

# 3059 W MOUNT MORRIS

MOUNT MORRIS - MICHIGAN



## COMMERCIAL FLEX SPACE

FORMER AUTO SHOP - REAL ESTATE FOR SALE

1,920 SF - 640 SF OFFICE SPACE | 1.80 AC WITH ADDITIONAL 2.46 AC | BUILT 1997  
C-2 COMMUNITY COMMERCIAL ZONING | FRONT/REAR OVERHEAD DOORS | 220V POWER  
DUAL PROPERTY ENTRANCE ON MT MORRIS AND CLIO ROAD | EQUIPMENT INCLUDED

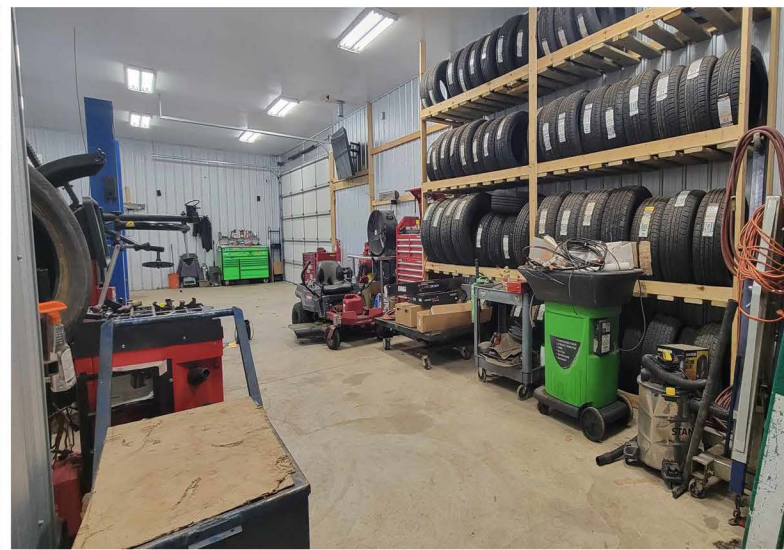
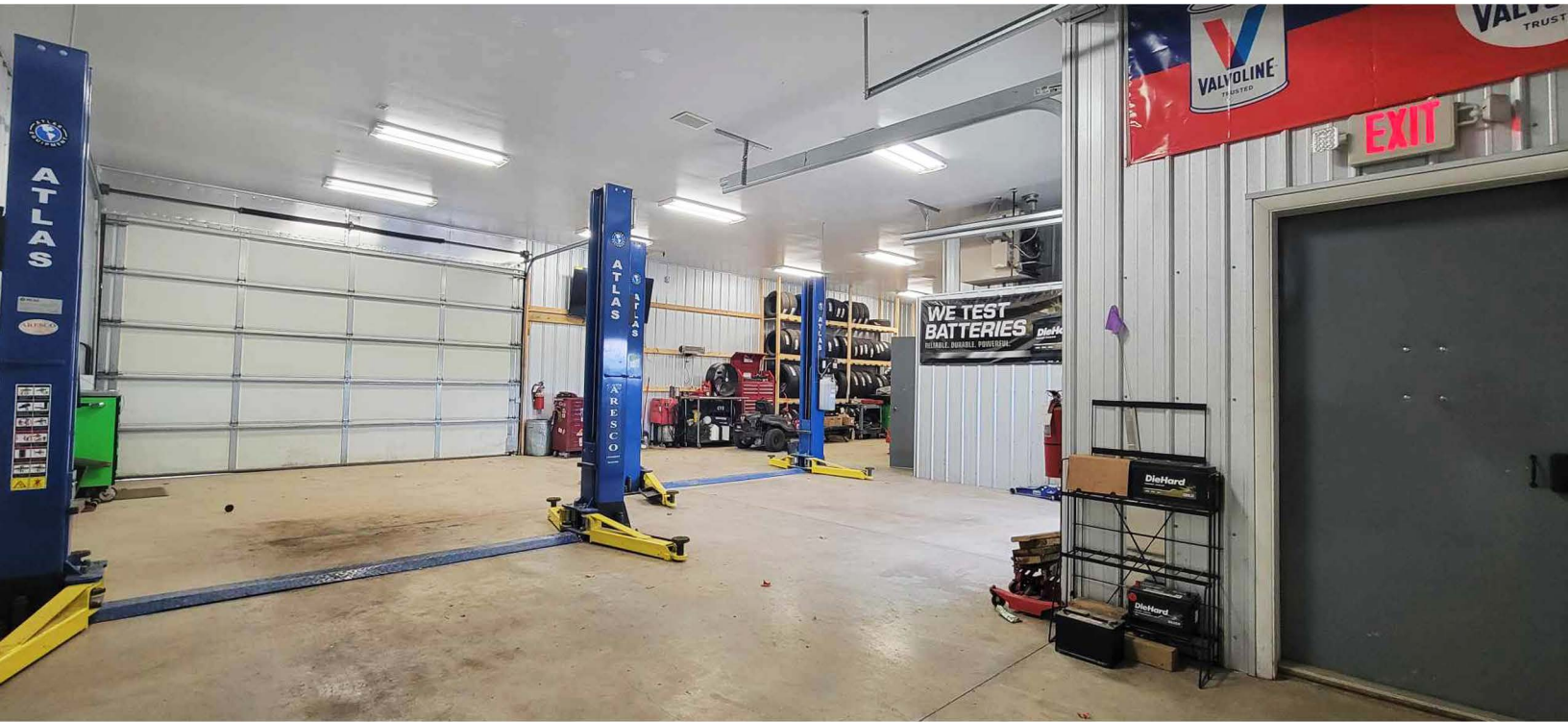
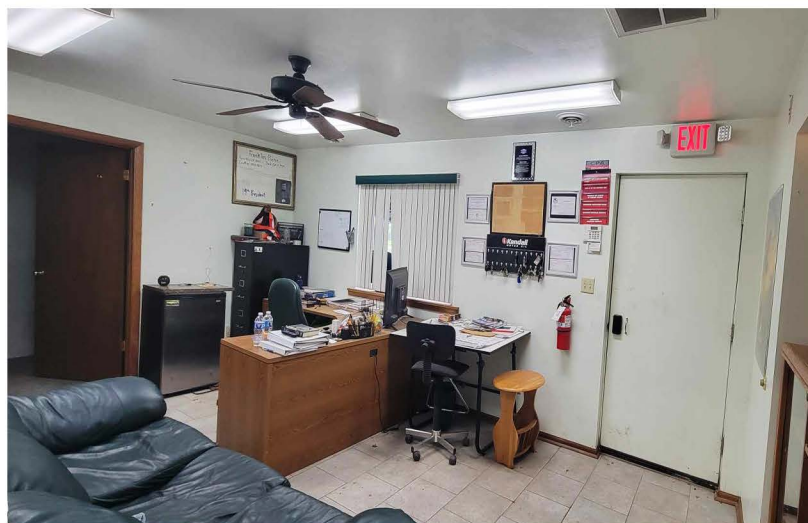






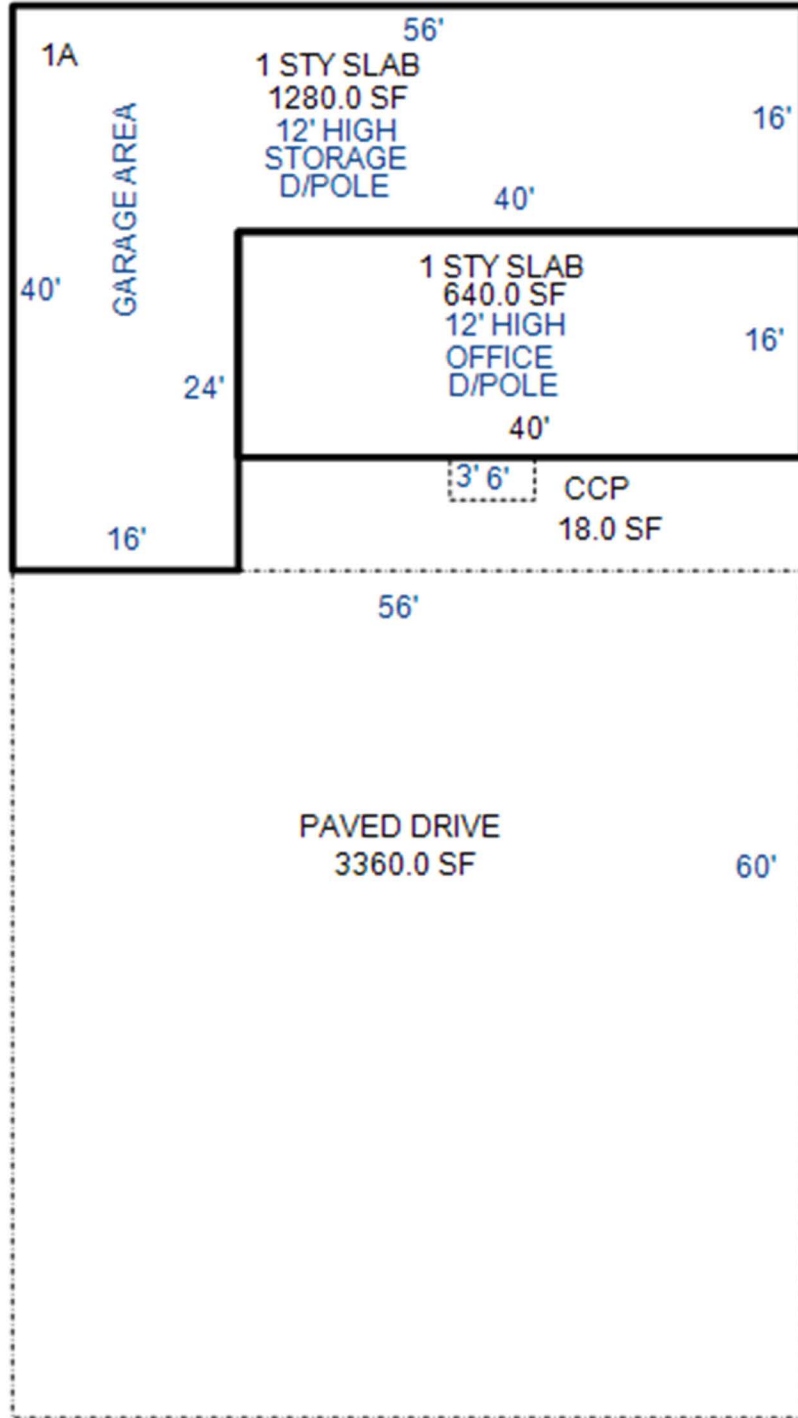






**HUDSON**  
REAL ESTATE

500 S. Old Woodward Avenue - Birmingham, MI 48009



3059 W Mt.  
Morris Road





Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
West Mount Morris Road	Clio Rd W	5,973	2019	0.32 mi
W Mount Morris Rd	Clio Rd W	4,513	2018	0.32 mi
West Mount Morris Road	N Jennings Rd W	7,355	2022	0.39 mi
Clio Rd	Merwood Dr N	5,900	2018	0.45 mi
CLIO RD	W Stanley Rd S	4,548	2020	0.48 mi
Clio Road	W Stanley Rd S	4,724	2022	0.48 mi
Clio Road	Merwood Dr S	5,927	2019	0.58 mi
MOUNT MORRIS RD	Clio Rd W	5,088	2020	0.63 mi
Clio Road	Merwood Dr	5,630	2022	0.64 mi
Mt. Morris	N Jennings Rd W	6,560	2020	0.76 mi



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## CONTACT INFO

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