

APPROVED FOR FIREARM SALES

PRICE REDUCED!



PILOT

PROPERTY GROUP

47979 VAN DYKE, SHELBY TOWNSHIP, MI 48317

PROPERTY OVERVIEW:

Approved for Firearm Sales.

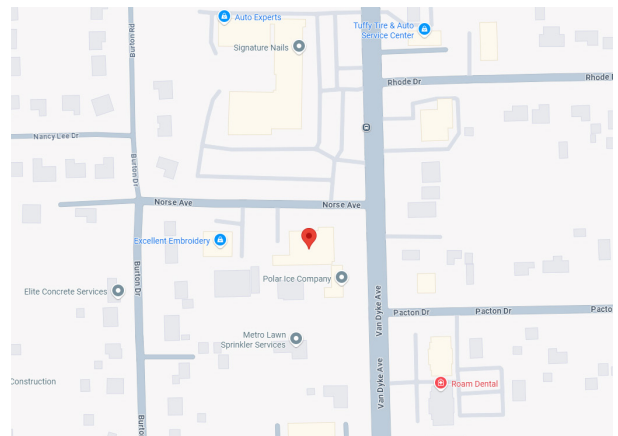
Premium frontage on Van Dyke with monument signage.

Over 26,000 vehicles daily.

Please do not disturb current business.

Contact the Broker for more information.

Property Type:..... Retail
Cross Streets:..... West side of Van Dyke, bet. 21 and 22 Mile
Total Square Footage:..... 13,447
Parcel Size:..... 1.062 Acres
Lot Size:..... 151' x 296'
Year Built:..... 1967 (Roof replaced 2017 w/20 yr warranty
HVAC's - 4 units - replaced 2020)
Zoning:..... C-2
Ceiling Height:..... 13'
Grade Level Doors:..... 1
Parking Spaces:..... 40 +/-
Property Taxes:..... 2024: \$10,600.44
Sale Price:..... ~~\$1,800,000~~ **\$1,685,000**



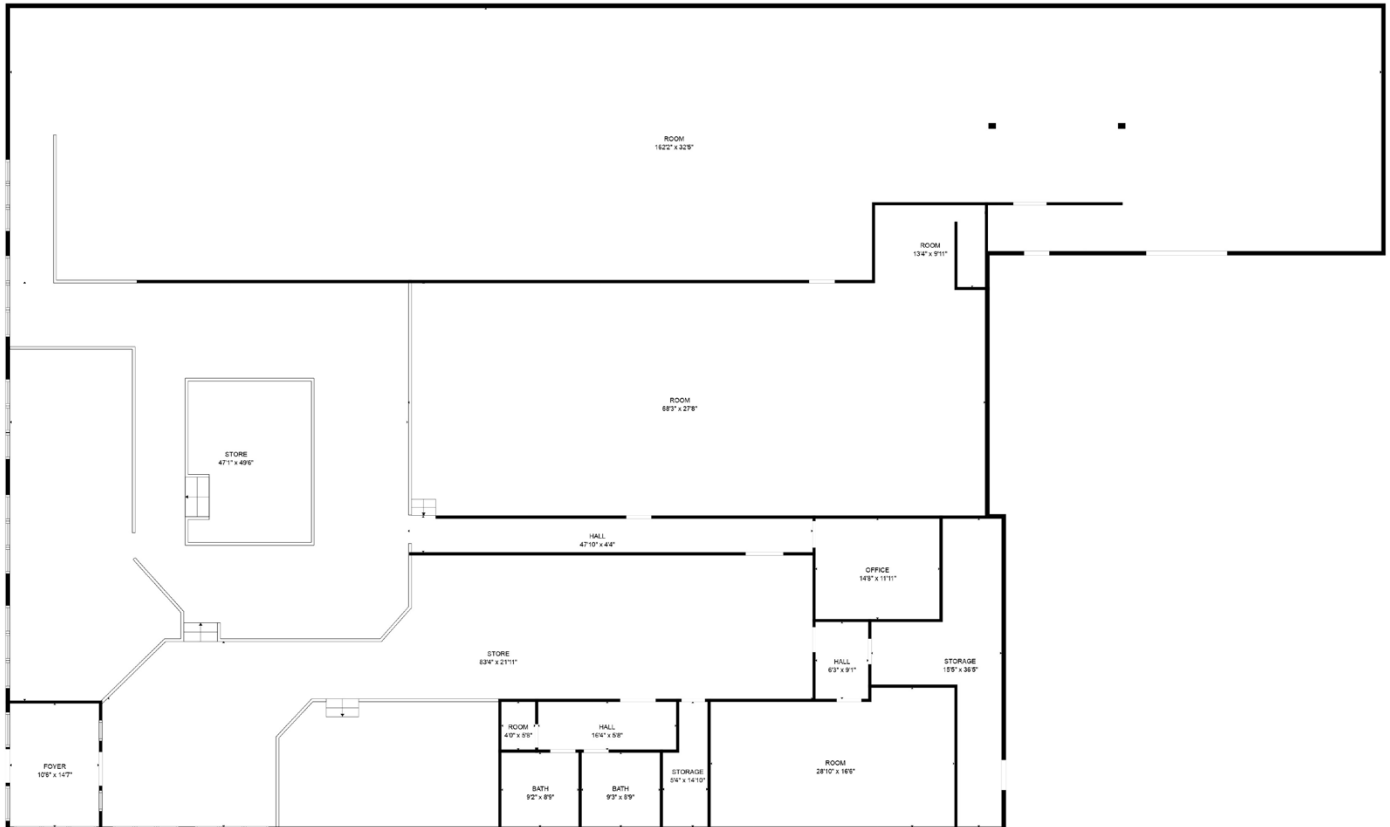
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FLOOR PLAN



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