

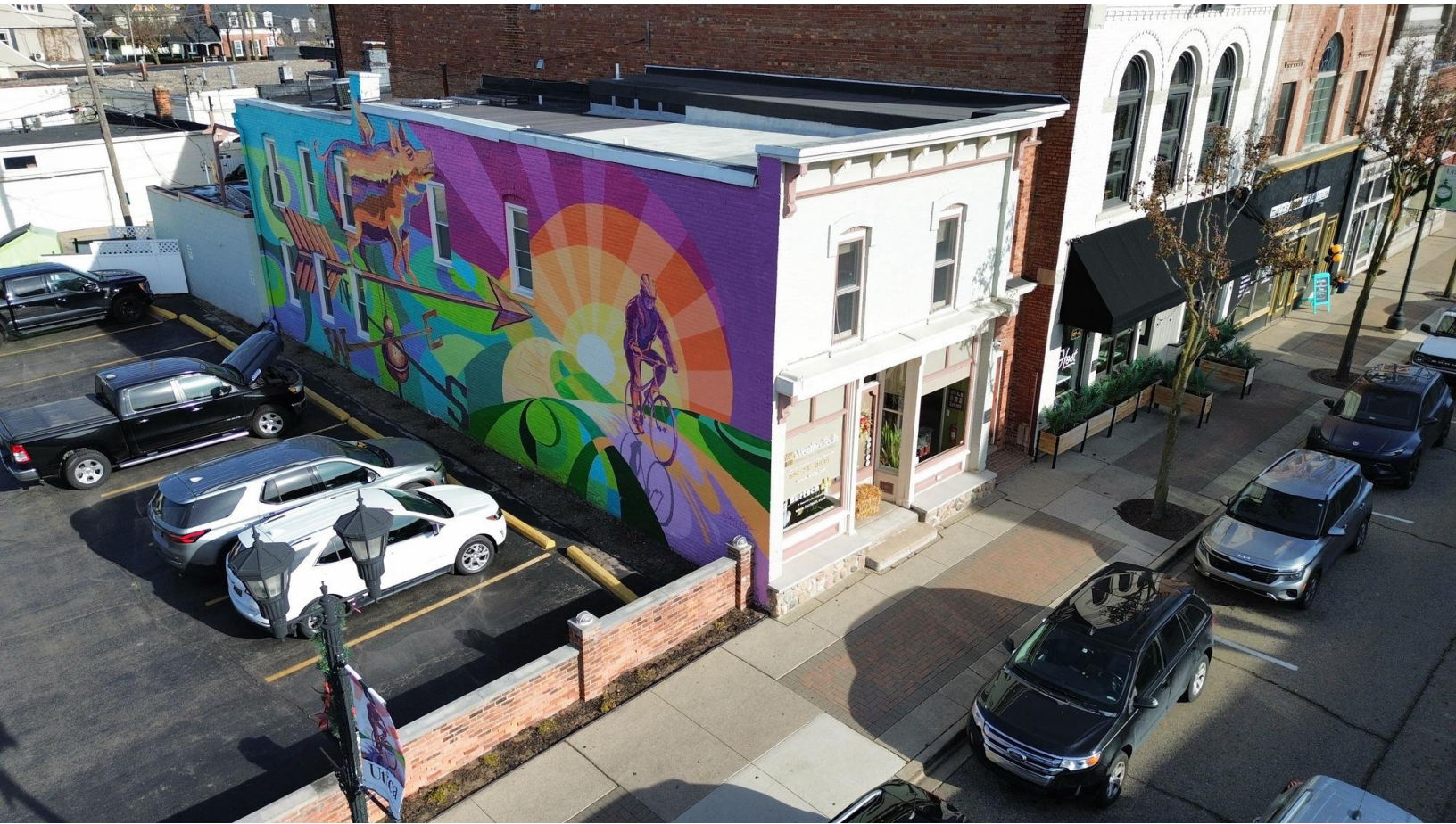
EST. **T** 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

7747 AUBURN RD

7747 Auburn Rd, Utica, MI 48317



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 7747 Auburn Rd | Utica, MI 48317



PROPERTY OVERVIEW

A Rare Opportunity to Own a Fully Restored Landmark in the Heart of Downtown Utica

Offered for sale is an exceptional two-story commercial building located at 7747 Auburn Road in Downtown Utica, Michigan. Originally constructed in 1879, this iconic structure has been thoughtfully and extensively renovated over the past 16 years, seamlessly blending original architectural character with modern functionality.

The building totals 4,484 square feet and provides flexible multi-use potential. The first floor features a bright and open-concept office layout with a kitchenette, two private offices, a tastefully finished restroom, and a rear storage room—making it ideal for professional, creative, or client-facing business use.

The second floor, accessed through a shared common entrance, is highlighted by a stunning exposed brick stairwell and custom wood slat ceiling that sets the tone for the unique character throughout. Originally designed as a two-bedroom apartment with ensuite baths, the space features a large open concept kitchen with a huge island, laundry area, and additional half bath. The upper level is currently used for traditional office space, but could allow for a variety of live/work, office, or creative studio concepts.

Located in the revitalized Downtown Utica district—just steps from the area's minor league baseball stadium, restaurants, and entertainment—this property offers an outstanding opportunity to own a statement building in one of Macomb County's emerging downtown corridors.

Street parking and nearby municipal parking lots provide convenient access for employees and customers.

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OFFERING SUMMARY

Sale Price - REDUCED: Was \$825,000
 NOW \$795,000

Building Size: 4,484 SF

Price / SF: \$177.30

Year Built: 1879

Zoning: C-1

PROPERTY HIGHLIGHTS

- 4,484 SF Two-Story Building originally built in 1879 and fully renovated over the past 16 years
- Flexible Mixed-Use Layout Ideal for office, creative studio, professional services, or potential live/work concepts
- Prime Downtown Utica Location – Steps from the minor league baseball stadium, dining, and entertainment
- Easy access to the M-59 Expressway
- Municipal Parking Nearby – Convenient street and city lot parking directly across and along Auburn Road
- Parking lot adjacent to property not included in sale/Lot owned by Shamrock Pub
- Please DO NOT DISTURB Tenant - Call Broker to schedule a showing

BUILDING/PROPERTY INFORMATION: 7747 Auburn Rd | Utica, MI 48317
BUILDING INFORMATION

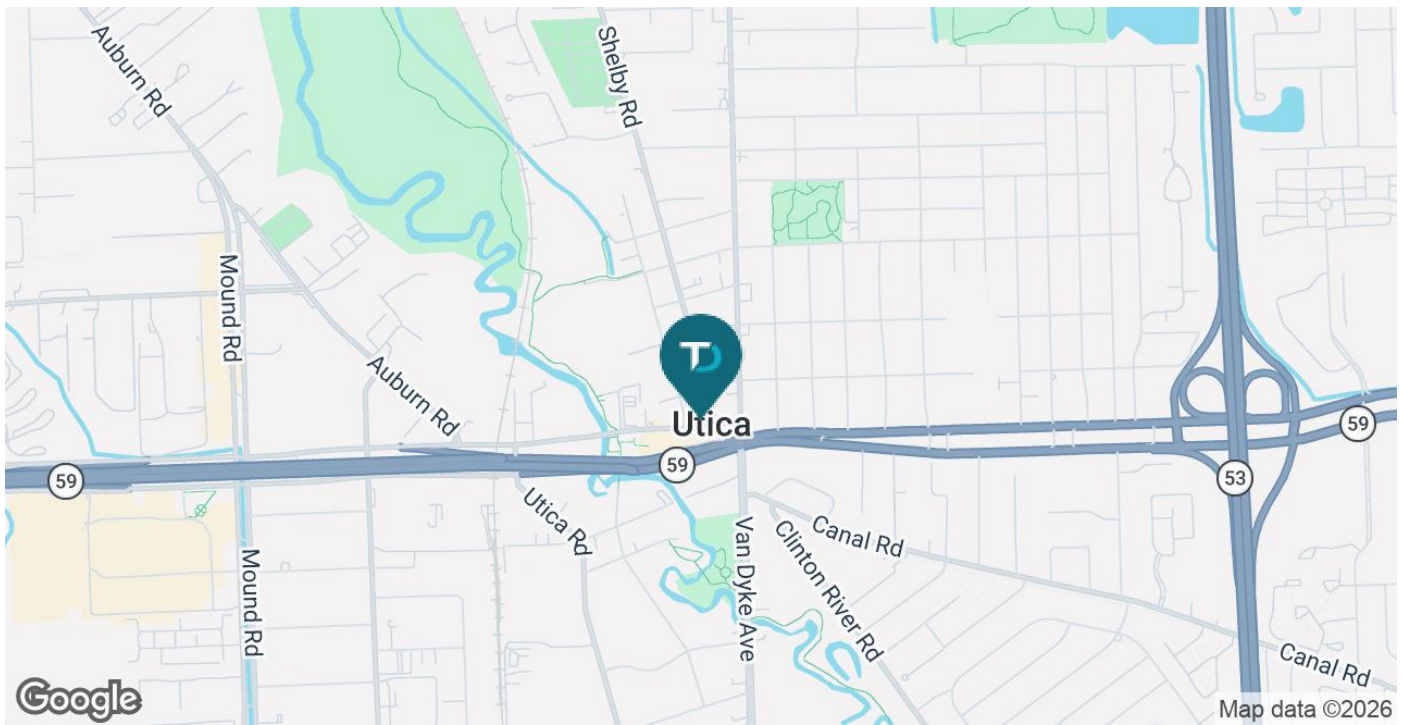
Price/SF:	\$177.30
Building Size:	4,484 SF
Year Built:	1879
Number of Floors:	2
Utilities:	City water and sewer
Parking Spaces:	Municipal

PROPERTY INFORMATION

Lot Size:	0.061 AC
Property Type:	Retail
Property Subtype:	Free Standing Building
2025 Summer Tax:	\$4,810.58
2025 Winter Tax:	\$1,212.71
Zoning:	C-1
Legal Description:	Available upon request
APN:	11-07-33-481-012

LOCATION INFORMATION

Located on the north side of Auburn Rd, just west of Van Dyke Ave.

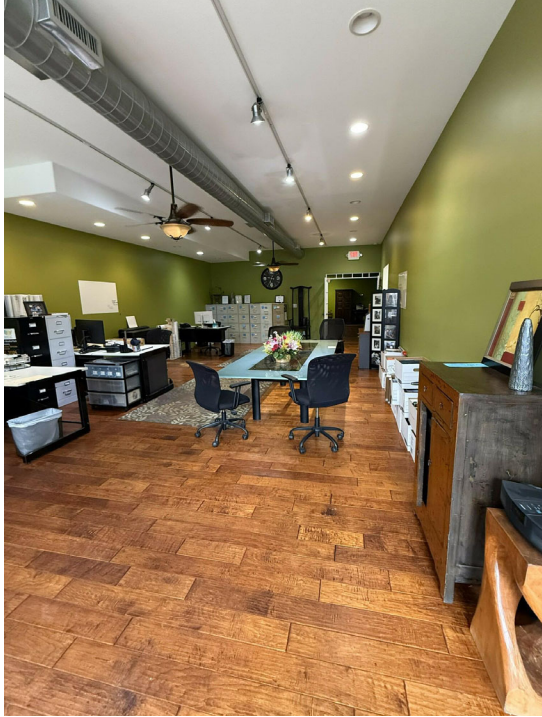




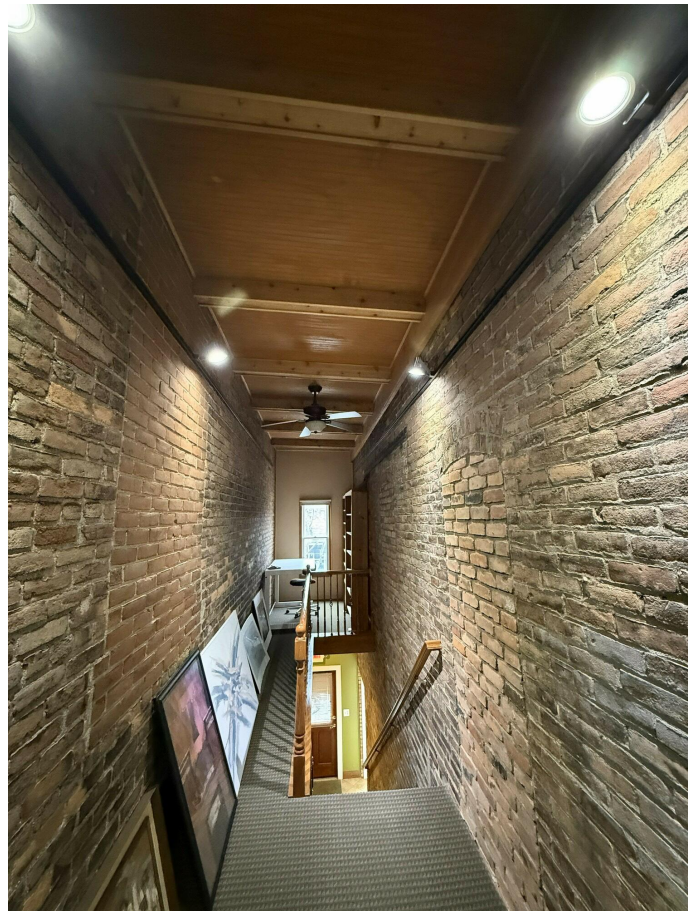
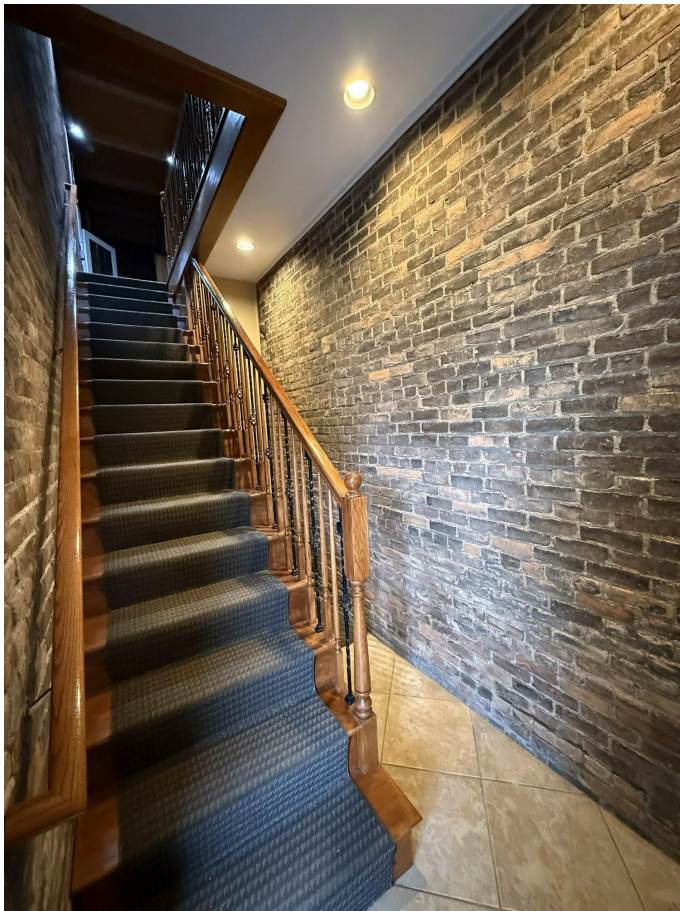
ADDITIONAL PHOTOS: 7747 Auburn Rd | Utica, MI 48317



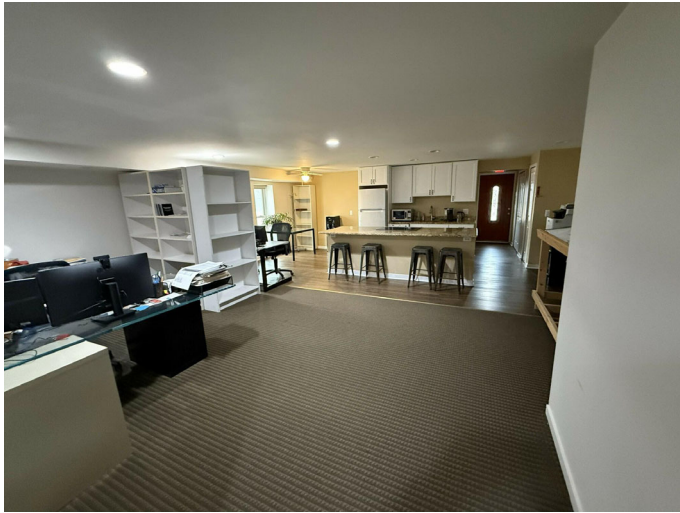
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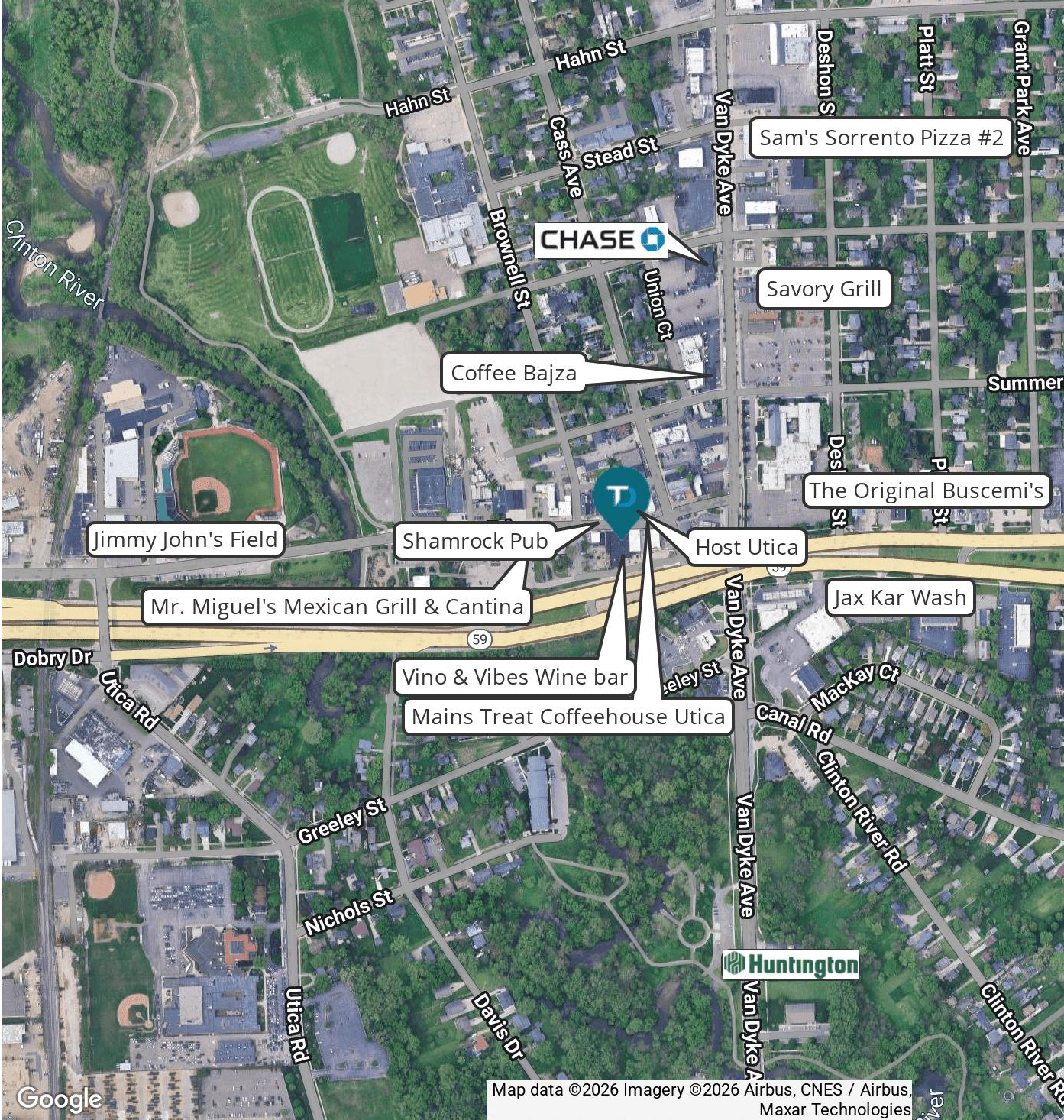
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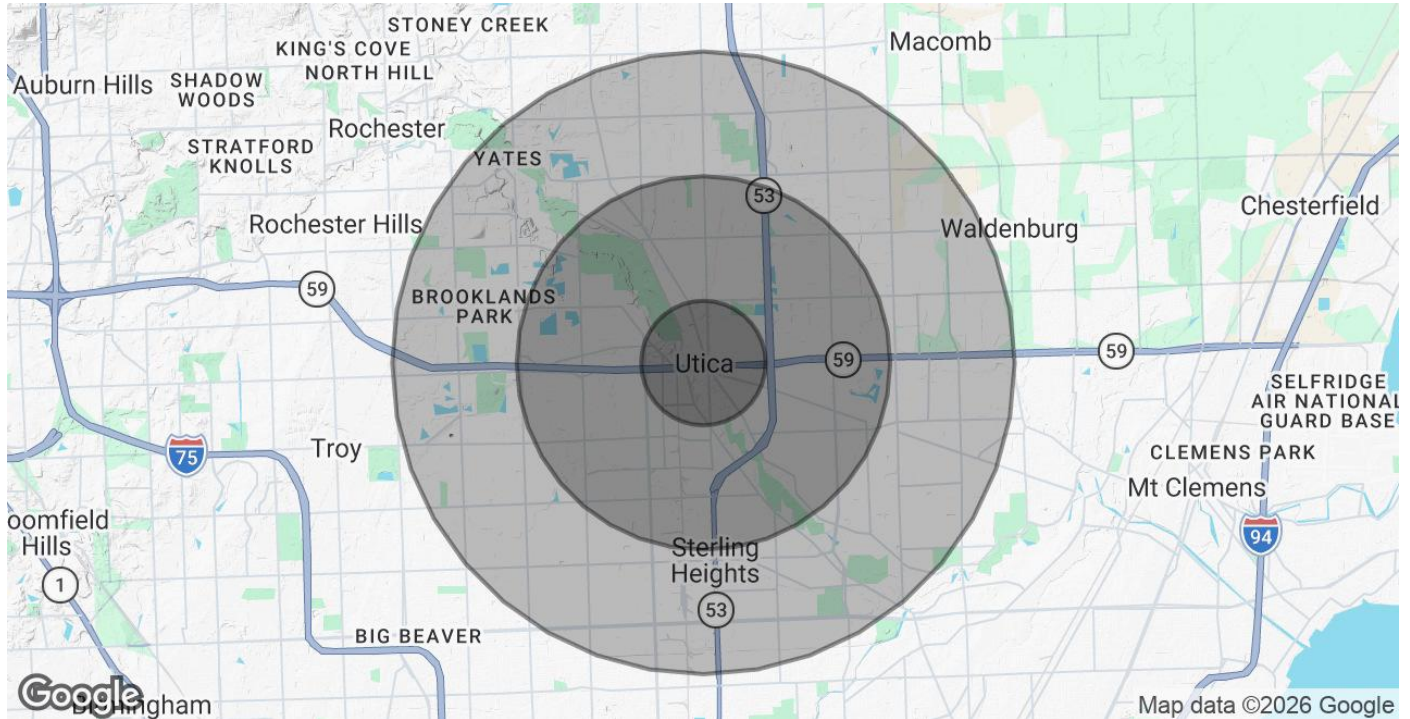
RETAILER MAP: 7747 Auburn Rd | Utica, MI 48317



RETAILER MAP: 7747 Auburn Rd | Utica, MI 48317



DEMOGRAPHICS MAP & REPORT: 7747 Auburn Rd | Utica, MI 48317



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,910	81,894	240,497
Average Age	42	43	43
Average Age (Male)	41	41	41
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,408	33,905	95,708
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$84,446	\$98,182	\$107,544
Average House Value	\$254,676	\$293,793	\$317,008

2020 American Community Survey (ACS)

ZONING : 7747 Auburn Rd | Utica, MI 48317

1/5/26, 11:30 AM

Utica, MI Code of Ordinances

Section 800. - Intent.

The C-1, central business district, is designed to cater to the needs of a larger consumer population than is served by the general business district. It is generally characterized by an integrated cluster of establishments serviced by a common parking area, and generating large volumes of pedestrian traffic and ancillary vehicular trips.

Section 801. - Principal uses permitted.

In the central business district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance:

1. All uses in the O-1, office districts, permitted and as regulated under [section 701](#).
2. Any retail business whose principal activity is the sale of merchandise in an enclosed building, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
3. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty parlors or barber shops, photographic studios, and self-service laundries and dry-cleaners.
4. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
5. Standard or carry-out restaurants.
6. Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
7. Post office buildings.
8. New and used car salerooms, showrooms, or offices which do not provide outdoor sales space and/or service and repair activities.
9. Health and athletic clubs.
10. Discount, department, or variety stores.
11. Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
12. Local municipal administration buildings, museums, and libraries.
13. Other uses similar to the above uses.
14. Accessory structures and uses customarily incident to the above permitted uses.

Section 802. - Principal uses permitted subject to special conditions.

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1/5/26, 11:30 AM

Utica, MI Code of Ordinances

The following special condition uses shall be permitted subject to the conditions hereinafter required for each use, subject to any and all reasonable conditions which may be imposed in accordance with section 4c. (2) of the city-village zoning act, as may be amended (MCL 125.584c(2)), and further subject to the review and approval by the planning commission and city council as specified in [section 1802](#), "review and approval of conditional uses," and [section 1800](#), "site plan review," of this zoning ordinance.

1. Residential units when the following conditions are met:
 - a. The dwelling unit(s) shall be provided on any floor other than a floor where grade level access is provided.
 - b. The minimum floor area per unit shall equal 500 square feet for a one bedroom unit, 700 square feet for a two bedroom unit, 900 square feet for a three bedroom unit, and 1,100 square feet for units containing four bedrooms.
 - c. Of street parking shall be provided in the ratio of two parking spaces for each residential unit provided.

Section 803. - Required conditions.

1. Outdoor storage of commodities shall be expressly prohibited.

Section 804. - Area and bulk requirements.

See article XIII, schedule of regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.