



# PILOT

PROPERTY GROUP



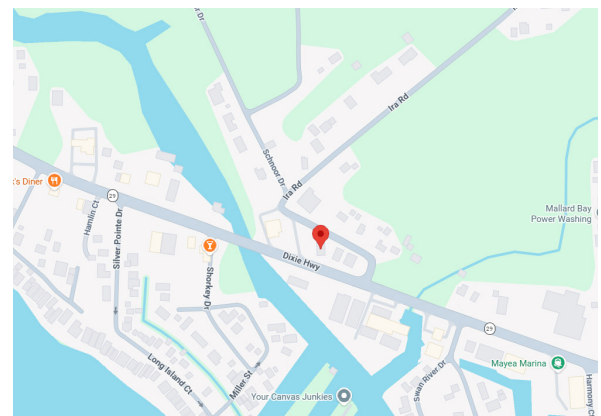
**8811 VERNIER RD, IRA, MI 48023**

## PROPERTY OVERVIEW:

Great building with excellent frontage, offering outstanding visibility and versatility for a wide range of uses. The property provides multiple income opportunities, highlighted by an established Airbnb on the second level. Ideal for an owner-user seeking office space with a small retail or shop component, or for an investor looking to maximize returns by leasing the first floor while maintaining short-term rental income above. Additionally, the layout supports a live/work configuration, allowing an owner to operate their business on the first floor while utilizing the upper level as a private residence.

**Contact Broker for More Details**

Property Type: ..... Commercial/Residential  
 Cross Streets: ..... Vernier (Ira Rd) and Dixie Highway  
 Total Square Footage: ..... 3,300  
 Minimum Square Footage: ..... 1,530  
 Maximum Square Footage: ..... 3,300  
 Parcel Size: ..... .13 Acres  
 Year Built: ..... 1907  
 Zoning: ..... B-2  
 Parking Spaces: ..... 5 Spaces  
 Grade Level Doors: ..... (2) 10 ft  
 Heat Type: ..... Package heating and cooling  
 Lease Rate: ..... \$385,000



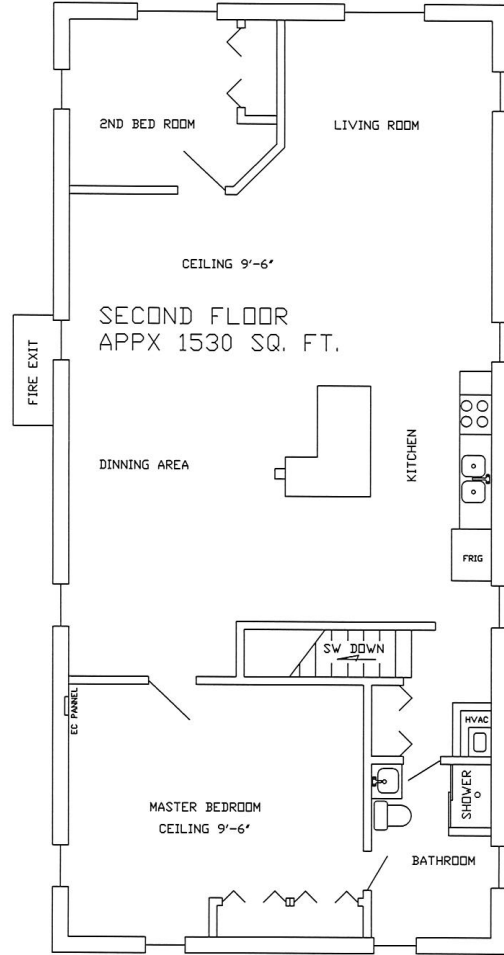
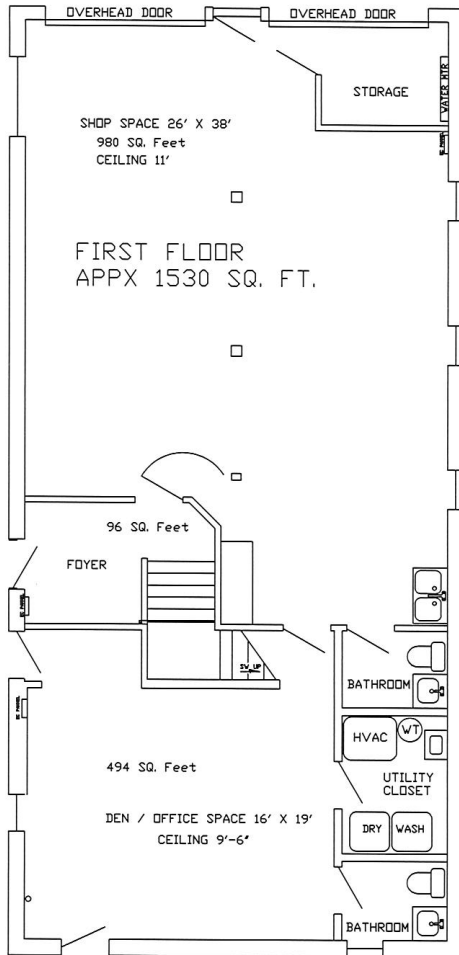
## AGENT CONTACT INFO

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## FLOORPLAN



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*ADDITIONAL PHOTOS*



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