



## Meier Flowerland Portfolio

8077 Grand River Rd, Brighton, MI 48114



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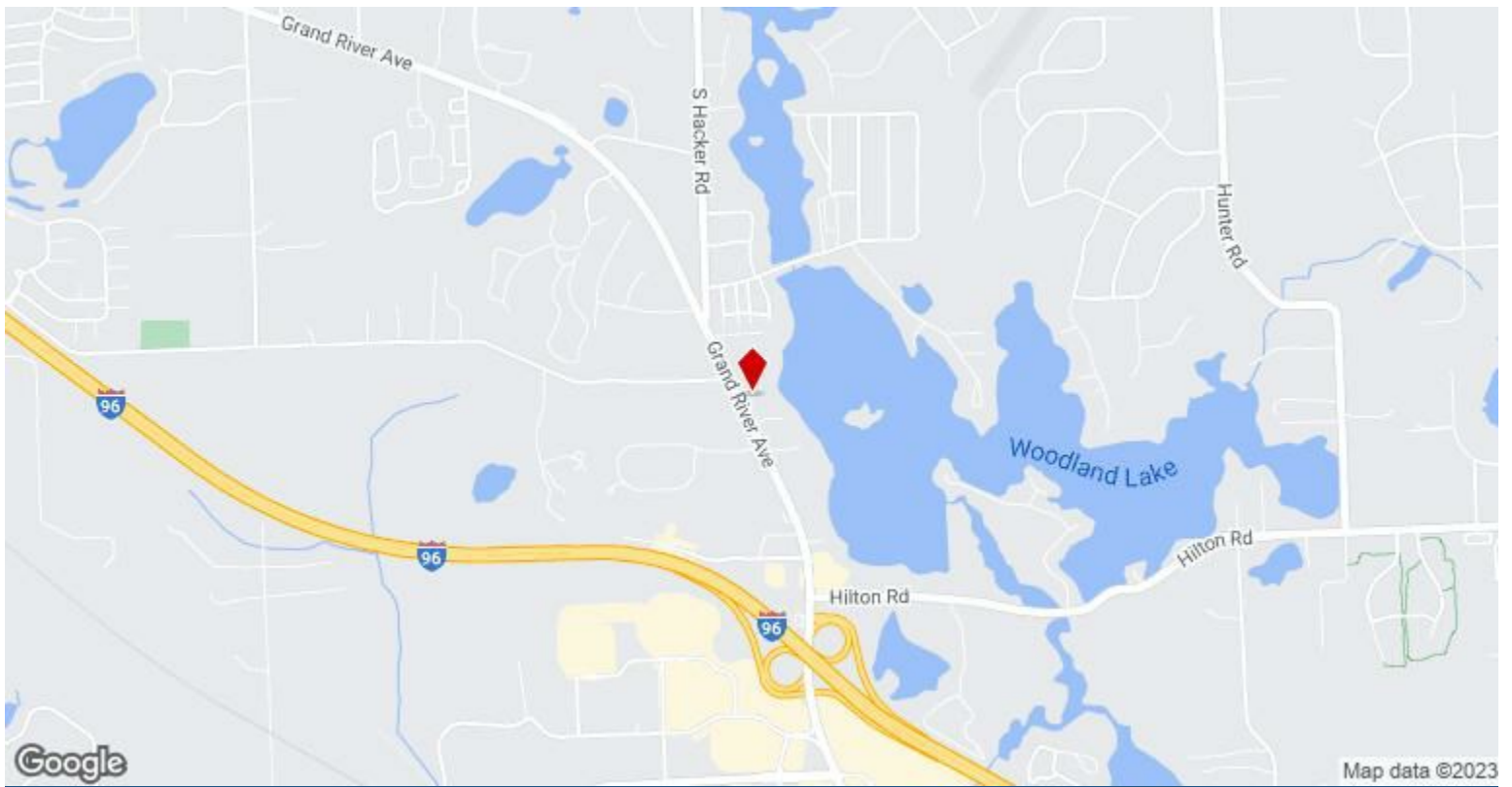
\$8,200,000

This property is listed For Sale as a part of a 7 Acre parcel of Land on Grand River Ave. in Brighton, MI. Currently, there are 3 commercial buildings on the site with 4 Single Family Homes. The Property is zoned 'B-2 General Business' and is currently 6 separate parcels located on the east side of Grand River with frontage on Woodland Lake. There is no other property like this in the area and offers a multitude of different options for redevelopment. The adjacent parcel was recently sold and is being planned for a PUD Live/Work development with condominiums and office spaces. Highly sought after area of Livingston County with a location that allows for great visibility, ingress/egress on Grand River, retail, office, condominium, and multi-family opportunities available....

- Redevelopment Parcel on Woodland Lake
- Traffic Count - Over 25,000 vehicles per day
- Many options for diversified uses
- 7 Acres of Land with Frontage on Woodland Lake
- Waterfront



Price:	\$8,200,000
Property Type:	Retail
Property Subtype:	Garden Center
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	4.63%
Lot Size:	7.00 AC
Gross Leasable Area:	7,444 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	1962
Tenancy:	Multiple
Parking Ratio:	1.96/1,000 SF
Zoning Description:	B-2 General Business
APN / Parcel ID:	12-19-100-027



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# Property Photos



Building Photo