



**FOR SALE**

# TURN-KEY AUTO OPERATION & REAL ESTATE

**205 N RIDGE ST, PORT SANILAC, MI**

- Industrial Complex on 12.4 Acres
- High-bay Drive-thru Warehouse with 3-ton Crane
- Fully Operational Mechanic Shop
- Self-Storage (91-Units) with Room for Large Expansion
- Fully Built-out 2,500 SF Apartment On-Site
- Equipment included in sale
- High Visibility on Main Road
- Towing License Included and Police Auction Available



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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## EXCLUSIVE LISTING TEAM



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# PROPERTY SNAPSHOT

This offering consists of 5 buildings totaling 42,760 SF and is situated on 12.4 acres - providing plenty of room for storage, trailer parking, and to expand storage operations.



## AUTO REPAIR BUILDING - 30,000 SF

The main building is 30,000 SF and includes a 7,260 SF warehouse with 3-ton crane and 3-bay doors, 5,530 SF mechanic shop w/ 7-car lifts, 1,520 SF auto repair office, a 1,500 SF U-Haul office, and a 2,500 SF apartment in the rear of building.



## SELF-STORAGE - 10,180 SF

There are three self-storage buildings on-site consisting of 91 temperature controlled units, with an electric gate to access units. There is also many acres of buildable land on site to expand this operation.



## BODY/MECHANIC SHOP - 2,580 SF

The free-standing mechanic shop is located behind the main building, directly behind the warehouse portion and features an overhead door and small windows.



TRAILER PARKING  
ON SITE



3-PHASE  
800 AMP POWER



SEVEN OVERHEAD  
DOORS



3-TON CRANE



91 STORAGE UNITS  
ON-SITE

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Introducing a prime owner/user opportunity along the beautiful shoreline of Lake Huron, Michigan! Auto Care of Port Sanilac is a family-run business with an owner who is ready to retire. The property has a clean mechanic shop, tire shop, U-Haul self-storage, and a high bay warehouse with a 3-ton crane. The property includes a total of 12.4 acres that can be expanded for self-storage or other uses. The building is in great condition and is ready for a new owner to come in and begin their own modernized operation. The property's well-maintained infrastructure and desirable features make it a solid investment choice for those seeking a high-performing asset in the industrial and self-storage sectors.

## LOCATION OVERVIEW

Located in the heart of Port Sanilac, the area provides access to major transportation routes, including highways and ports, facilitating the movement of goods and products. Nearby points of interest include the Lake Huron shoreline, providing recreational opportunities and attracting potential customers for self-storage facilities. Additionally, the property's proximity to Detroit offers access to a robust market with diverse industries and business opportunities, positioning it as an ideal investment for industrial and self-storage ventures.

## PROPERTY INFORMATION

ADDRESS	205 N Ridge St Port Sanilac, MI 48469
TYPE	Auto Care Self Storage Warehouse
APN	212-240-000-128-00
TOTAL BUILDING SIZE	42,760 SF
NUMBER OF BUILDINGS	5
ZONING	Commercial
LAND SIZE	12.4 Acres
YEAR BUILT	1990
TENANCY	Multiple
PARKING SPACES	300
WALKABILITY SCORE	33 - Car Dependent
TRAFFIC COUNT	3,205
SUBMARKET	Midland/Flint
LOCATION TYPE	Suburban
SALE PRICE	<b>\$2,050,000</b>
PRICE P/SF	<b>\$47.94</b>

# LOCATION OVERVIEW

Port Sanilac, Michigan, located on the shores of Lake Huron, offers a unique blend of natural beauty and small-town charm that can be attractive to commercial real estate investors.

## SMALL TOWN CHARM

Port Sanilac exudes a laid-back, small-town charm with its quaint downtown area, locally-owned shops, restaurants serving fresh seafood and regional cuisine, and friendly community atmosphere. Residents and visitors alike enjoy the relaxed pace of life and sense of community that the village offers.

## LOCATION AND ACCESSIBILITY

The location along the coast of Lake Huron makes it a picturesque destination. Its accessibility via major highways and proximity to larger cities like Detroit (about 90 miles away) makes it an appealing location for businesses looking to serve both local residents and tourists.

## TOURISM AND RECREATION

Tourism plays a significant role in the economy of Port Sanilac, especially during the summer months when visitors flock to the area for vacations, weekend getaways, and special events. The village hosts various festivals, fairs, and cultural events throughout the year, attracting tourists and fostering community engagement. The village offers a wide range of recreational activities, including boating, fishing, swimming, and sailing on Lake Huron.

## COMMUNITY SPIRIT

Port Sanilac prides itself on its strong sense of community spirit and civic engagement. Residents actively participate in local events, volunteer initiatives, and community organizations, contributing to the village's vibrant social fabric and quality of life.

## WITHIN 5 MILES OF SUBJECT:



**2,657**  
POPULATION



**1,188**  
HOUSEHOLDS



**\$66,683**  
AVERAGE  
HOUSEHOLD INCOME



**\$163,102**  
MEDIAN  
HOME VALUE



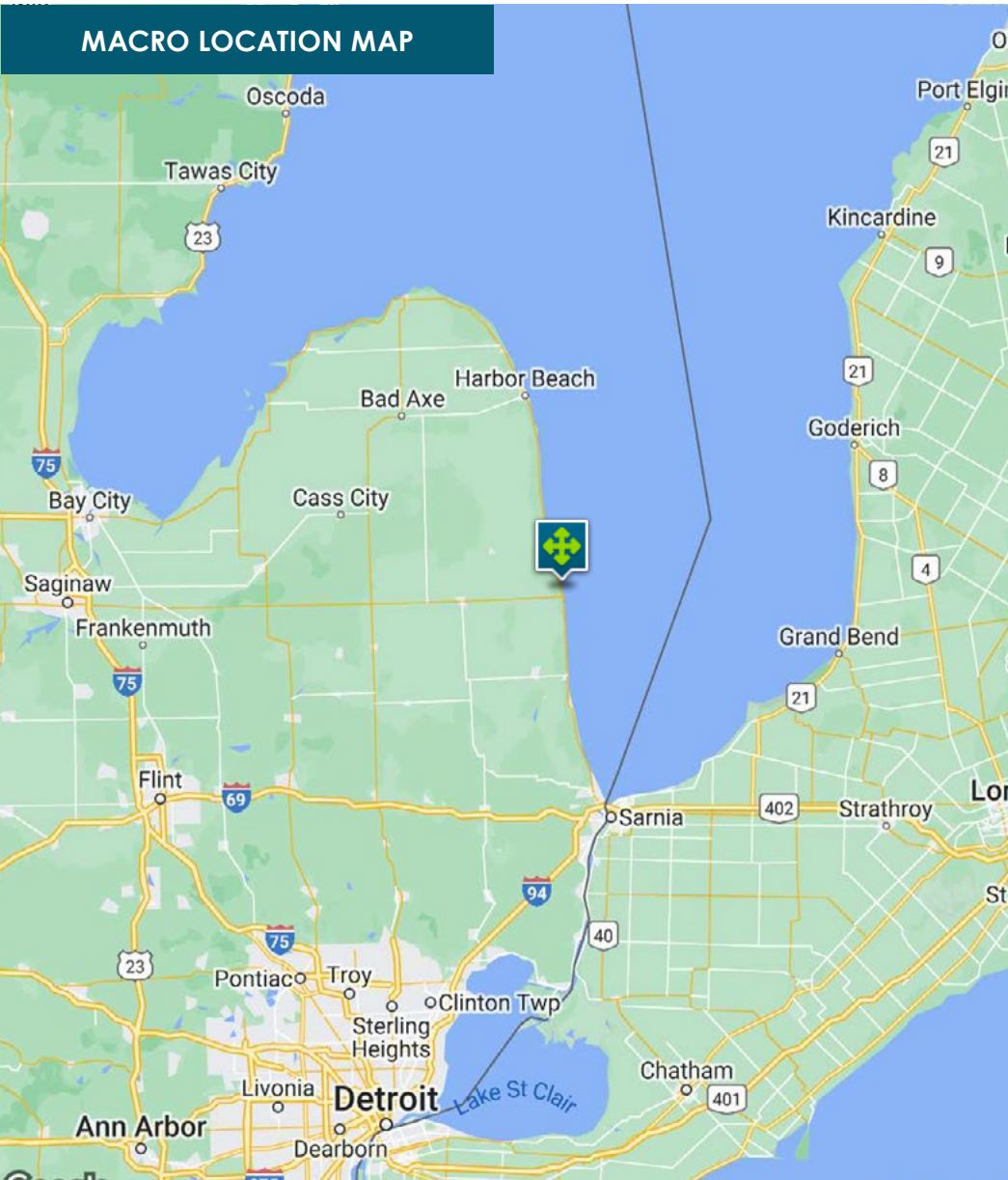
**55**  
MEDIAN AGE



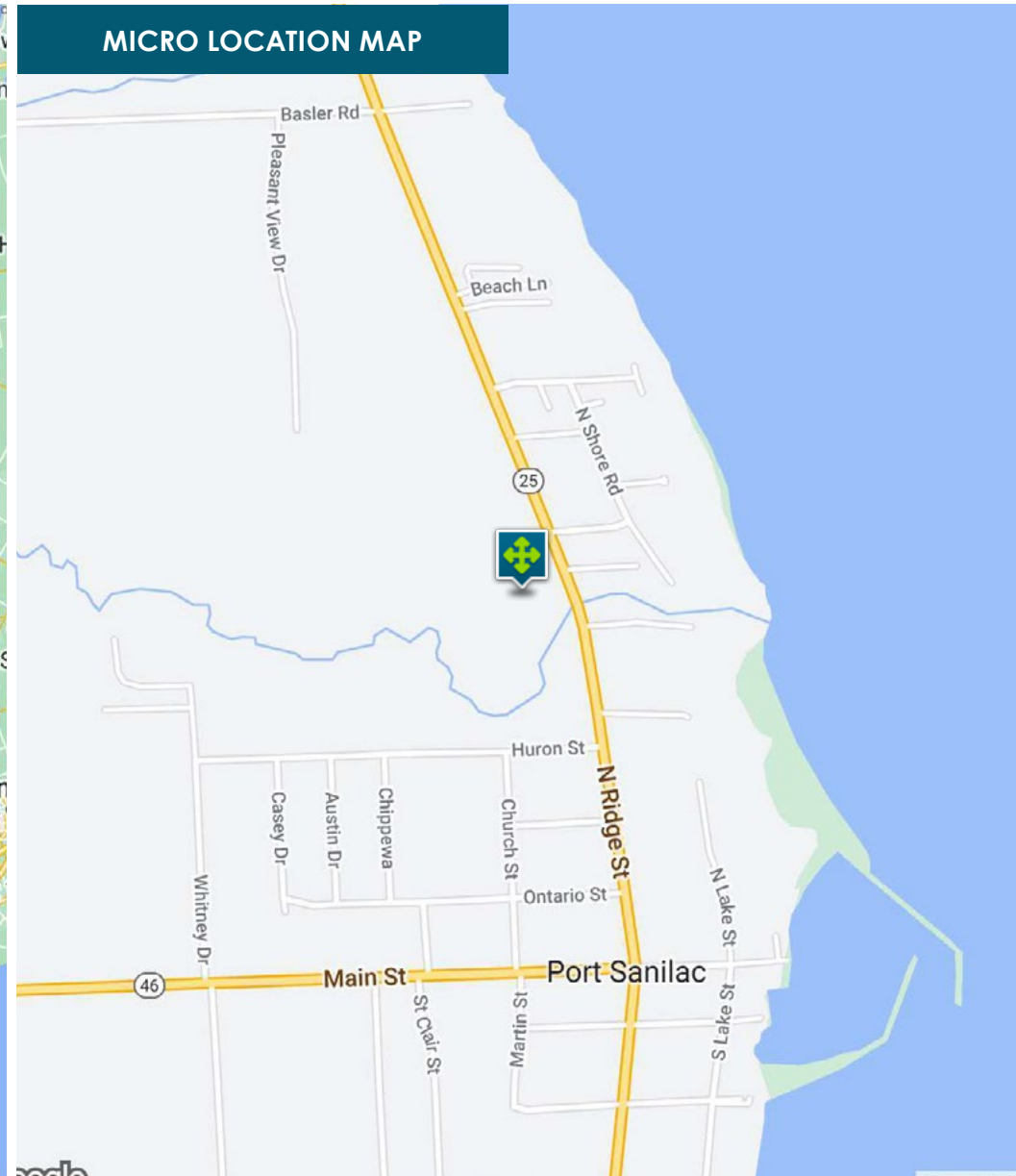
**\$33.2M**  
TOTAL SPECIFIED  
CONSUMER SPENDING

# LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP



# PARCEL AERIAL



Lake Huron

Port Sanilac  
Boat Launch

12.4 Acres

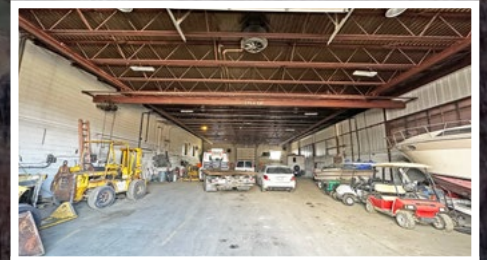
# SITE DIAGRAM



FREE STANDING SHOP



SELF-STORAGE BUILDINGS



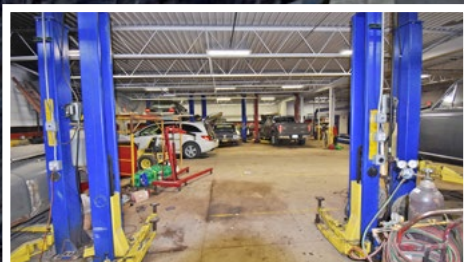
7,260 SF WAREHOUSE W CRANE



2,500 SF APARTMENT

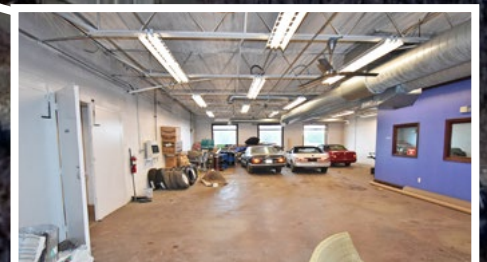


1,500 SF U-HAUL OFFICES



5,530 SF MECHANIC SHOP

1,520 SF TIRE SHOP & OFFICE



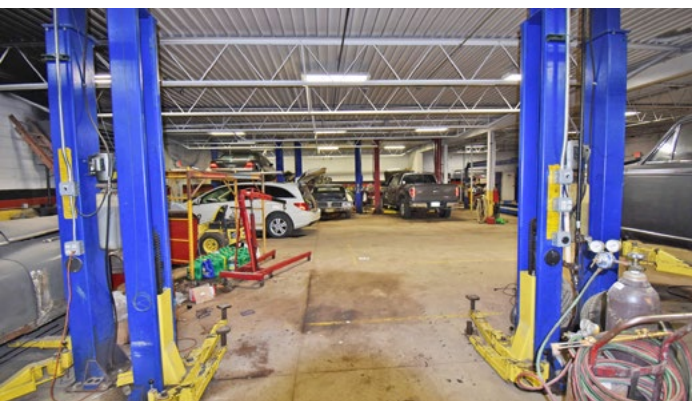
USED CAR SHOWROOM



# MAIN BUILDING EXTERIOR PHOTOS



# MAIN BUILDING INTERIOR PHOTOS



# UHAUL OFFICE PHOTOS



# SELF-STORAGE PHOTOS

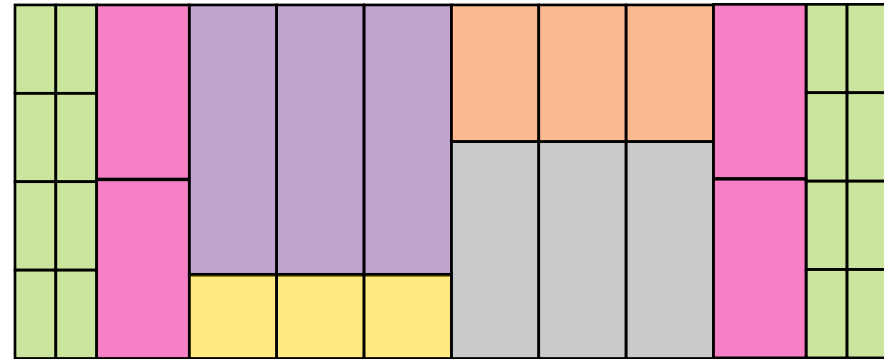


# SELF STORAGE UNIT MIX

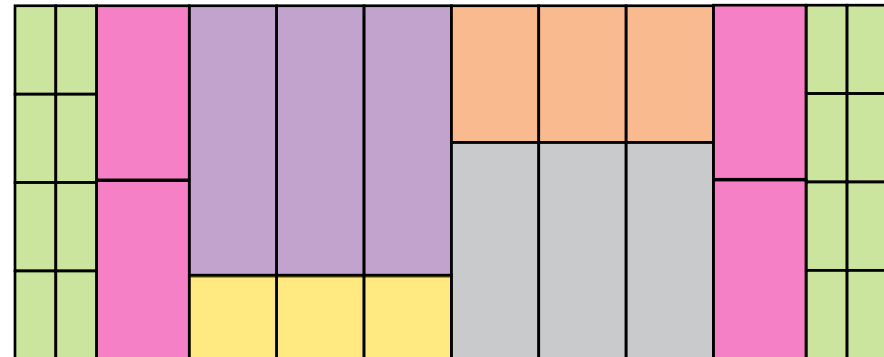
BUILDING MIX	DIMENSIONS	SQ FT
Building A	21' x 100'	2,100
Building B	40' x 101'	4,040
Building C	40' x 101'	4,040
<b>TOTAL SIZE</b>		<b>10,180 SF</b>

UNIT MIX	UNITS
5 x 10	32
7 x 10	24
8 x 10	4
10 x 10	6
10 x 15	6
10 x 20	7
10 x 25	6
10 x 30	6
<b>TOTAL UNITS</b>	<b>91</b>

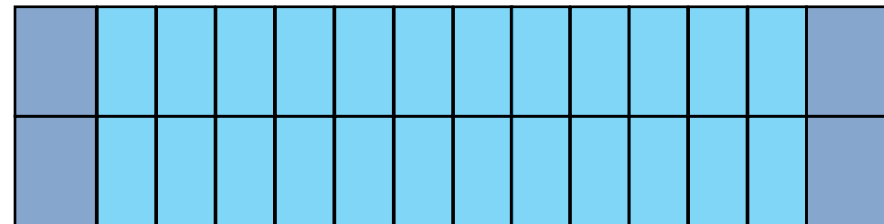
**BUILDING C**



**BUILDING B**



**BUILDING A**



# INVENTORY & EQUIPMENT INCLUDED IN SALE

1. Sellers Class B Used Car Dealers License - Buyer will have to apply with the state but it can be re-assigned
2. Motor Vehicle Repair Facility Registration F166279
3. 7 Industrial Strength Car lifts
4. At least ten dozen tires from the tire shop
5. At least 4 Commercial Grade Compressors
6. One Giant 3-Ton Ceiling Crane in the Warehouse/ Garage which runs thru the entire portion of the warehouse
7. A plow truck
8. An 18 ft Box Truck, 1998 with approx. 135,000 miles on it.
9. Alignment machine for vehicles (but needs batteries)
10. A¾ Ton Chevy GMC 2500 Year 2000 w 203,000 miles but new engine and transmission.
11. 6Ft lay that bends metal up to 6 ft
12. 2 Wheel balancing machines
13. 2 Tire Changing Machines
14. At least 1 engine crane
15. At least one standard lawnmower tractor
16. At least one zero turn tractor
17. 2 MIG welders, one is a heavy duty Lincoln welder
18. 1 newer Break Lay
19. 5 Oxygen Welder
20. Half a Dozen Oxygen Tanks
21. Half a Dozen Argon Tanks
22. Commercial metal and wood cutting saws
23. Dozens of small, miscellaneous Autos and Air-conditioning hand tools located in the machine shop
24. The appliances of a freezer, refrigerator, dishwasher, stove, wash machine and dryer
25. Desks at the property
26. Miscellaneous Desktop Computers and furniture located in the Auto Sales Store/ Tire Shop and
27. U-Haul
28. All the inventory and merchandise racks and shelving
29. Seller's Custodian License, which a buyer could apply for, which allows the ability to tow abandoned vehicles and conduct car auctions at premises.
30. All Terrain HILO Forklift
31. 1 Indoor Forklift
32. Massy Ferguson Farm Tractor
33. Approx. 28 Ft Regal Boat Twin Screw (runs)
34. 1000 Gallon used oil tank
35. Lawn Roller
36. New 80 gallon compressor
37. Horse Compressor
38. Newer Bushog

# CONTACT US

For more information, or to schedule a tour of this exciting opportunity, please contact the exclusive listing agents:



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