

RARE 10-ACRE LICENSED AUTOMOTIVE & INDUSTRIAL FACILITY

2610 IMLAY CITY ROAD // LAPEER, MI 48446



FOR SALE

\$1,690,000

LAND

10± ACRES

BUILDINGS

4,000± SF

- 10± fully fenced, level acres of secured outdoor storage
- Currently associated with Michigan Class B, C, E & F automotive licenses
- 200,000-lb operational truck scale
- Brand new 2,000± SF office + 2,000± SF warehouse, oversized doors

- New 7,000 SF concrete pad with expansion potential
- Outdoor loading dock, camera system, new well and septic
- All-new plumbing, electrical and HVAC in office
- **Ideal uses:** salvage, recycling, dealer, towing/impound, scrap/metal recycling, contractor yard, auction, heavy equipment, fleet

JONATHAN FARIDA

ADVANCED REAL ESTATE TEAM

LICENSED REAL ESTATE AGENT

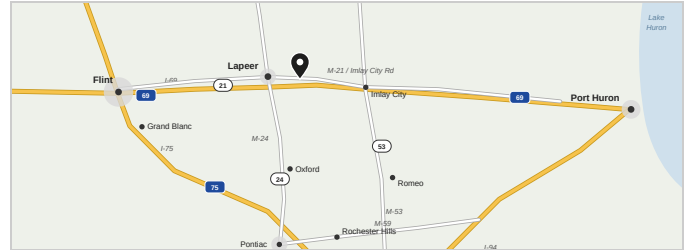
Community Choice Realty, Inc.

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EXECUTIVE SUMMARY



ASKING
PRICE

\$1,690,000
ENTIRE PROPERTY

OFFERING SUMMARY

Asking Price:	\$1,690,000
Land:	10± Acres
Office Building:	2,000± SF (Brand New)
Warehouse / Dismantling:	2,000± SF
Total Building Area:	4,000± SF
Concrete Pad:	7,000± SF
Truck Scale:	200,000-lb
Perimeter:	Fully Fenced
Water / Sanitary:	New Well / New Septic
Automotive Licenses:	Class B, C, E & F
Municipality:	Lapeer Township
County:	Lapeer
Property Type:	Automotive / Industrial

PROPERTY HIGHLIGHTS

- 10± fully fenced acres of secured outdoor storage
- Michigan Class B, C, E & F automotive licenses currently held
- 200,000-lb operational truck scale
- New 7,000 SF concrete pad with expansion potential
- **Ideal uses:** salvage, recycling, dealer, towing/impound, scrap/metal, contractor yard, auction, heavy equipment, fleet

PROPERTY OVERVIEW

Rare opportunity to acquire an approximately 10-acre, fully fenced automotive/industrial property in Lapeer Township with significant infrastructure already in place. The site is developed for automotive operations and is currently associated with Michigan Class B, C, E and F automotive licenses.

Rather than developing vacant land, a buyer acquires an established site with a brand new 2,000± SF office building, a 2,000± SF warehouse with oversized overhead doors, a 200,000-lb truck scale, a new 7,000 SF concrete pad with expansion potential, an outdoor loading dock, a camera system, new well and septic, and substantial usable outdoor acreage.

Ideal uses: salvage, recycling, dealer, towing/impound, scrap/metal recycling, contractor yard, auction, heavy equipment users, fleet operations and other approved automotive/industrial uses.

LOCATION OVERVIEW

Located in Lapeer Township on M-21 with access to the Lapeer and Mid-Michigan markets and Southeast Michigan via I-69 — acreage that is difficult to find closer to Metro Detroit, serving Lapeer, Genesee, Macomb, Oakland and St. Clair Counties.

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PROPERTY DETAILS

ASKING PRICE	\$1,690,000
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LOCATION INFORMATION

Street Address	2610 Imlay City Road
City, State, Zip	Lapeer, MI 48446
Municipality	Lapeer Township
County	Lapeer
Market	Mid-Michigan / Metro Detroit
Sub-market	Lapeer
Road Type	Paved
Road Frontage	±301.5' on Imlay City Rd
Nearest Highway	I-69

BUILDING INFORMATION

Office Building	2,000± SF
Warehouse / Dismantling	2,000± SF
Total Building Area	4,000± SF
Number of Buildings	2
Office Plumbing	New
Office Electrical	New
Office HVAC	New
Warehouse Year Built	1960
Office Building	Brand New Construction
Overhead Doors	Multiple Oversized Drive-In Doors

PROPERTY INFORMATION

Property Type	Automotive / Industrial
Property Subtype	Salvage / Recycling Facility
Zoning	Commercial (Lapeer Twp)
Lot Size	10± Acres (2 Parcels)
Topography	Predominantly Level
Parcel IDs	012-001-034-01 & 012-001-035-00
Perimeter	Fully Fenced
Automotive Licenses	Class B, C, E & F

SITE IMPROVEMENTS

Truck Scale	200,000-lb Operational
Concrete Pad	7,000± SF (New)
Pad Building Approval	Yes (Subject to Township)
Loading	Outdoor Loading Dock
Water	New Well
Sanitary	New Septic
Security	Camera System

AUTOMOTIVE LICENSES HELD

CLASS	LICENSE TYPE
Class B	Used Vehicle Dealer
Class C	Used Vehicle Parts Dealer / Dismantler
Class E	Distressed Vehicle Transporter
Class F	Vehicle Scrap Metal Processor

All measurements, acreage, zoning, permitted uses and licensing subject to independent verification by purchaser.

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SITE PLAN & INFRASTRUCTURE



SITE INFRASTRUCTURE

IMPROVEMENT	DETAIL
Land	10± Acres, Fully Fenced
Office Building	2,000± SF (Brand New)
Warehouse / Dismantling	2,000± SF
Truck Scale	200,000-lb
Concrete Pad	7,000± SF
Loading Dock	Outdoor
Overhead Doors	Multiple Oversized
Well / Septic	New / New
Security	Camera System

Measurements are approximate and subject to verification.

AUTOMOTIVE LICENSE NOTES

- **Class B** — Buy and sell used vehicles to and from the general public and other licensed dealers
- **Class C** — Acquire late-model major component parts for resale and dismantle vehicles for parts; one of the only classes legally able to buy late-model distressed vehicles from insurers, auctions and salvage pools in Michigan
- **Class E** — Distressed vehicle transporter (including vehicle crushing)
- **Class F** — Vehicle scrap metal processor (shearing, fragmenting, baling, shredding)
- Concrete pad approved for potential additional building, subject to final Lapeer Township approval and permitting

License transferability and purchaser licensing requirements to be verified with the State of Michigan.

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POTENTIAL USES & OPPORTUNITY

WHY THIS PROPERTY IS UNIQUE

Properties combining substantial acreage, automotive-oriented use, secured outdoor storage, buildings and heavy commercial infrastructure are difficult to replicate. A buyer attempting to establish a similar facility on vacant land could face land acquisition, zoning and land-use approvals, engineering, site preparation, fencing, utility installation, concrete work, construction, permitting, scale installation and other substantial development costs.

2610 Imlay City Road offers much of that infrastructure already in place, making it particularly attractive to an owner-user seeking to expand or relocate without starting an operation from the ground up.

IDEAL PURCHASER PROFILE

- Automotive recyclers seeking a satellite location or additional processing/storage capacity
- Salvage operators expanding into the Lapeer / Mid-Michigan market
- Towing companies needing secured vehicle storage and significant acreage
- Automotive dealers requiring substantial vehicle inventory space
- Trucking and fleet operators needing secure acreage, office facilities and heavy-truck infrastructure
- Heavy-equipment businesses requiring outdoor storage, loading capability and a heavy-duty scale
- Automotive entrepreneurs looking for an established site with significant infrastructure already completed

POTENTIAL USES

Subject to Lapeer Township zoning, licensing and governmental approvals.

- Automotive recycling
- Salvage yard operations
- Vehicle dismantling
- Used automotive sales
- Auto parts operations
- Towing and recovery
- Vehicle impound / storage
- Fleet storage and operations
- Trucking operations
- Heavy-equipment storage
- Heavy-equipment sales
- Automotive repair
- Collision / body shop
- Contractor yard
- Construction equipment storage
- Outdoor commercial storage
- Material handling
- Logistics operations
- Vehicle / equipment auctions
- Scrap / recycling operations
- Industrial owner-user operations

MARKET REACH

The location can serve businesses operating throughout Lapeer County, Genesee County, Macomb County, Oakland County, St. Clair County, Metro Detroit and Mid-Michigan — ideal for automotive, towing, recycling, trucking and equipment users that need significant outdoor space while maintaining access to Southeast Michigan.

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EXTERIOR & BUILDINGS



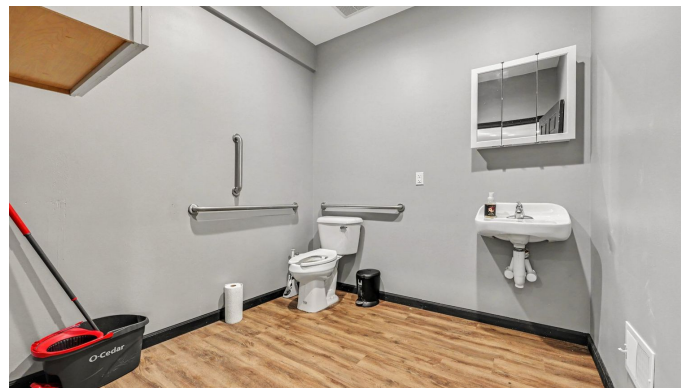
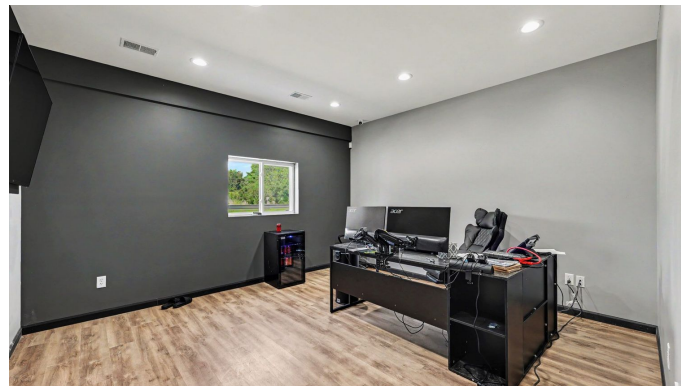
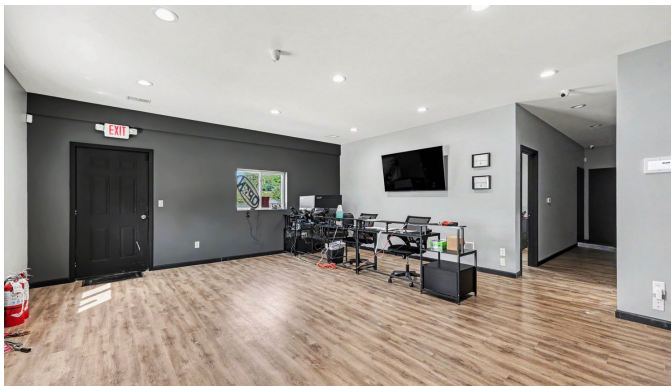
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OFFICE INTERIOR



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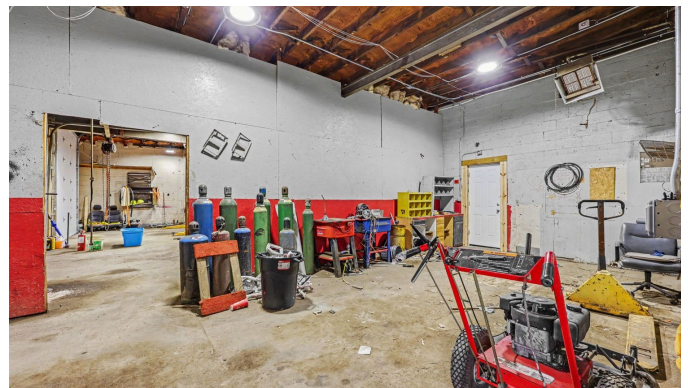
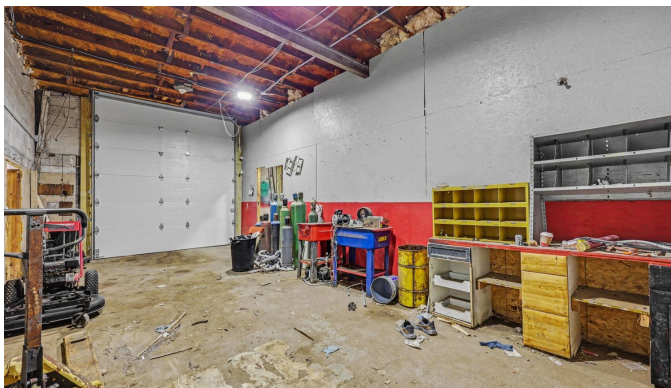
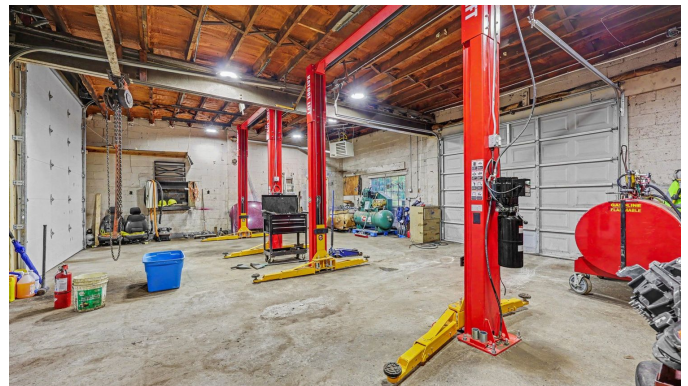
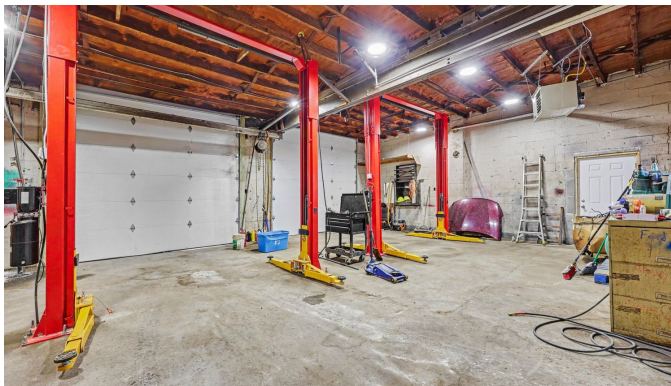
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WAREHOUSE / SHOP



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YARD & SITE IMPROVEMENTS

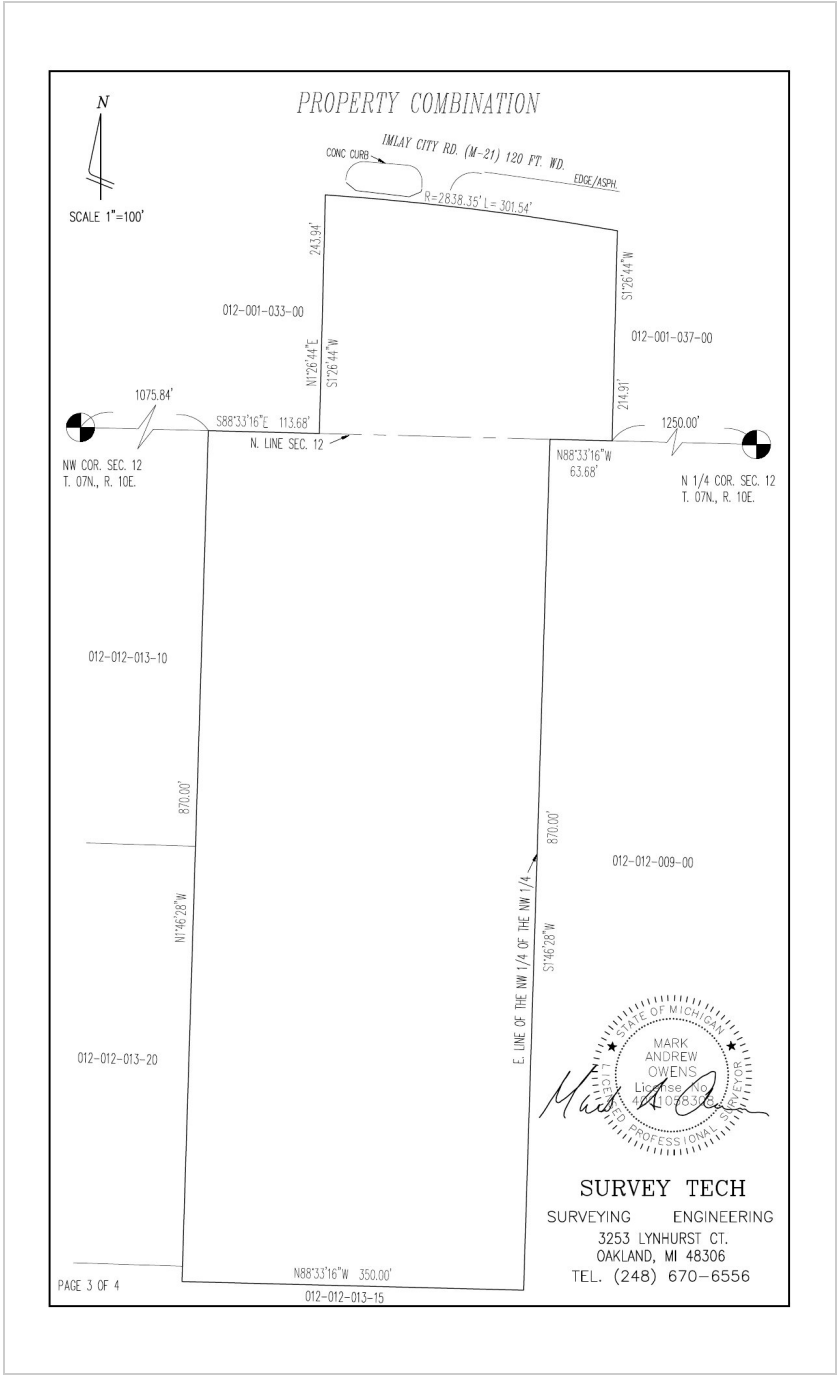


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SURVEY & PARCEL EXHIBIT



SURVEY HIGHLIGHTS

Road Frontage	±301.5' on M-21
Right-of-Way	Imlay City Rd, 120' wide
Front Parcel Depth	±215' – 244'
Rear Parcel	350' × 810'
Parcel IDs	012-001-034-01 012-001-035-00
Section	Sec. 12, T7N, R10E
Surveyor	Survey Tech, Oakland, MI

PARCEL NOTES

- Two contiguous parcels offered together as a single assemblage
- Front parcel fronts Imlay City Road (M-21) and contains the office and warehouse buildings
- Rear parcel extends approximately 810 feet south, providing the bulk of the secured outdoor storage acreage
- Property combination survey prepared by a Michigan licensed professional surveyor

Survey exhibit reproduced for reference only. Boundaries, dimensions and acreage subject to verification by purchaser. Full survey available upon request.

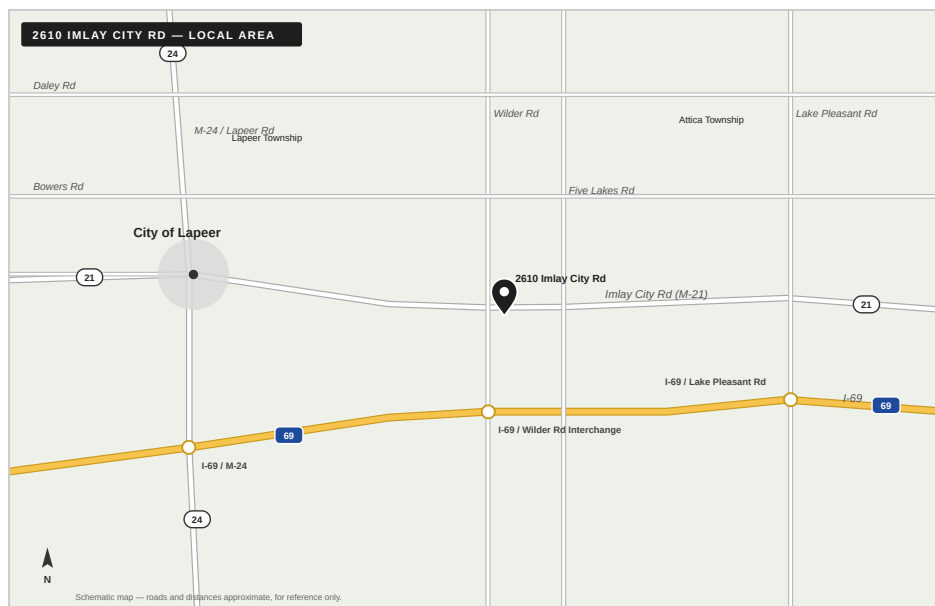
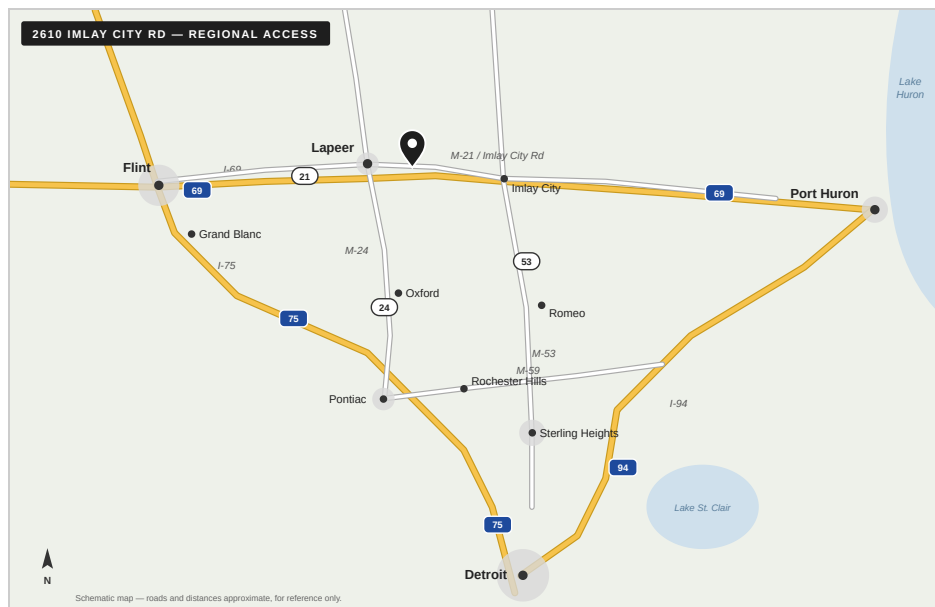
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LOCATION MAP



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:

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