

1153 Baldwin Ave | Pontiac, MI 48340



Commercial Building

**FOR
SALE**
OFFERED AT
\$ 699,900

- Auto Sales business since 1975
- Situated across 2 parcels w/ combined .45 Acres
- Fully fenced w/3 access points & double gates
- 2 Curb Cuts & freshly Black-top Lot
- 1,465 SF Total
- 2 Grade Level Bay Doors
- 12" Ceilings
- Air Compressor, 2 Water Hose lines & Floor Drain
- Vacant Parcel across street also For Sale separately w/ Billboard Revenue

For more information:

Wilhelm & Associates (248) 625-9500 | www.wilhelmrealtors.com

1153 Baldwin Avenue, Pontiac, Michigan 48340-2707

MLS#: **20261063403**
P Type: **Real Estate Only**
Status: **Active**

Area: **02142 - Pontiac**
DOM: **N/2/2**

Short Sale:
Trans Type:

**No
Sale
ERTS/FS**

LP: **\$699,900**
OLP: **\$699,900**

Location Information

County: **Oakland**
City: **Pontiac**
Mailing City: **Pontiac**
School Dist: **Pontiac**
Location: **Baldwin and Walton**
Directions: **Off Baldwin on West side Between Columbia and Strathmore**

Side of Str: **W**

Lot Information

Acres: **0.45**
Rd/Wtr Frt Ft: **205 /**
Lot Dim: **205X125**

General Information

Year Blt/Rmd: **1957**
#Units/ % Lsd: **/ -%**
Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments:

Business Information

Zoning: **Commercial**
Current Use: **Automotive, Commercial**
Bus Type: **Service**
Licenses:
Rent Incl:
Inv List:
Inv Incl: **No**
APOD Avail:
Zone Conform:
Rent Cert'd:
Restrictions:

Income and Expenses

Monthly Sales:
Annl Net Inc: **0**
Annl Gross Inc: **0**
Annl Oper Exp: **0**

Access To / Distance To

Interstate:
Railroad:
Airport:
Waterway:

Square Footage

Est Sqft Ttl: **1,465** (LP/SqFt: \$477.75)
Est Sqft Main: **1,465**
Est Sqft Ofc:
Sqft Source: **Public Records**

Recent CH: **08/11/2026 : New : -->ACTV**

Listing Information

Listing Date: **08/11/2026**
Listing Exemptions:
Exclusions:
Terms Offered: **Cash, Conventional**
Access: **Appointment**
Off Mkt Date:
Protect Period: **160**
Pending Date:
ABO Date:
Possession:
MLS Source:
LB Location:
BMK Date:
Contingency Date:
Originating MLS# **20261063403**

Features

Arch Level: **1 Story**
Foundation: **Slab**
Exterior Feat: **Fenced**
Comm Feat: **Security System**
Comm Ext Feat: **Doors 10-15 ft, Perimeter Fence**
Accessibility:
Fencing: **Fenced, Perimeter**
Heating Fuel: **Natural Gas**
Wtr Htr Fuel:
Water Source: **Public (Municipal)**
Out Buildings: **Other, Garage**
Exterior: **Block, Wood**
Foundation Mtrl:
Roof Mtrl: **Asphalt**
Heating: **Forced Air**
Plant Heating:
Office Heating: **Central Air, Forced Air**
Sewer: **Sewer (Sewer-Sanitary)**
Road Frontage: **Paved**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
-----------	-------	------	-----------	-----------	----------------	------

Legal/Tax/Financial

Property ID: **1417331030**
Tax Summer: **\$2,783**
SEV: **55,550.00**
Legal Desc: **T3N, R10E, SEC 17 HILLSIDE MANOR LOTS 62, 63 & 64, ALSO N 27 FT OF LOT 65 EXC E 30 FT OF SD LOTS 1-25-85 FR 026 & 027**
Subdivision: **Hillside Manor**
Tax Winter: **\$106**
Taxable Value: **\$50,750.00**
Ownership: **Standard (Private)**
Oth/Sp Assmnt:
Existing Lease: **No**
Occupant: **Owner**

Agent/Office/Contact Information

Listing Office:
Listing Agent:
Contact Name:
List Ofc Ph:
List Agt Ph:
Contact Phone:

Remarks

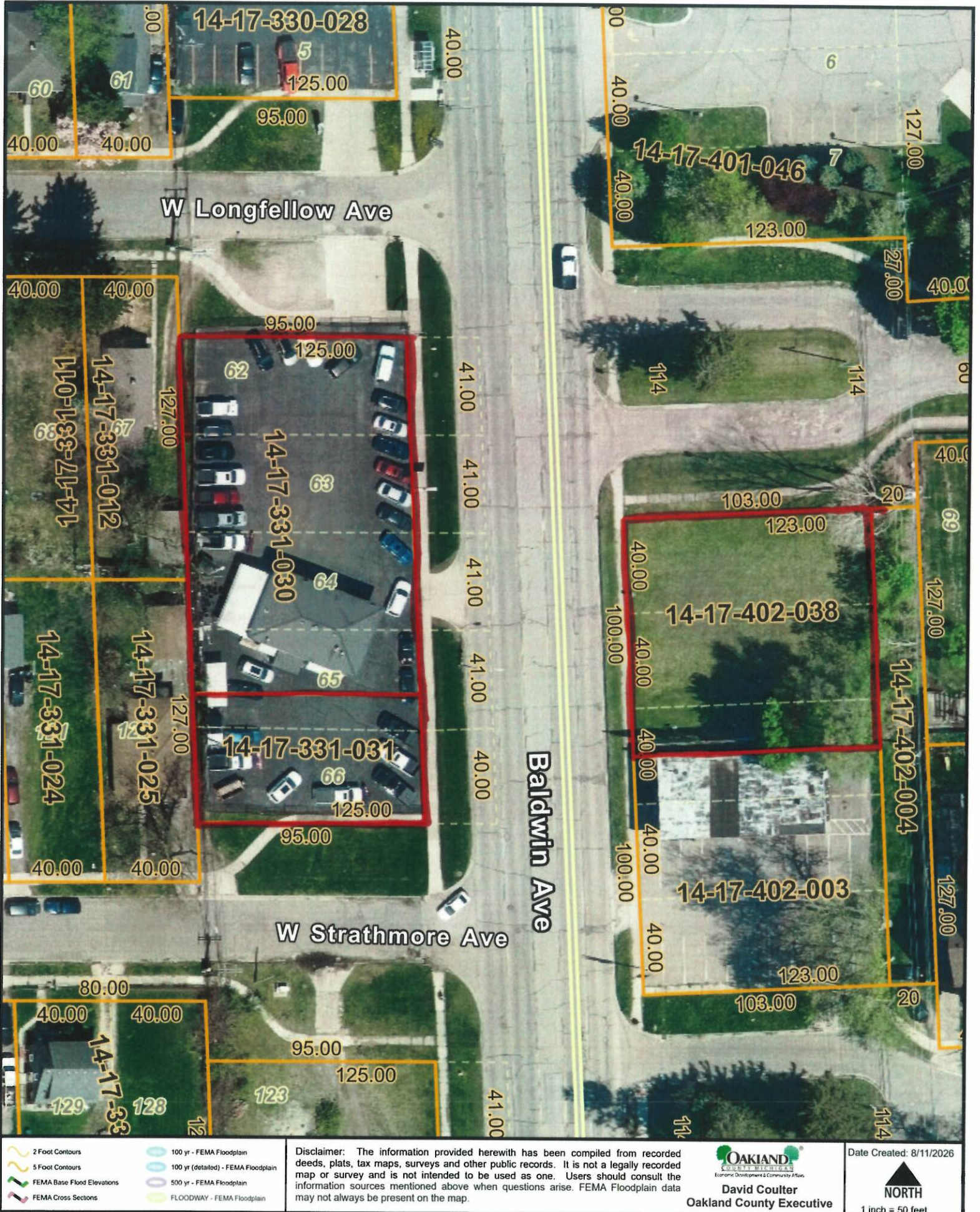
Public Remarks: **Rare opportunity to acquire a turnkey, highly respected Auto Sales commercial property that has been proudly family-owned and operated since 1975. This meticulously maintained 1,465 SF building presents pristine condition inside and out, reflecting decades of exceptional care. Situated across two parcels, total lot size of 205 X 125 X 205 X 125 (0.45 Acres), the fully fenced property features a secure perimeter with three access points with double gates and two convenient curb cuts. This Property boasts fresh paint, energy-efficient LED lighting, two clean bathrooms, and a dedicated detailing area equipped with two 10-foot grade-level bay doors, and 12' ceilings, air compressor, two water hose lines, a floor drain, and a freshly sealed blacktop lot. All built on a foundation of honesty and local loyalty, the retiring owners are passing the torch to the next generation in this extraordinary, generational offering. Complete City Inspections have been approved! Absolutely Turnkey! The Vacant Parcel Across the Street is also FOR SALE separately with Billboard revenue lot size 100X103 (0.24 Acres).**

REALTOR® Remarks: **NO LAND CONTRACT. BATVAI. SELLER NEEDS NO LATER THAN NOVEMBER 1st OCCUPANCY TO FINISH SELLING INVENTORY. PERSONAL CONTENTS ON PROPERTY CAN BE NEGOTIATED FOR SALE. AIR COMPRESSOR STAYS WITH SALE. 2 PARCELS ARE INCLUDED IN THIS SALE 14-17-331-030 AND 14-17-331-031. THE VACANT PARCEL 14-17-402-038 ACROSS THE STREET IS BEING SOLD SEPARATELY WITH BILLBOARD REVENUE.**

Notices and Disclaimers

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.
2. Broker commissions are not set by law and are fully negotiable.
3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.
Copyright© [Realcomp II Ltd](#) All Rights Reserved.

1153 Baldwin



Demographic Summary Report

1153 Baldwin Ave, Pontiac, MI 48340

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **1,470 SF**
 Year Built: **1957**

Total Available: **1,465 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**

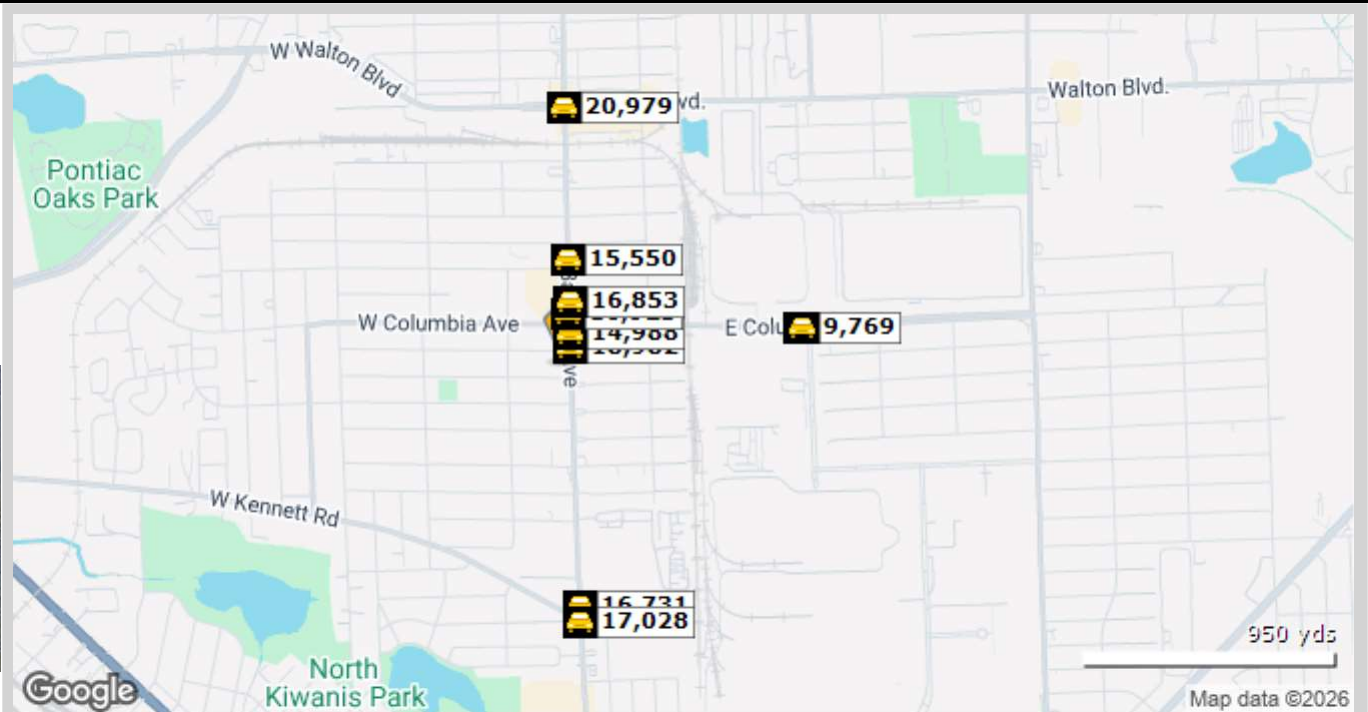


Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	12,767		72,097		174,234	
2025 Estimate	12,558		70,129		168,654	
2020 Census	12,607		66,815		156,655	
Growth 2025 - 2030	1.66%		2.81%		3.31%	
Growth 2020 - 2025	-0.39%		4.96%		7.66%	
2025 Population by Hispanic Origin	4,572		15,432		23,578	
2025 Population	12,558		70,129		168,654	
White	4,469	35.59%	27,094	38.63%	90,901	53.90%
Black	3,102	24.70%	24,277	34.62%	40,914	24.26%
Am. Indian & Alaskan	60	0.48%	185	0.26%	327	0.19%
Asian	493	3.93%	2,043	2.91%	8,149	4.83%
Hawaiian & Pacific Island	6	0.05%	26	0.04%	73	0.04%
Other	4,429	35.27%	16,504	23.53%	28,291	16.77%
U.S. Armed Forces	0		0		2	
Households						
2030 Projection	4,891		29,286		72,258	
2025 Estimate	4,807		28,459		69,898	
2020 Census	4,824		27,066		64,951	
Growth 2025 - 2030	1.75%		2.91%		3.38%	
Growth 2020 - 2025	-0.35%		5.15%		7.62%	
Owner Occupied	2,068	43.02%	13,550	47.61%	39,862	57.03%
Renter Occupied	2,739	56.98%	14,910	52.39%	30,036	42.97%
2025 Households by HH Income	4,807		28,459		69,896	
Income: <\$25,000	1,386	28.83%	6,913	24.29%	12,728	18.21%
Income: \$25,000 - \$50,000	1,278	26.59%	6,689	23.50%	15,274	21.85%
Income: \$50,000 - \$75,000	1,081	22.49%	5,800	20.38%	12,396	17.73%
Income: \$75,000 - \$100,000	436	9.07%	2,857	10.04%	8,302	11.88%
Income: \$100,000 - \$125,000	416	8.65%	2,682	9.42%	6,792	9.72%
Income: \$125,000 - \$150,000	50	1.04%	1,350	4.74%	3,745	5.36%
Income: \$150,000 - \$200,000	129	2.68%	1,113	3.91%	4,875	6.97%
Income: \$200,000+	31	0.64%	1,055	3.71%	5,784	8.28%
2025 Avg Household Income	\$53,222		\$68,669		\$87,970	
2025 Med Household Income	\$43,822		\$52,531		\$63,171	

Traffic Count Report

1153 Baldwin Ave, Pontiac, MI 48340

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **1,470 SF**
 Year Built: **1957**
 Total Available: **1,465 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Baldwin Ave	E Longfellow Ave	0.02 S	2026	18,982	MPSI	.05
2	Baldwin Avenue	East Columbia Avenue	0.03 NW	2026	14,988	MPSI	.08
3	Baldwin Avenue	Baldwin Avenue	0.13 S	2026	16,923	MPSI	.12
4	East Ann Arbor Avenue	Baldwin Ave	0.00	2026	16,853	MPSI	.15
5	Baldwin Avenue	West Ypsilanti Avenue	0.06 S	2026	15,550	MPSI	.24
6	Baldwin Avenue	W Kennett Rd	0.00	2026	16,731	MPSI	.52
7	East Columbia Avenue	Highwood St	0.04 E	2026	9,218	MPSI	.53
8	East Columbia Avenue	E Columbia Ave	0.00	2026	9,769	MPSI	.53
9	Baldwin Avenue	Baldwin Avenue	0.00 N	2026	17,028	MPSI	.55
10	East Walton Boulevard	West Walton Boulevard	0.00 W	2026	20,979	MPSI	.57