new Monroe Packaging Facility that will employ 600+ workers.
- Docks: Spacious docking area with electric, perfect for accommodating multiple boats on the peninsula.
- Water Access: Enjoy quick access to Lake Erie—only a 5-minute boat ride via Bolles Harbor.
- Cold Storage: Features a 12' x 12' walk-in cooler making it perfect for food or bait storage.
- Recently Renovated: The entire building was renovated in 2021.

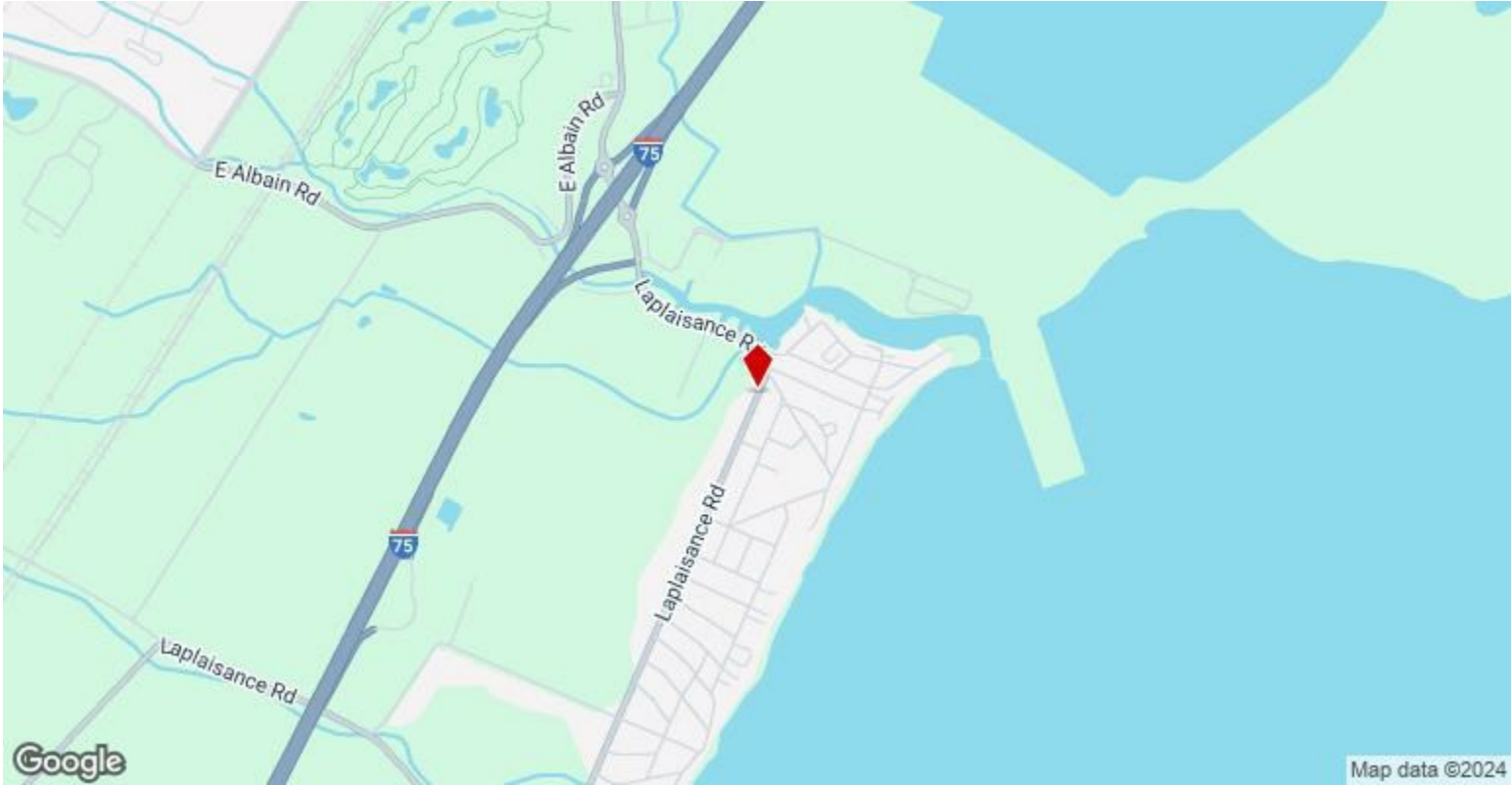
View the full listing here: <https://www.loopnet.com/Listing/14041-Laplaisance-Rd-Monroe-MI/31489372/>

Price:	\$304,900
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Owner User
Lot Size:	1.23 AC
Gross Building Area:	2,800 SF
No. Stories:	1
Year Built:	1990
Tenancy:	Single
Parking Ratio:	10/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	12-010-025-00
Walk Score ®:	14 (Car-Dependent)

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## Location



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## Property Photos



14041 Laplaignance front of building 10-9-24 image 2



Retail Space image 1

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## Property Photos



Retail Space image 2



Retail Space image 4

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## Property Photos



Retail Space image 3



Secondary Retail Space image 1

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## Property Photos



Secondary Retail Space image 2



Secondary Retail Space image 4

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## Property Photos



Restroom



Utility Room



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## Property Photos



Back room image 1



Back room image 3

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## Property Photos



Back room image 2



12' x 12' Walk in Cooler

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## Property Photos



8' x 10' Walk in Cooler



Looking south from parking lot on East Side of Building

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## Property Photos



East Side of Building



Back of Building

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## Property Photos



Looking East from behind building



Back of 8' x 10' Cooler

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## Property Photos



14011 Peninsula parking lot



14011 Laplaisance canal view east from road

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## Property Photos



14011 Laplaisnace canal view looking East with sun



14011 Laplaisnace canal view West

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## Property Photos



14011 Laplaisance canal view East



5 minutes to Lake Erie via Bolles Harbor



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## Property Photos



I-75 and Ford Packaging Facility in background



14041 from above

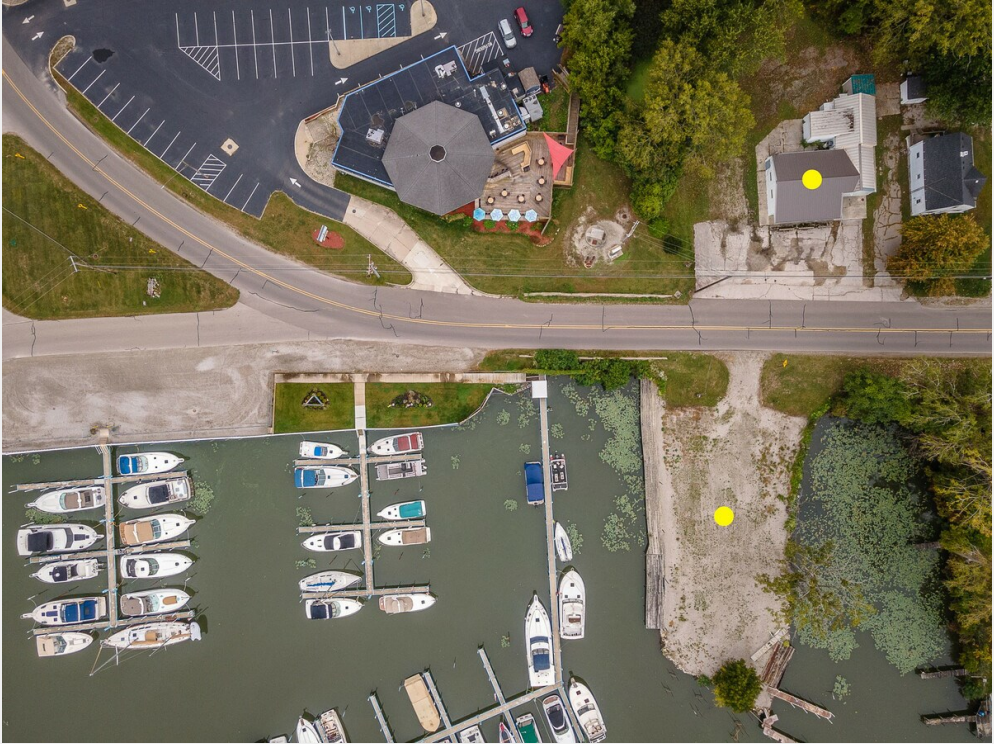
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## Property Photos



14011 from above



14041 & 14011 from above

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## Property Photos



So Close to Lake Erie



Drone looking North

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## Property Photos



Drone looking Southeast



14011 Peninsula

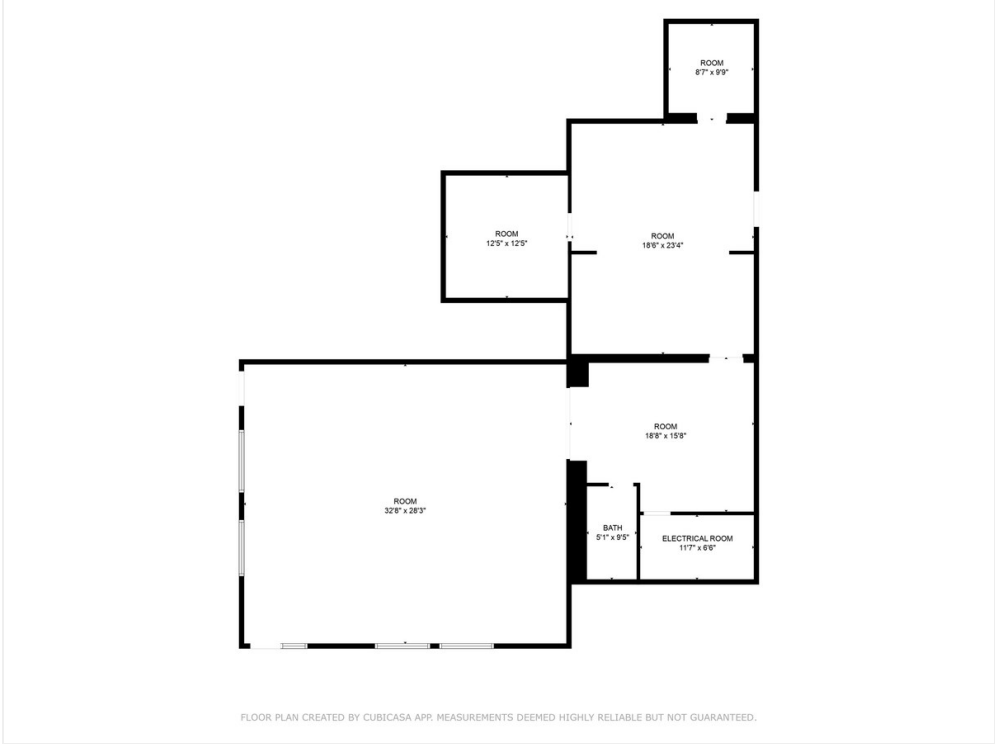
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## Property Photos



14041 Laplaisance building from top of hill



Floor Plan

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## Property Photos



Building close up



41-web-or-mls-1401 Laplaignance Drone-031-Edit

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## Property Photos



14011 Laplaisance canal view east looking at marina next door



14041 Laplaisance front of building 10-9-24

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## Property Photos



14041 Laplaignance front of building 10-9-24



Secondary Retail Space image 3



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