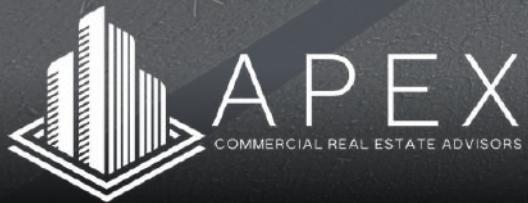


FORMER BANQUET HALL FOR SALE

38000 UTICA RD, STERLING HEIGHTS, MI 48312



FORMER BANQUET HALL FOR SALE



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OFFERING SUMMARY

FORMER BANQUET HALL FOR SALE

OFFERING SUMMARY

Sale Price	\$3,500,000
Price/PSQF	\$141.05
Building Size	24,814 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,763	43,931	119,399
Total Population	9,499	105,484	289,147
Average HH Income	\$99,600	\$96,665	\$92,608

LOCATION DESCRIPTION

- 38000 Utica Rd in Sterling Heights offers a unique opportunity to own a former banquet hall in one of the city's most desirable and high-traffic corridors. This property combines excellent visibility, strong demographics, and convenient access to major roads including M-59, Van Dyke Ave, and Schoenherr Rd. The building's layout features a large open event space, high ceilings, a commercial kitchen area, and ample on-site parking, making it well suited for a range of potential uses. Its flexible design allows for easy conversion into a restaurant, community center, retail establishment, or entertainment venue. The surrounding area is home to thriving retail, dining, and residential developments, creating steady customer traffic and business potential. With its strong location and adaptable structure, this property presents a prime opportunity for investors or business owners seeking to establish a presence in the growing Sterling Heights market.



PROPERTY HIGHLIGHTS

- The property features a 24,814-square-foot building that offers generous space suitable for a wide variety of uses, from office and institutional purposes to potential redevelopment opportunities.
- It was constructed in 1993 and has been well maintained over the years, showcasing solid craftsmanship, durable materials, and a functional layout that can accommodate different operational needs.
- The site is zoned R-80, which provides flexibility for residential or mixed-use developments, subject to local planning approvals. This zoning adds long-term value and potential for future growth.
- It is strategically located within the Sterling Heights area, a well-established and accessible community known for its convenient proximity to major roadways, commercial centers, and local services, making it an ideal setting for both business and community-oriented uses.

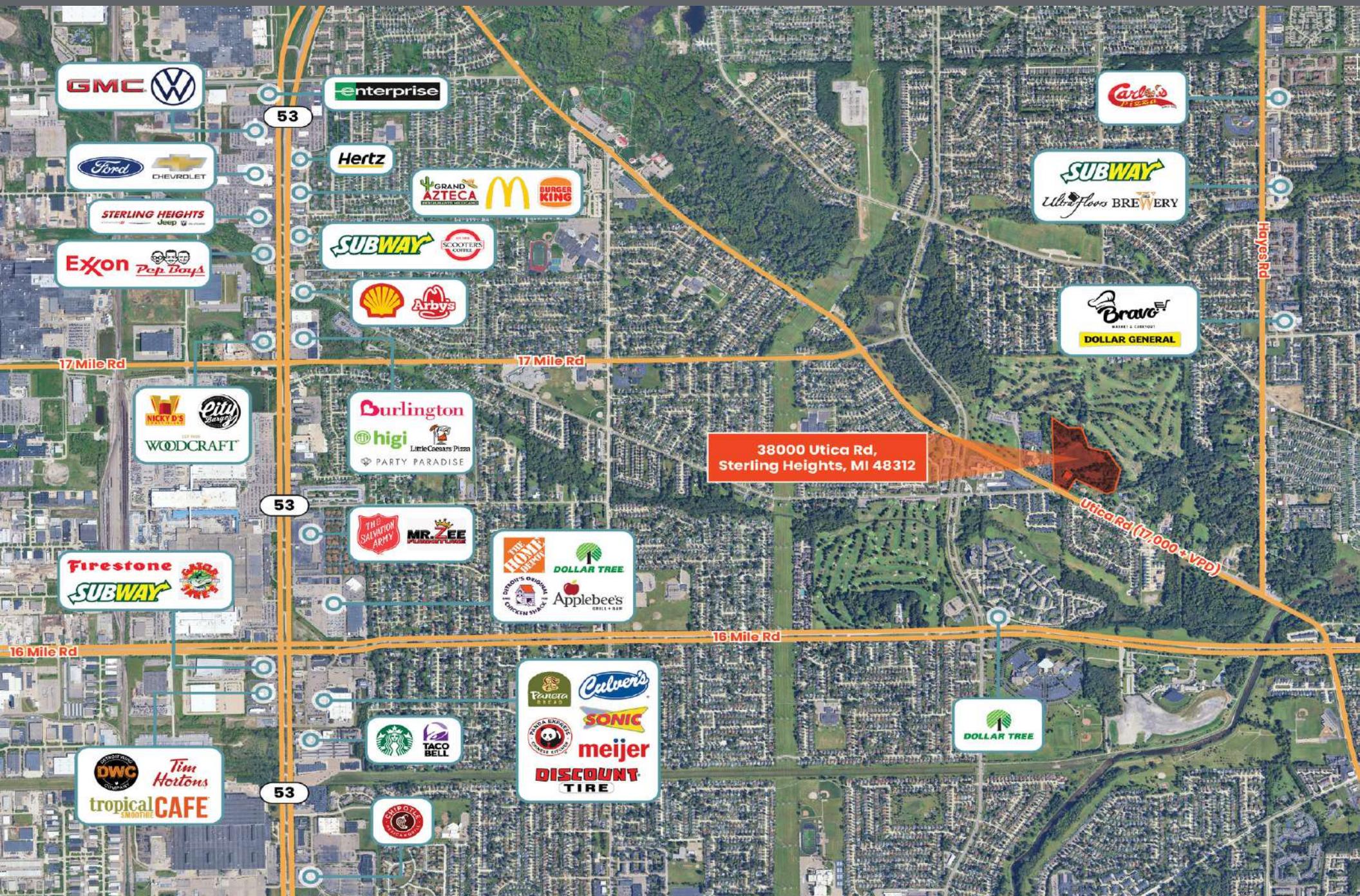
AERIAL MAP

FORMER BANQUET HALL FOR SALE



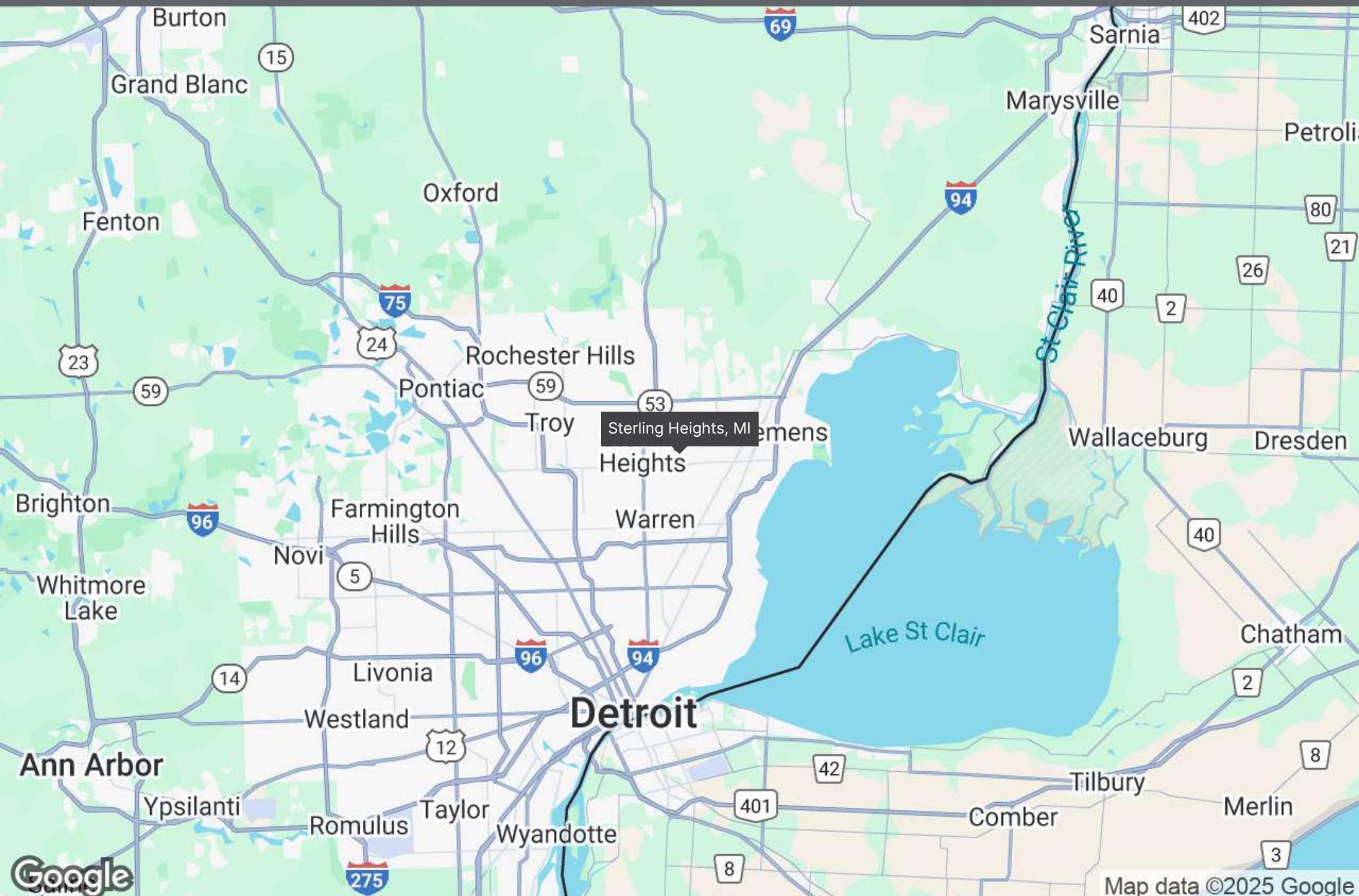
AERIAL MAP

FORMER BANQUET HALL FOR SALE



REGIONAL MAP

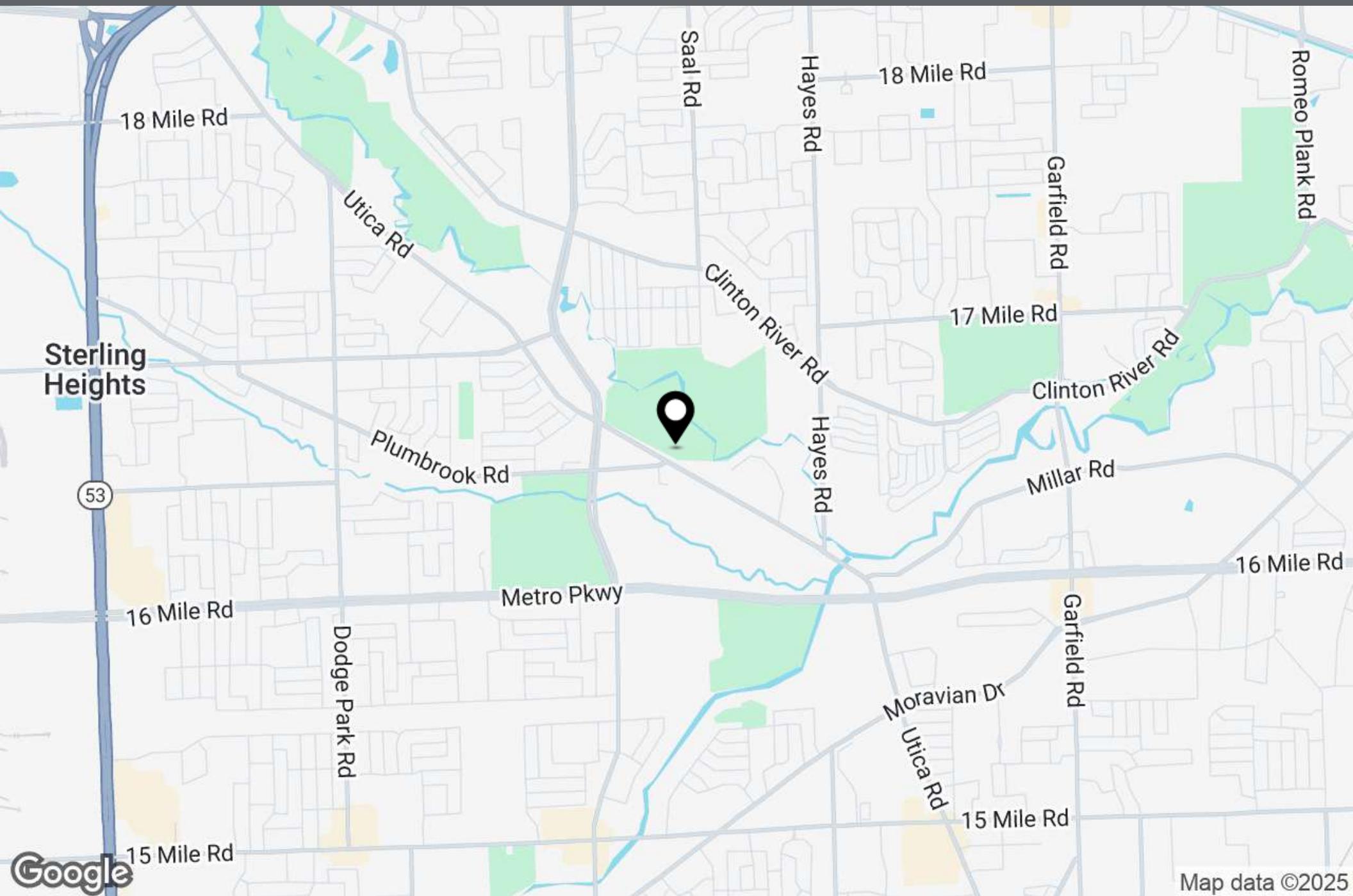
FORMER BANQUET HALL FOR SALE



Google

LOCATION MAP

FORMER BANQUET HALL FOR SALE



DEMOGRAPHICS MAP & REPORT

FORMER BANQUET HALL FOR SALE

POPULATION

1 MILE 3 MILES 5 MILES

Total Population	9,499	105,484	289,147
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Average Age	42	44	43
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Average Age (Male)	40	42	42
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Average Age (Female)	44	46	45
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HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	3,763	43,931	119,399
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# of Persons per HH	2.5	2.4	2.4
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Average HH Income	\$99,600	\$96,665	\$92,608
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Average House Value	\$263,142	\$254,389	\$253,770
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RACE

1 MILE 3 MILES 5 MILES

Total Population - White	7,450	83,388	218,891
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Total Population - Black	877	9,964	33,304
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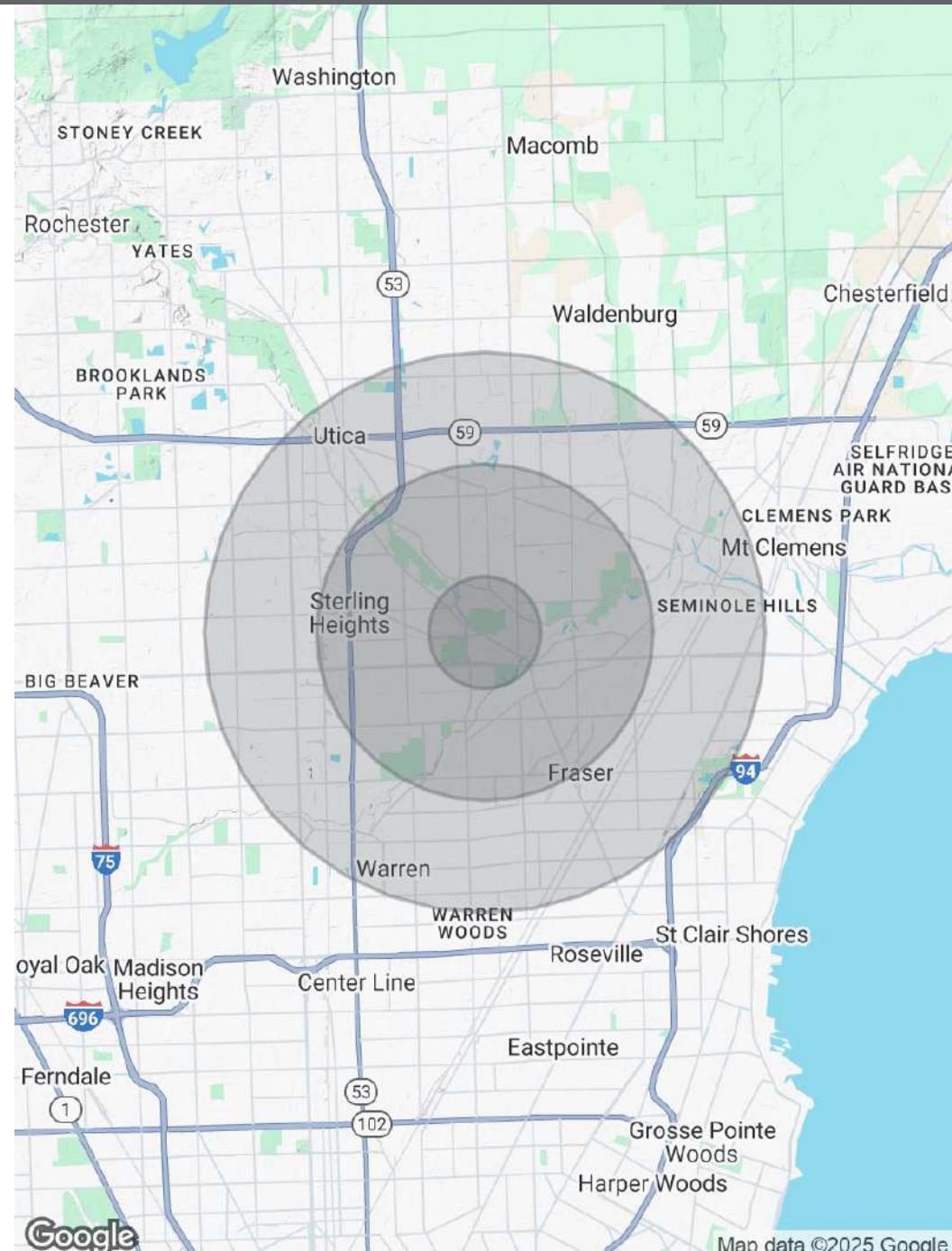
Total Population - Asian	483	5,074	16,374
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Total Population - Hawaiian	0	20	66
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Total Population - American Indian	20	225	677
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Total Population - Other	76	825	2,711
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Demographics data derived from AlphaMap



MEET THE TEAM

FORMER BANQUET HALL FOR SALE



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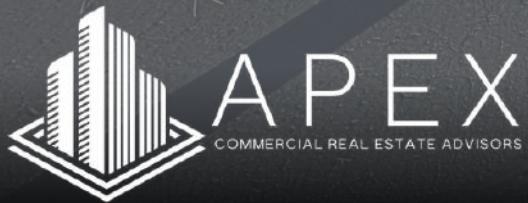
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SPECIAL PURPOSE PROPERTY EVALUATION FOR DISCUSSION PURPOSES ONLY



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