

FOR SALE OR LEASE

8120 ALLOR LANDING
BRIGHTON, MICHIGAN

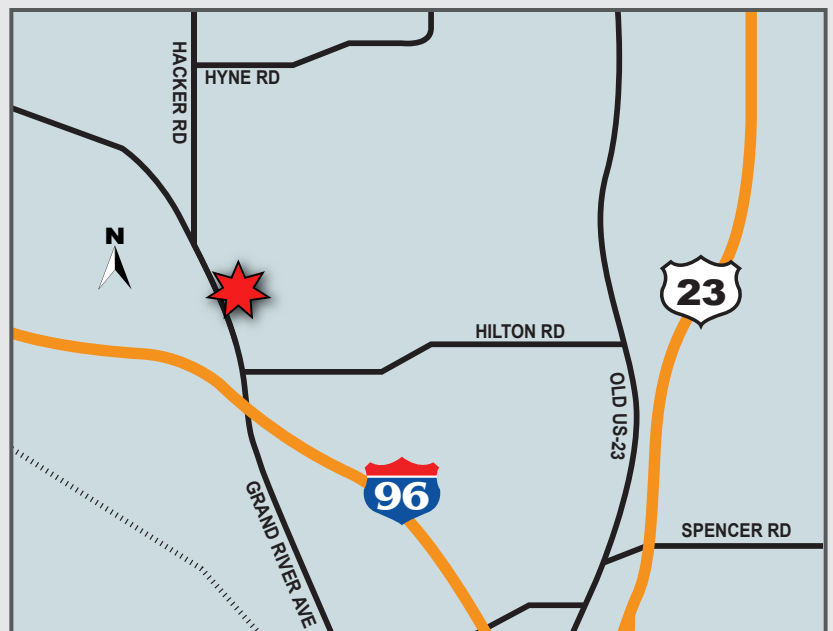


PROPERTY FEATURES

- Spacious Live/Work Units
- Easy Access to I-96
- Turnkey Move-In Ready
- Convenient Parking

FOR DETAILS CONTACT

Will Fortenbaugh
will.fortenbaugh@lee-associates.com
(248) 989-7373



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE

8120 ALLOR LANDING
BRIGHTON, MICHIGAN



FOR DETAILS CONTACT

Will Fortenbaugh

will.fortenbaugh@lee-associates.com

(248) 989-7373

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE

8120 ALLOR LANDING
BRIGHTON, MICHIGAN



FOR DETAILS CONTACT

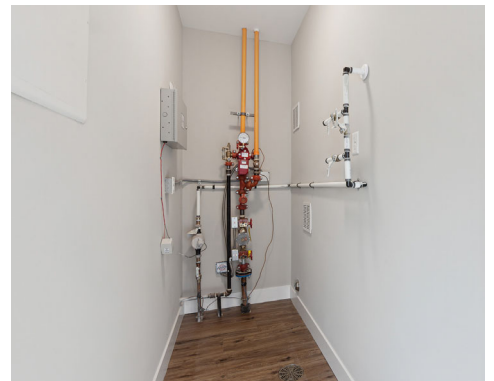
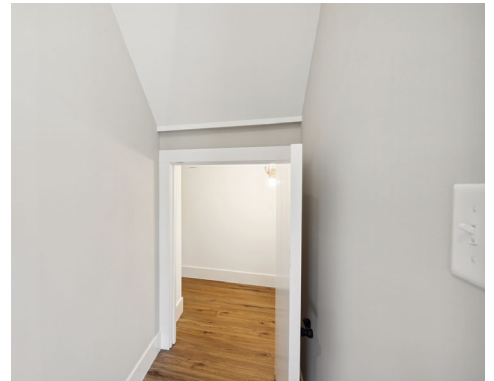
Will Fortenbaugh
will.fortenbaugh@lee-associates.com
(248) 989-7373

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE OR LEASE

8120 ALLOR LANDING
BRIGHTON, MICHIGAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR DETAILS CONTACT

Will Fortenbaugh
will.fortenbaugh@lee-associates.com
(248) 989-7373

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

8120 Allor Landing, Brighton, Mi 48114


Property Type: Industrial
Available SF: 1,386
Land Size (Acres): 0.46
Market: SE Michigan
Submarket: Livingston
County: Livingston

Availability Details

Available SF:	1,386	Transaction Type:	Sale/Lease
Commercial SF:	420	Asking Sale Price:	\$325,000
		Asking Lease Rate:	\$23.81 PSF NNN

Comments

Availability Comments: Approximately 420 SF of commercial space on the first floor with private entrance for customers as well as private parking lot. Upstairs residential space features 2 bedrooms, 1 full bath, kitchen, living room, laundry room and balcony. 2-car attached heated garage. Fire suppression system, city water and sewer. \$250/Month HOA fees

Building & Construction Details

Construction Status:	New Construction	Year Built:	2024	Heating Type:	Gas Forced Air
Building Class:		Year Refurbished:		AC Type:	Forced Air
Spec/BTS:		Floors:	2	Sprinkler:	Fire Suppression
Primary Use:	Work-Live Units	Multi-Tenant:	No		
Secondary Use:	Condominiums	Construction Type:	Wood		
Flex:	Yes				
# of Buildings:	3				
Elevator Comments:					

Clearance, Dock & Door

Ceiling Height:	# GL/DID: 1- Garage Door	# Int. Docks:
Bay/Column Size(WxD):	GL/DID Dim.(HxW):	# Int. Levelers:
Column Spacing:	# DH/Truck-Level Doors:	# Ext. Docks:
	# Rail Doors:	# Ext. Levelers:
	Total Doors: 1	Cross-docked: No
Loading & Door Comments:		

Parking

# Spaces:	# Covered Spaces:	# Uncovered Spaces:
Parking Ratio:	Monthly Rate:	Monthly Rate (\$):
Parking Comments: Driveway and Garage		

Site

Land Size (Acres): 0.46	Lot Dimensions (LxW):	Zoning: Residential Condominium PUD
Land SF: 20,025	Floodplain:	Access: W. Grand River Ave
Land Usable Acres:	Density:	
Land Usable SF:	Permitted FAR:	
Max Contiguous SF:	Development Capacity:	
Max Contiguous Acres:	Yard Type:	
Permitted SF:	Yard SF:	
Buildable SF:		

Additional Site/Parcel Information Comments: Parcel Identification Number: 12-19-104-002, 12-19-104-003, 12-19-104-004

Frontage Traffic Count Comments:

Utilities

Gas: Natural	Power:	Phone:
Water: City	Amps:	Cable:
Sewer: City	Volts:	Broadband:
	Phase:	Broadband Supplier:
	Power Supplier:	

Utilities Comments:

Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Will Fortenbaugh	248.567.7988	will.fortenbaugh@lee-associates.com