

LAND PROPERTY // FOR SALE

## FOR LEASE, SALE OR BUILD TO SUIT!

44927 MICHIGAN AVENUE  
CANTON, MI 48188



- 1.63 Acres zoned Light Industrial
- 176' of frontage on Michigan Ave
- Zoning allows for numerous industrial uses
- Prime location in Canton with quick access to I-275
- Seller Financing available



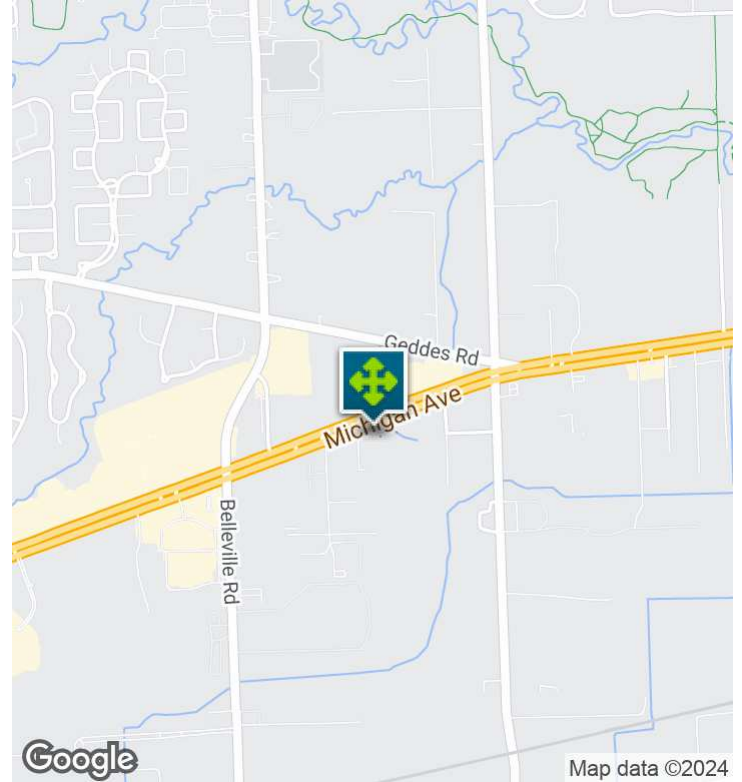
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[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY

Star International  
Academy Canton



|                   |                  |
|-------------------|------------------|
| <b>Sale Price</b> | <b>\$499,000</b> |
|-------------------|------------------|

## OFFERING SUMMARY

|                       |                  |
|-----------------------|------------------|
| <b>Lot Size:</b>      | 1.63 Acres       |
| <b>Price / Acre:</b>  | \$306,135        |
| <b>Zoning:</b>        | LI-2             |
| <b>Market:</b>        | Detroit          |
| <b>Submarket:</b>     | Airport District |
| <b>Traffic Count:</b> | 43,249           |

## PROPERTY OVERVIEW

This 1.63-acre vacant lot boasts an optimal location with 176' of frontage on Michigan Avenue and LI-2 zoning, allowing for a wide range of industrial uses. With quick access to I-275 and situated in the thriving Detroit area, this property is poised to deliver substantial potential for users seeking an industrial presence in a high-demand and high-traffic location. No utilities are currently at the site.

## LOCATION OVERVIEW

Located on the south side of Michigan Ave, just west of Sheldon Rd. Quick access to I-275.

## PROPERTY HIGHLIGHTS

- 1.63 Acres zoned Light Industrial
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# PROPERTY DETAILS

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|                   |                  |
|-------------------|------------------|
| <b>Sale Price</b> | <b>\$499,000</b> |
|-------------------|------------------|

## PROPERTY INFORMATION

|                      |                |
|----------------------|----------------|
| Property Type        | Land           |
| Property Subtype     | Industrial     |
| Zoning               | LI-2           |
| Lot Size             | 1.63 Acres     |
| APN #                | 71135010009300 |
| Lot Frontage         | 176 ft         |
| Lot Depth            | 446 ft         |
| Corner Property      | No             |
| Traffic Count        | 43249          |
| Traffic Count Street | Michigan Ave   |
| Waterfront           | No             |
| Topography           | Level          |

## LOCATION INFORMATION

|                    |                           |
|--------------------|---------------------------|
| Street Address     | 44927 Michigan Avenue     |
| City, State, Zip   | Canton, MI 48188          |
| County             | Wayne                     |
| Market             | Detroit                   |
| Sub-market         | Airport District          |
| Cross-Streets      | Michigan Ave & Sheldon Rd |
| Side of the Street | South                     |
| Road Type          | Paved                     |
| Market Type        | Large                     |
| Nearest Highway    | I-275                     |
| Nearest Airport    | Willow Run Airport        |

## BUILDING INFORMATION

|                |                |
|----------------|----------------|
| Number of Lots | 1              |
| Best Use       | Industrial Use |



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# ADDITIONAL PHOTOS

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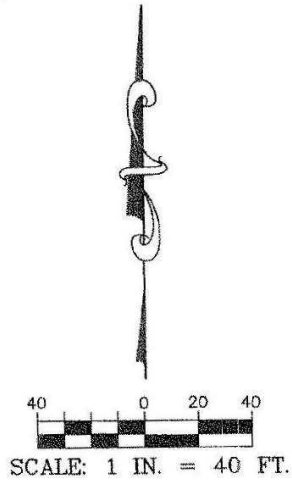
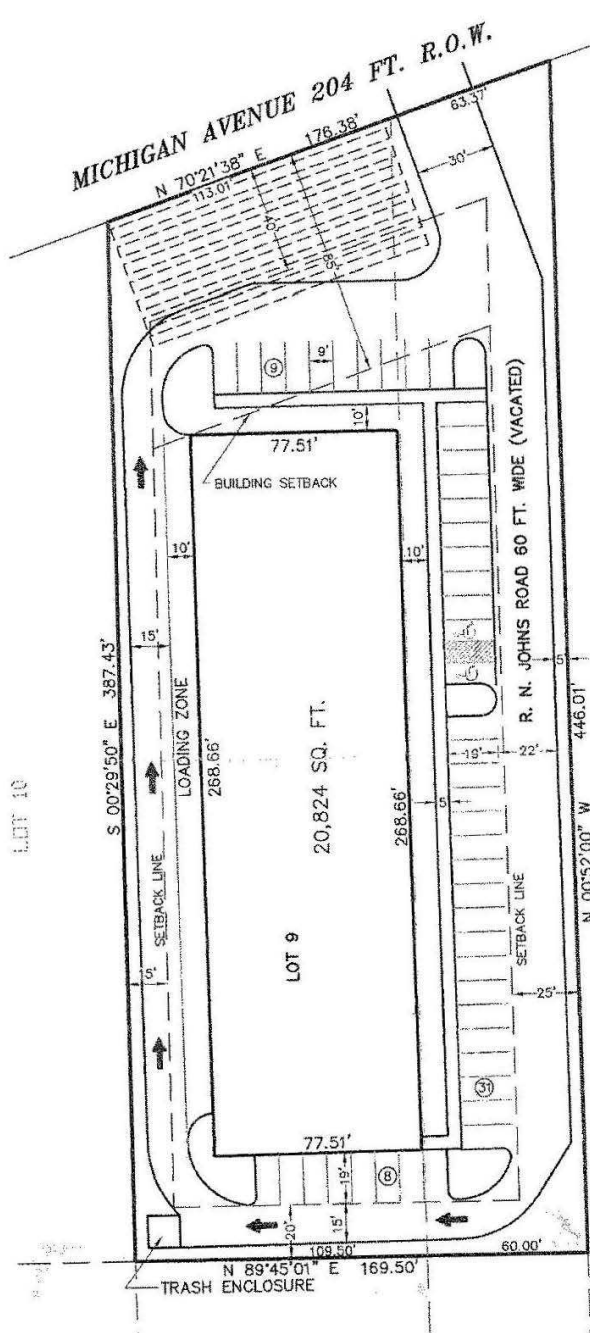
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# CONCEPTUAL PLAN

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## CONCEPTUAL PLAN



### PROPERTY DESCRIPTION

LOT 9 AND VACATED R. N. JOHNS LITTLE FARMS ROAD 60 FEET WIDE, BEING THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34 AND THAT PART OF THE WEST 1/2 OF THE OF NORTHWEST 1/4 OF SECTION 34, T. 2 S., R. 8 E. LYING SOUTH OF MICHIGAN AVE., CANTON TOWNSHIP, WAYNE COUNTY MICHIGAN. RECORDED IN LIBER 68 OF PLATS, PAGE 81, WAYNE COUNTY RECORDS. CONTAINING 1.61 ACRES.

### SITE DATA

ZONING: LI-2 LIGHT INDUSTRIAL - 2  
 PROPOSED USE: AUTOMOBILE SERVICES STRIP CENTER  
 PARKING REQUIRED:  
 1 SPACE PER EMPLOYEE PLUS  
 2 SPACES PER SERVICE BAY PLUS  
 1 SPACE PER 800 SQ. FT. USABLE FLOOR AREA  
 PARKING PROVIDED:  
 20,824 SQ. FT. X 80%/800 = 21 SPACES.  
 2 SERVICE BAYS = 4 SPACES  
 1 PER EMPLOYEE = 23 SPACES  
 TOTAL = 48 SPACES

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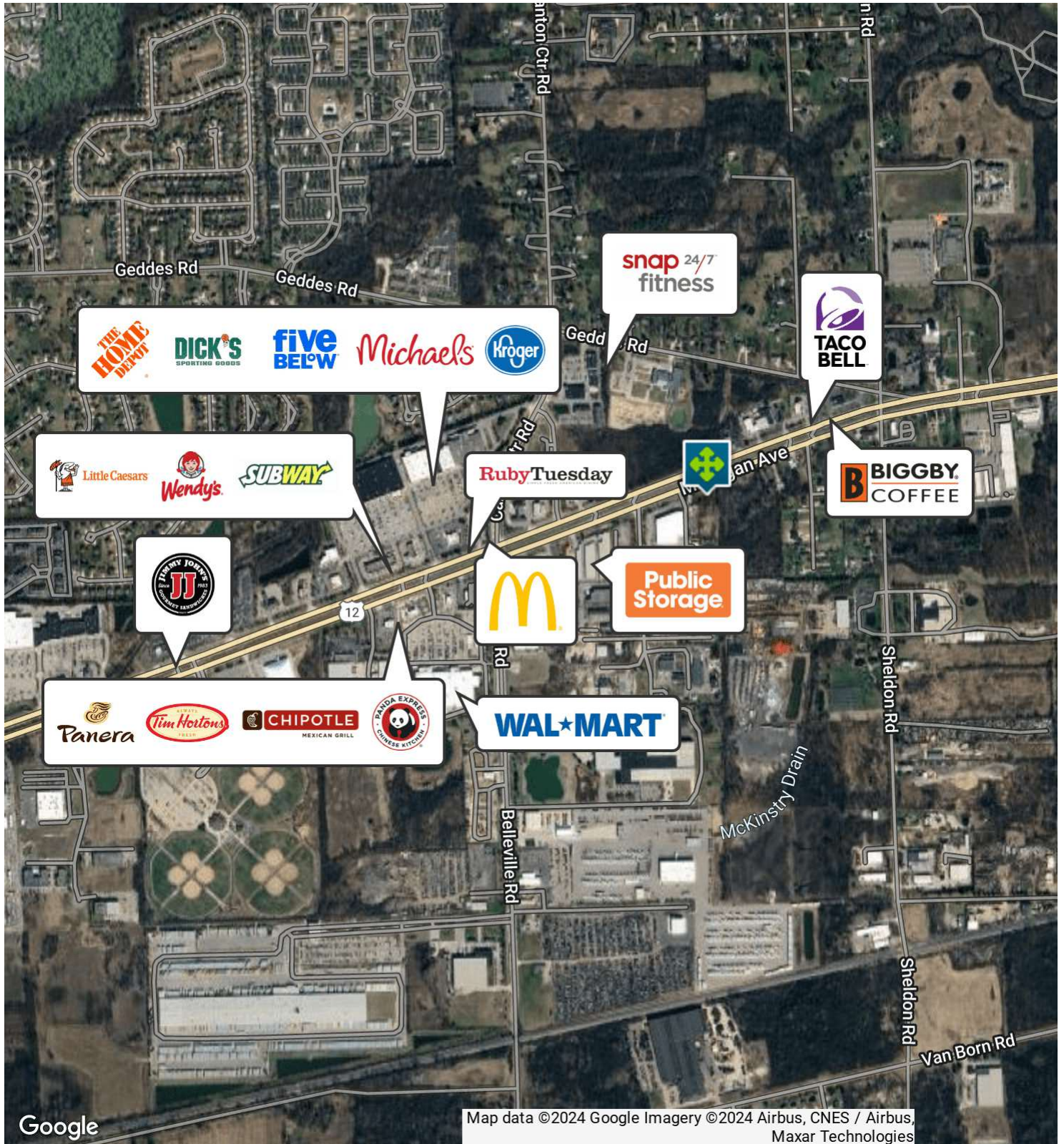






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# RETAILER MAP



Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



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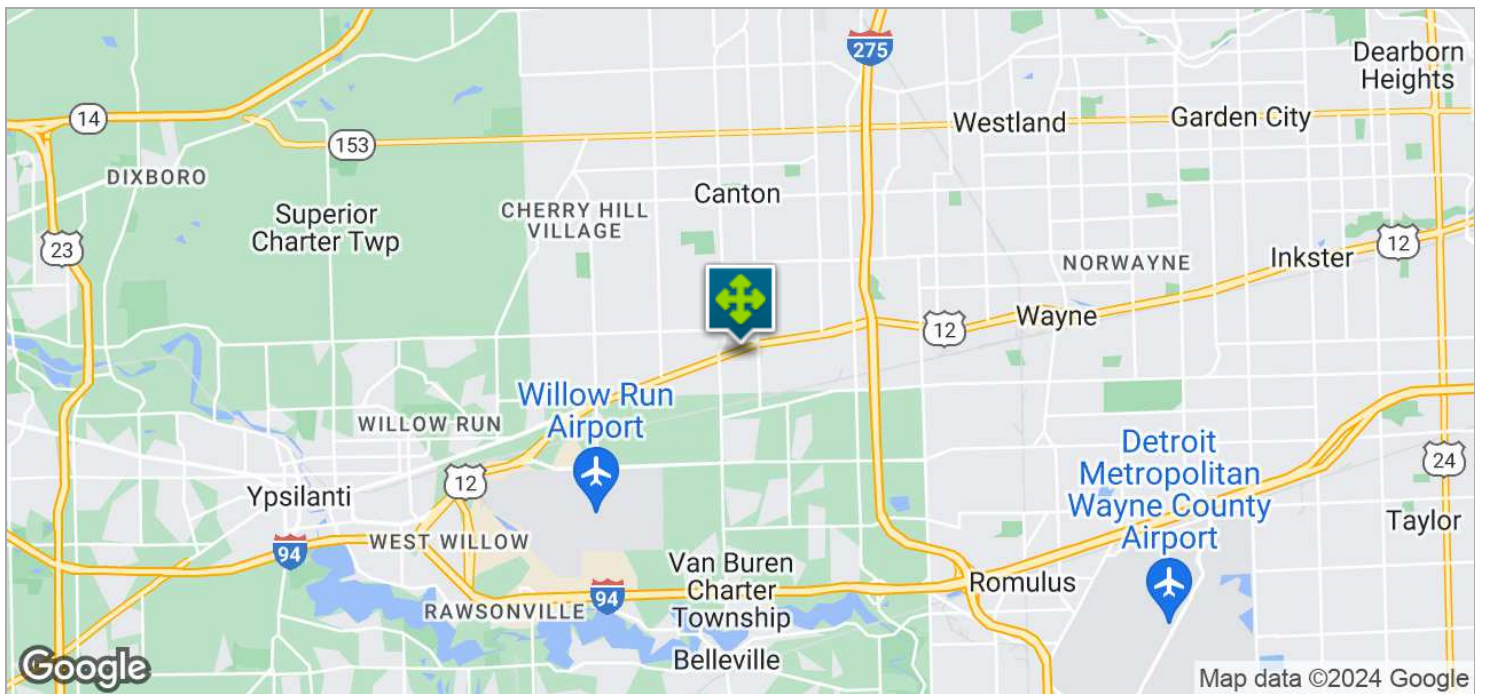
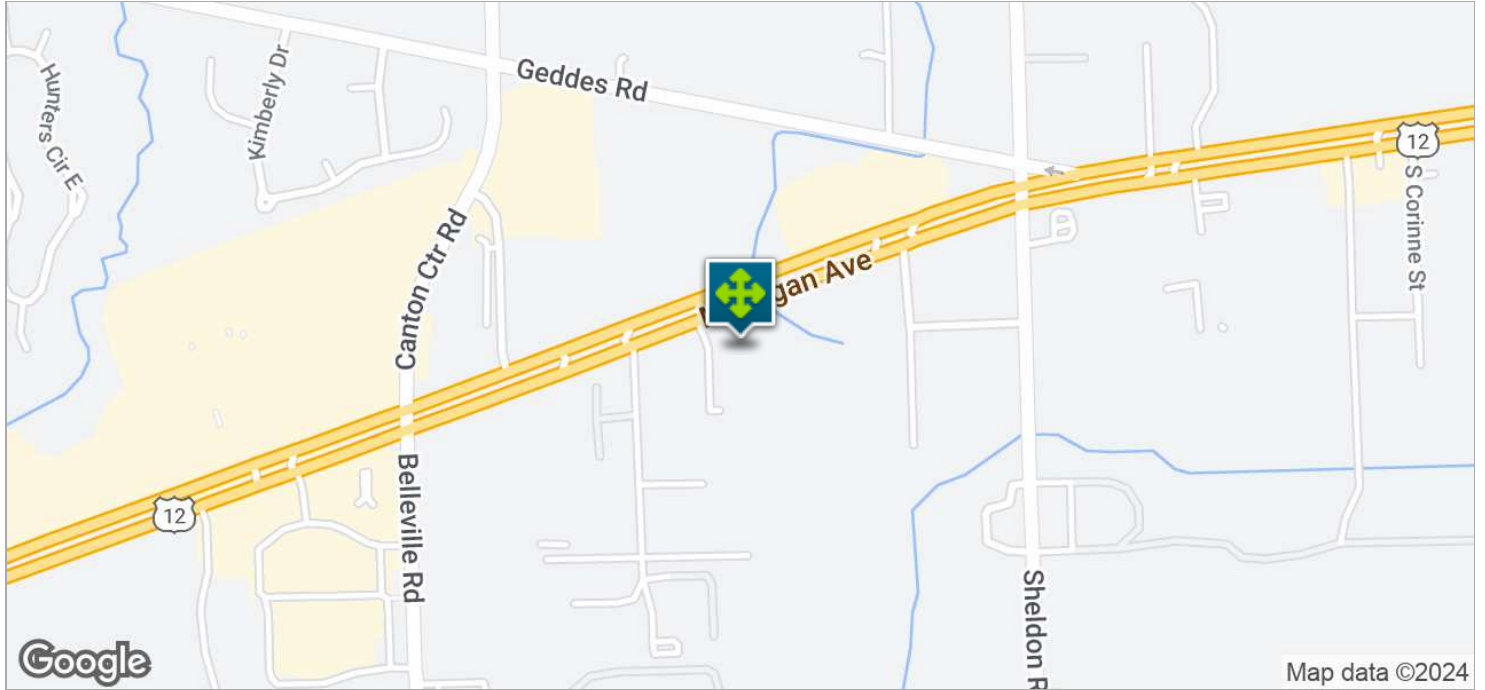
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# LOCATION MAPS

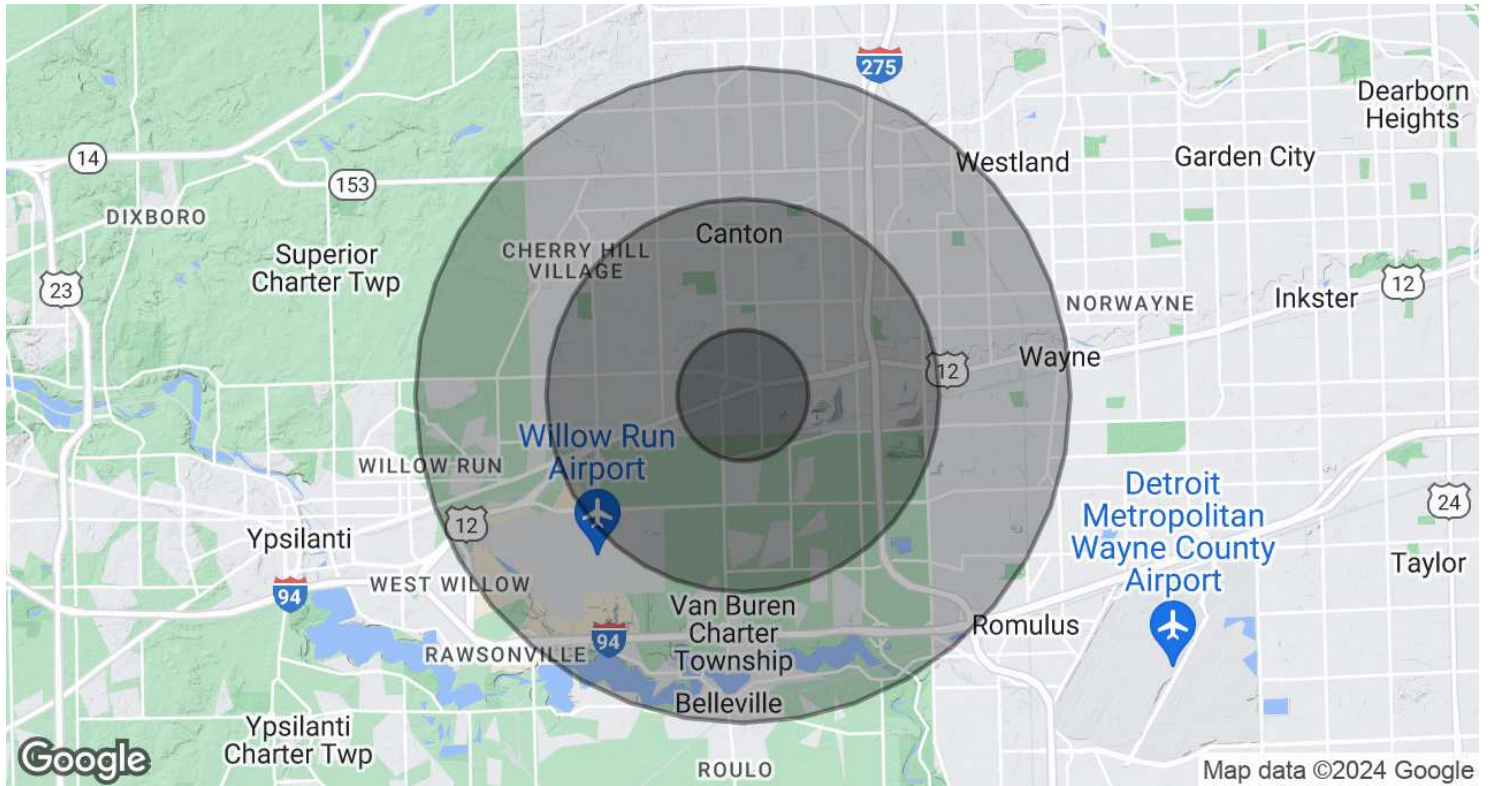
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# DEMOGRAPHICS MAP & REPORT



| POPULATION                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| <b>Total Population</b>     | 2,628     | 49,648    | 147,619   |
| <b>Average Age</b>          | 42        | 40        | 40        |
| <b>Average Age (Male)</b>   | 40        | 39        | 39        |
| <b>Average Age (Female)</b> | 44        | 41        | 41        |
| HOUSEHOLDS & INCOME         | 1 MILE    | 3 MILES   | 5 MILES   |
| <b>Total Households</b>     | 1,060     | 18,607    | 57,248    |
| <b># of Persons per HH</b>  | 2.5       | 2.7       | 2.6       |
| <b>Average HH Income</b>    | \$132,789 | \$145,463 | \$126,716 |
| <b>Average House Value</b>  | \$293,266 | \$336,539 | \$312,408 |

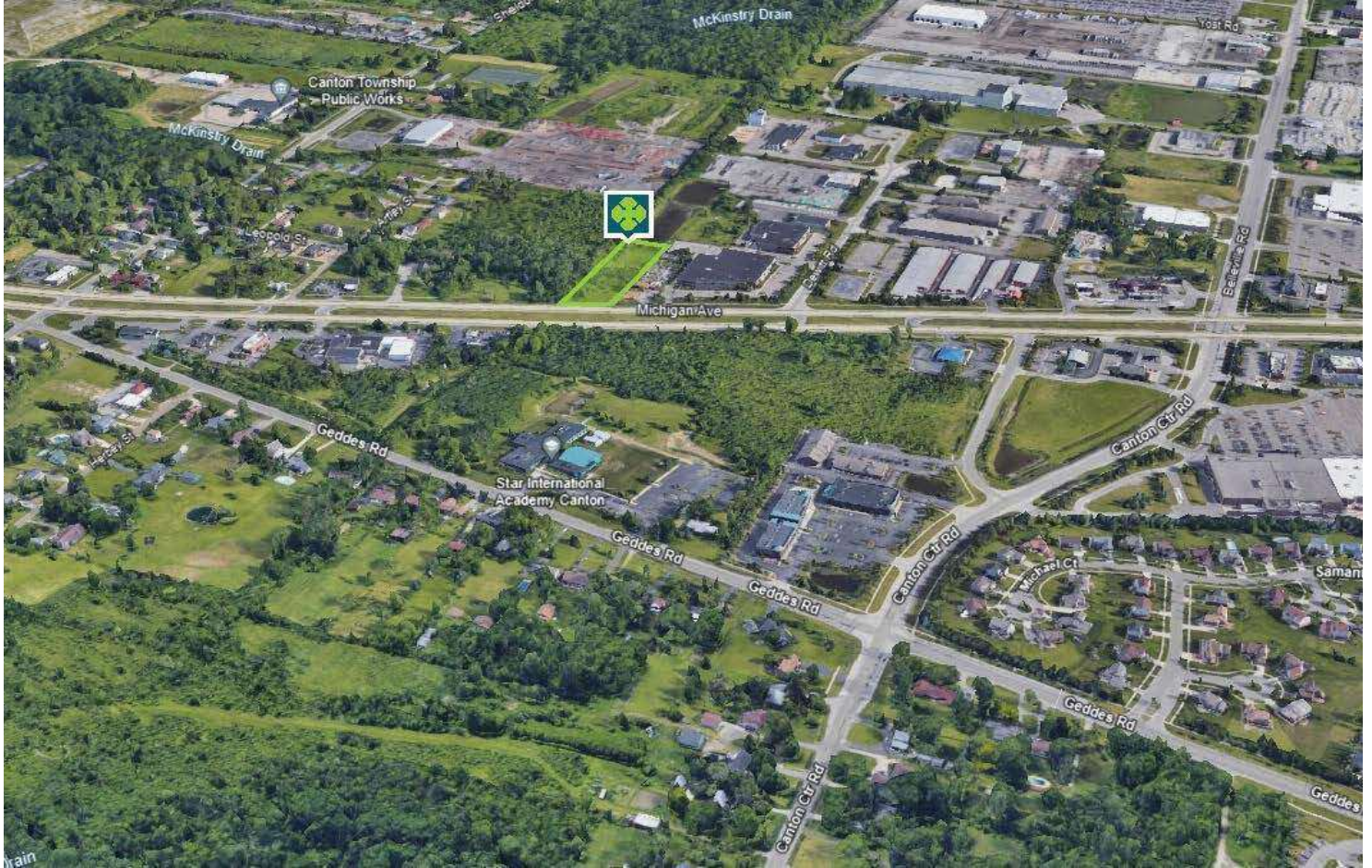
Demographics data derived from AlphaMap



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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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