



**Raghid Michael**  
**Fathom Realty**  
**Call: (586) 707-0990**  
**Email: [raghid.michael@gmail.com](mailto:raghid.michael@gmail.com)**



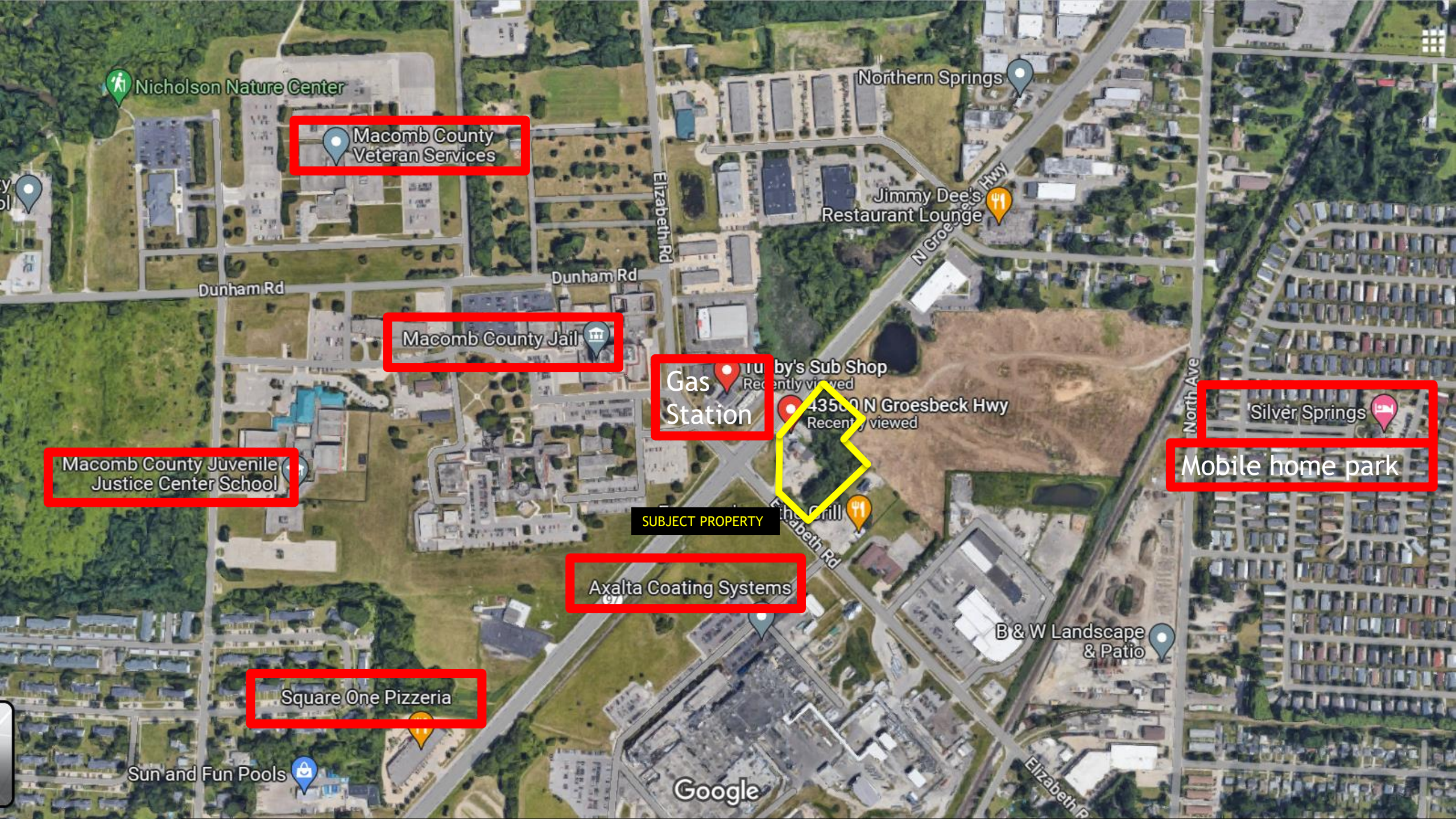
**FOR SALE**  
**43550-43560 Groesbeck HWY**  
**Clinton TWP, Michigan 48036**  
**Asking Price \$825,000.00**

## Property highlights

2 properties portfolio situated on a 4 acres, a liquor store Building and a Mechanic Shop.

- Total of 6,000 SF commercial free standing building. Liquor store size is 1,600 SF and the Mechanic Shop is 4,400 SF.
- Situated on 4.00 Acres with approximately 24+ car private-parking.
- Zoned I-1 Light Industrial also can abut B-3 General Business and I-2 Heavy Industrial, provides for many types of permitted use. See zoning map and city ordinance attached.
- Building height 14ft. and 2 ground level door 12ft.
- Year Built 1980 for the liquor store and 1950 for the mechanic shop.
- Great visibility corner lot on Groesbeck HWY and Elizabeth Road.
- 2023 Taxes \$10,211.00 summer and winter.
- Sale Price \$825,000.00
- Mechanic shop lease month to month \$1,700, Billboard \$2,700/YR, vehicle park \$400/mo.
- All figures are approximate, buyer and buyer agent to verify info.





Nicholson Nature Center

Macomb County Veteran Services

Northern Springs

Jimmy Dee's Restaurant Lounge

Dunham Rd

Dunham Rd

Elizabeth Rd

N Groesbeck Hwy

Macomb County Jail

Gas Station

Ruby's Sub Shop

43500 N Groesbeck Hwy

Silver Springs

Macomb County Juvenile Justice Center School

Mobile home park

SUBJECT PROPERTY

Axalta Coating Systems

Elizabeth Rd

B & W Landscape & Patio

Square One Pizzeria

Sun and Fun Pools

Google

Elizabeth Rd