

26704 VAN DYKE

Center Line, MI 48015



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JORDAN SCHAFER

Associate

jschafer@thomasduke.com

DAVE TESCH

Vice President

dtesch@thomasduke.com

OFFERING SUMMARY: 26704 Van Dyke | Center Line, MI 48015

**PROPERTY OVERVIEW**

This 2,000 SF commercial building, situated on a 40' x 100' lot, is ideal for a small contractor seeking approximately 1,500 SF of garage space with minimal office needs, and benefits from flexible zoning that accommodates a variety of commercial, office, and limited industrial uses.

OFFERING SUMMARY

Sale Price: \$350,000.00
Price/SF: \$177.13
Building Size: 1,976 SF
Year Built: 1959
Zoning: B-1B - Van Dyke Corridor District

PROPERTY HIGHLIGHTS

- 1,520 SF Warehouse / 456 SF Office
- 16' Clear Ceiling
- 12' x 12' Overhead Door
- Fenced Lot
- 1/8 Mile South of I-696
- Heavy Traffic / Great Visibility

BUILDING/PROPERTY INFORMATION: 26704 Van Dyke | Center Line, MI 48015

BUILDING INFORMATION

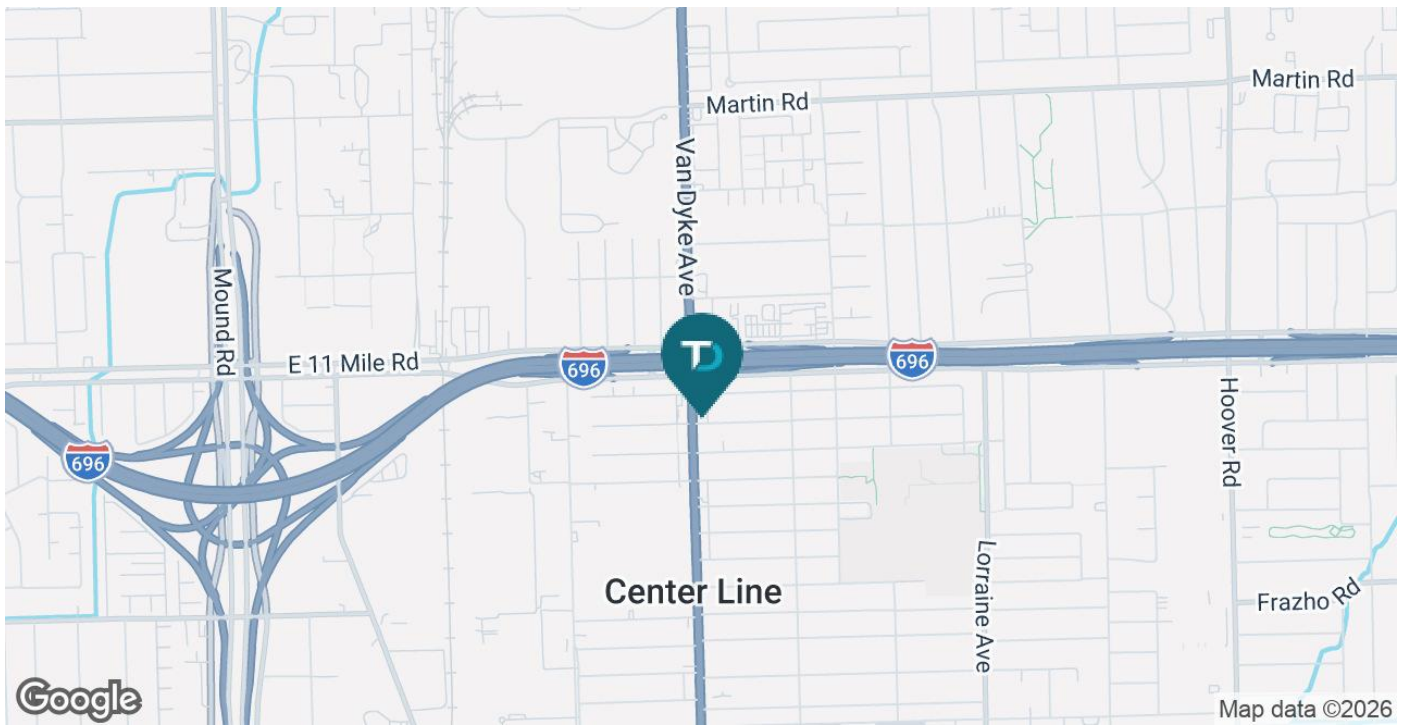
SALE PRICE:	\$350,000.00
Price/SF:	\$177.13
Building Size:	1,976 SF
Year Built:	1959
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	5

PROPERTY INFORMATION

Property Type:	Retail / Office
2026 Taxes:	\$4,081.55
Zoning	B-1B - Van Dyke Corridor District
2025 Traffic Count:	Van Dyke = 26,442 VPD
Legal Description:	ELLIS SUPER HIGHWAY SUBDIVISION LOT 206 & 207
APN:	01-13-22-102-006

LOCATION INFORMATION

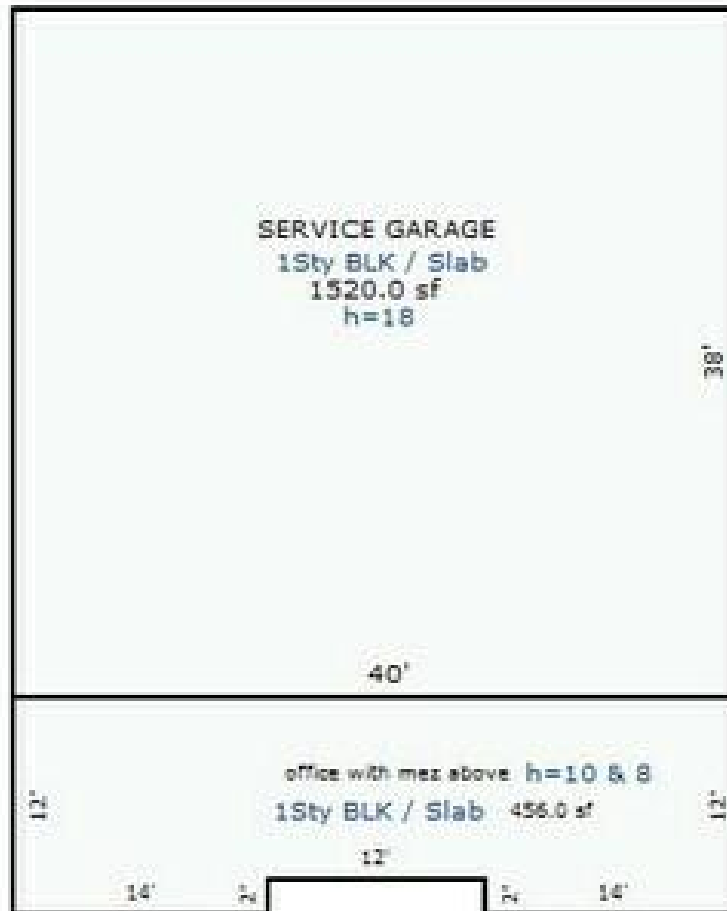
Located on east side of Van Dyke in the heart of Center Line just south of the I-696 exit.



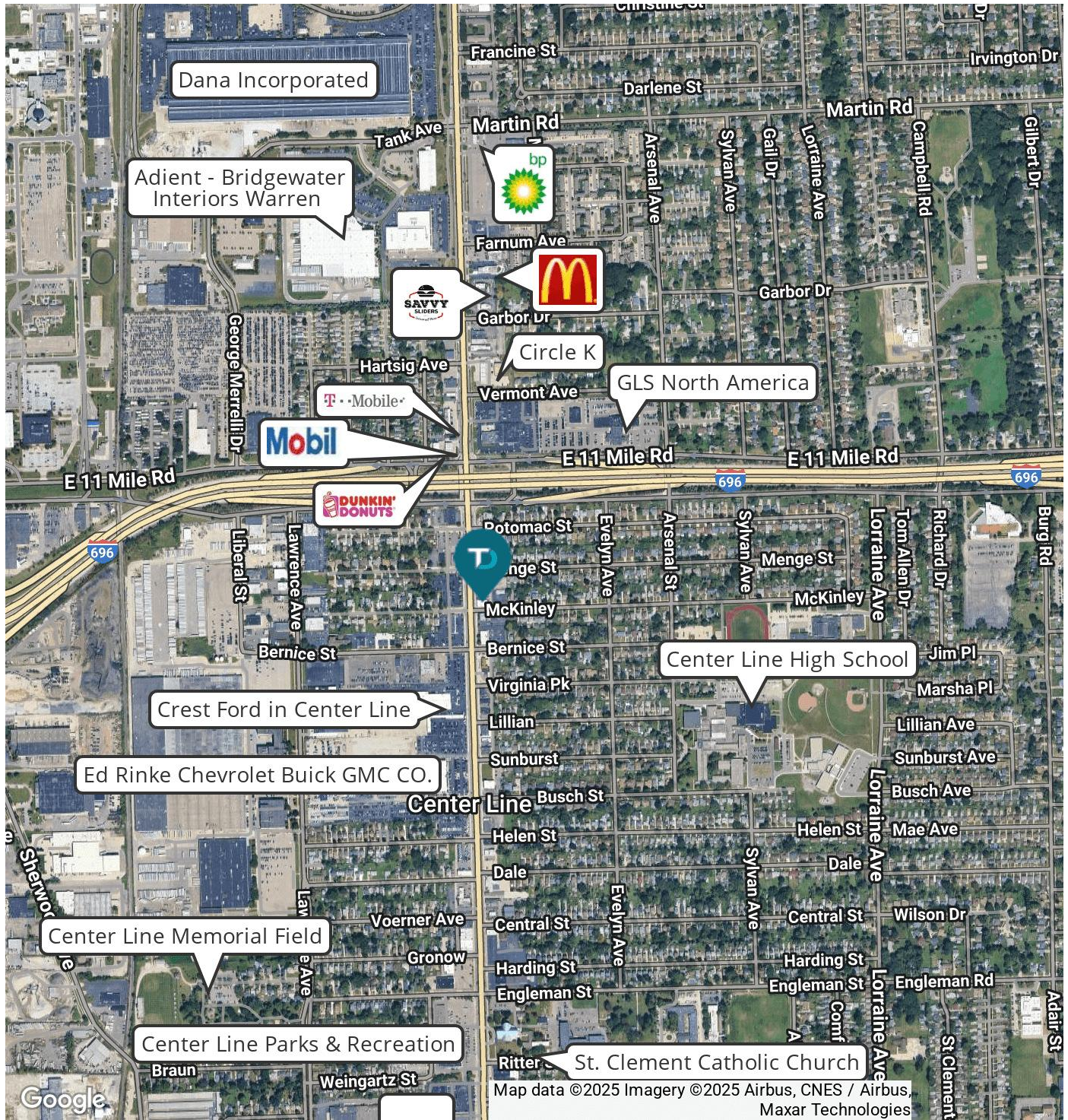
BUILDING PHOTOS: 26704 Van Dyke | Center Line, MI 48015



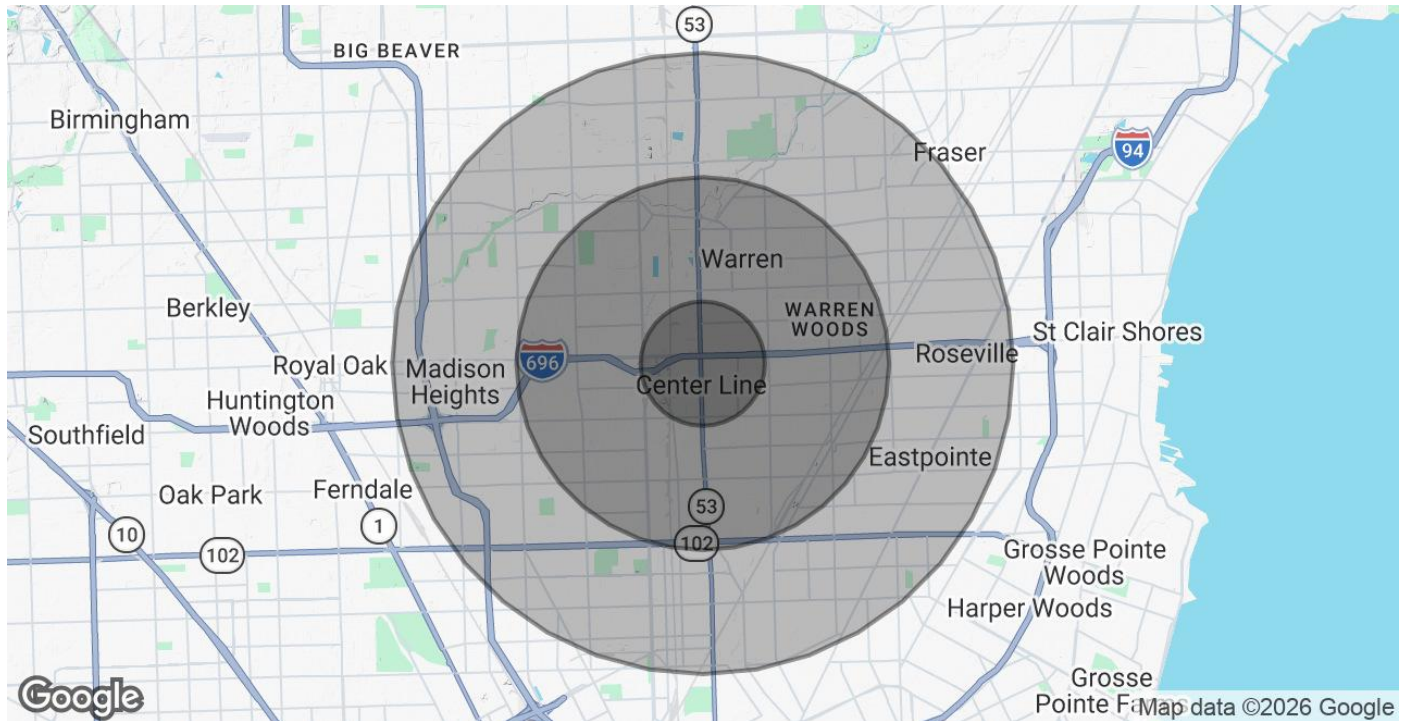
BUILDING SKETCH: 26704 Van Dyke | Center Line, MI 48015



RETAILER MAP: 26704 Van Dyke | Center Line, MI 48015



DEMOGRAPHICS MAP & REPORT: 26704 Van Dyke | Center Line, MI 48015



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,834	109,942	346,435
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,604	43,714	140,052
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$73,193	\$76,054	\$71,890
Average House Value	\$167,566	\$168,650	\$160,559

2020 American Community Survey (ACS)