

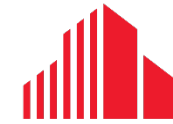
OAK VALLEY DRIVING RANGE

FOR SALE

25.77 Acres

10910 Whitmore Lake Road

Brighton, MI 48116



CUSHMAN &
WAKEFIELD



For Sale | Local Business Zoning

OAK VALLEY DRIVING RANGE

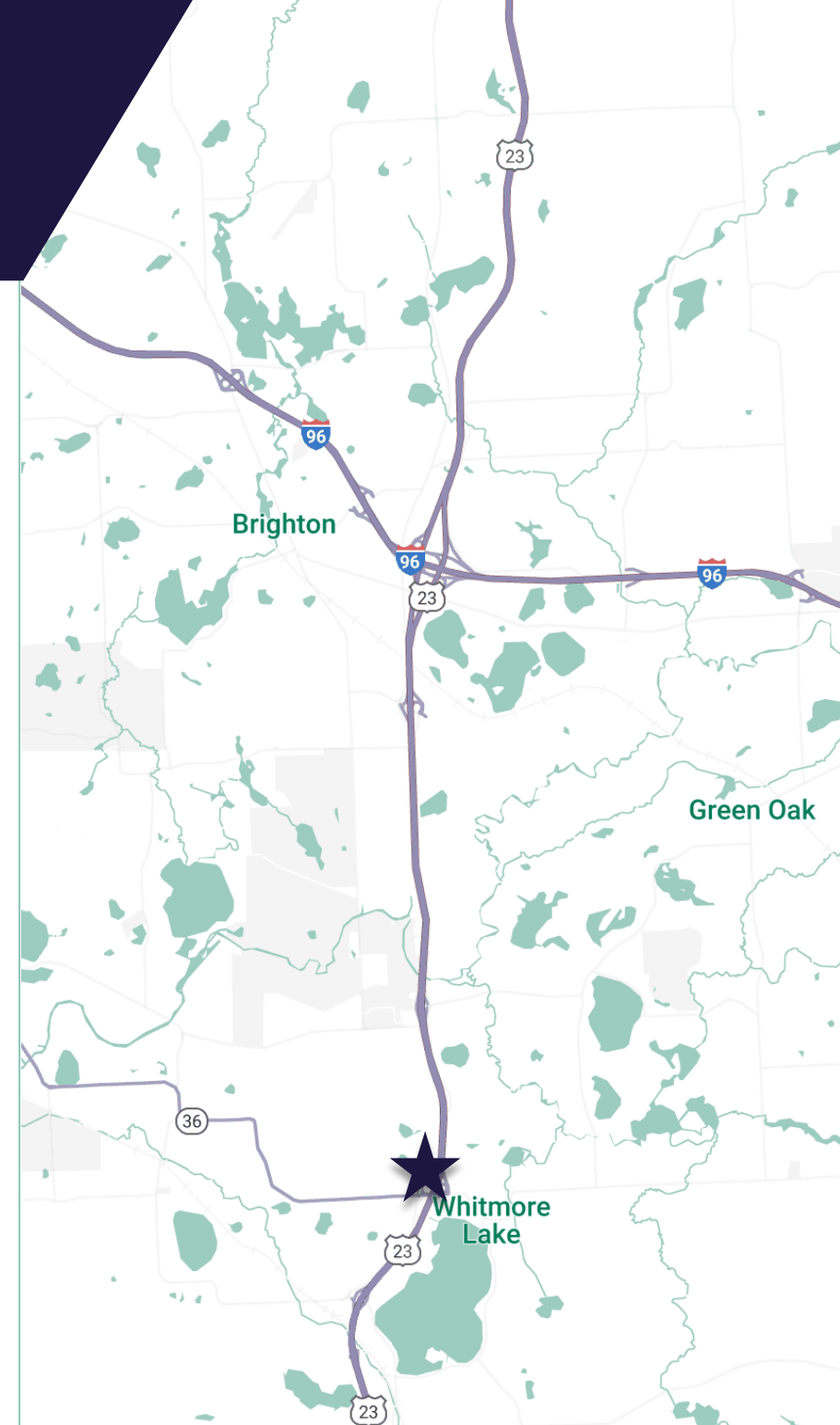
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PROPERTY OVERVIEW

Building Size:	2,042 SF
Acreage:	25.77
Zoning:	LB Local Business
Year built:	2003
Parking:	35 Surface Spaces
Traffic Counts:	M36 / S US 23 / M36 Ramp – 6,394/day
	M36 / Whitmore Lake Road – 8,234/day
	M36 / S Old US 23 – 11,483/Day
Parcel:	16-29-300-034
Site Conditions:	11.2 acres of designated wetland
Freeway Access:	Access to US 23 / M 36
Mailing Address:	10910 Whitmore Lake Road Brighton, MI 48116
Township:	Green Oak Township
Sale Price:	\$3,000,000
Comments:	<ul style="list-style-type: none">• Pro shop with office, restrooms, and lower-level storage with over head doors• Pad ready site with utilities• US-23 frontage• Rezoning possible



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PHOTOS



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LB LOCAL BUSINESS DISTRICT

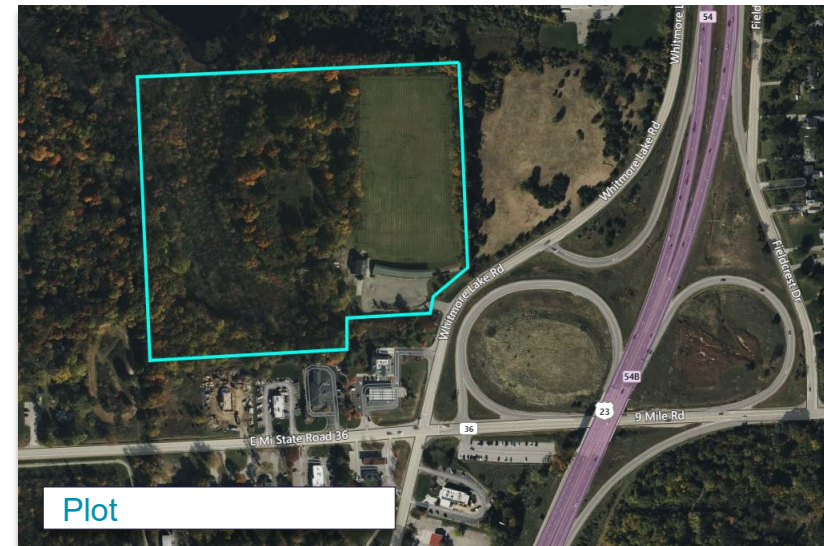
The intent of the LB district is to provide a district in which a neighborhood's local service and convenience shopping facilities can be optimally located to best serve each neighborhood of the Township. Such regulations are a means to discourage strip or linear development, and to encourage stable and desirable development in a cluster or planned pattern.

A. Permitted uses. Permitted uses within the LB district include the following:

1. Retail businesses which supply commodities, such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, or hardware.
2. Personal service establishments, such as repair shops for watches, small appliances, shoes and televisions, beauty shops, and barbershops.
3. Laundry and dry cleaning pickup stations, subject to Section 38-196(28).
4. Professional offices for doctors, dentists, lawyers, architects, engineers, and other similar professions.
5. Financial and business service establishments, banks, credit unions, and insurance offices.
6. Post offices and other similar governmental offices serving nearby residential areas.

B. Special approval uses. Special approval uses within the LB district include the following:

1. Eating and drinking establishments, excluding drive-in restaurants, subject to Section 38-196(2).
2. Indoor and outdoor commercial recreation, subject to Section 38-196(8) or 38-196(11).
3. Shops providing merchandise to be sold on the premises, provided that not more than five (5) persons are employed on the premises in the production of merchandise being sold.
4. Planned shopping centers, subject to Section 38-196(20).
5. Mini-storage, subject to Section 38-196(21).
6. Child day care centers, subject to Section 38-196(6).





FOR MORE INFORMATION, CONTACT:

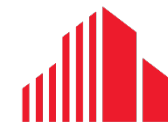
STEVE KOZAK

Director
+1 248 358 6107
steve.kozak@cushwake.com

KYLE PASSAGE

Director
+1 248 358 6113
kyle.passage@cushwake.com

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