

LAND FOR SALE

10 Acres - Zoned B-3 Approved for Senior Living

S GROESBECK HWY
CLINTON TOWNSHIP, MI 48036



PUD Ordinance allows for multiple uses

Quick access to M-59, I-94 and I-696

Close proximity to courts and county buildings

Motivated seller!



P.A. COMMERCIAL
Corporate & Investment Real Estate

10 ACRES OF VACANT LAND ON GROESBECK HWY

S GROESBECK HWY, CLINTON TOWNSHIP, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$3,200,000

Price / SF: \$7.32

Lot Size: 10.04 Acres

Zoning: B-3

Market: Detroit

Traffic Count: 31,139

PROPERTY OVERVIEW

This 10-acre parcel is an outstanding development opportunity in Clinton Twp. Already approved for Senior Living! Other potential uses include office, medical, retail, hotel apartment/condo, or self-storage. Adjacent to the beautiful George George Park and Clinton River, Meijer, Aldi, and many other popular retailers.

PROPERTY HIGHLIGHTS

- PUD Ordinance allows for multiple uses on this site
- Quick access to M-59, I-94 and I-696 expressways
- Close proximity to courts and county buildings
- Possible land contract, joint venture, or build to suite
- Motivated Seller!

LAND FOR SALE

10 ACRES OF VACANT LAND ON GROESBECK HWY

S GROESBECK HWY, CLINTON TOWNSHIP, MI

// ADDITIONAL PHOTOS



 **P.A. COMMERCIAL**
Corporate & Investment Real Estate
26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

PHILLIP J. MYERS Senior Associate
phil@pacommercial.com (P) 248.358.0100 x110 (C) 586.242.4047

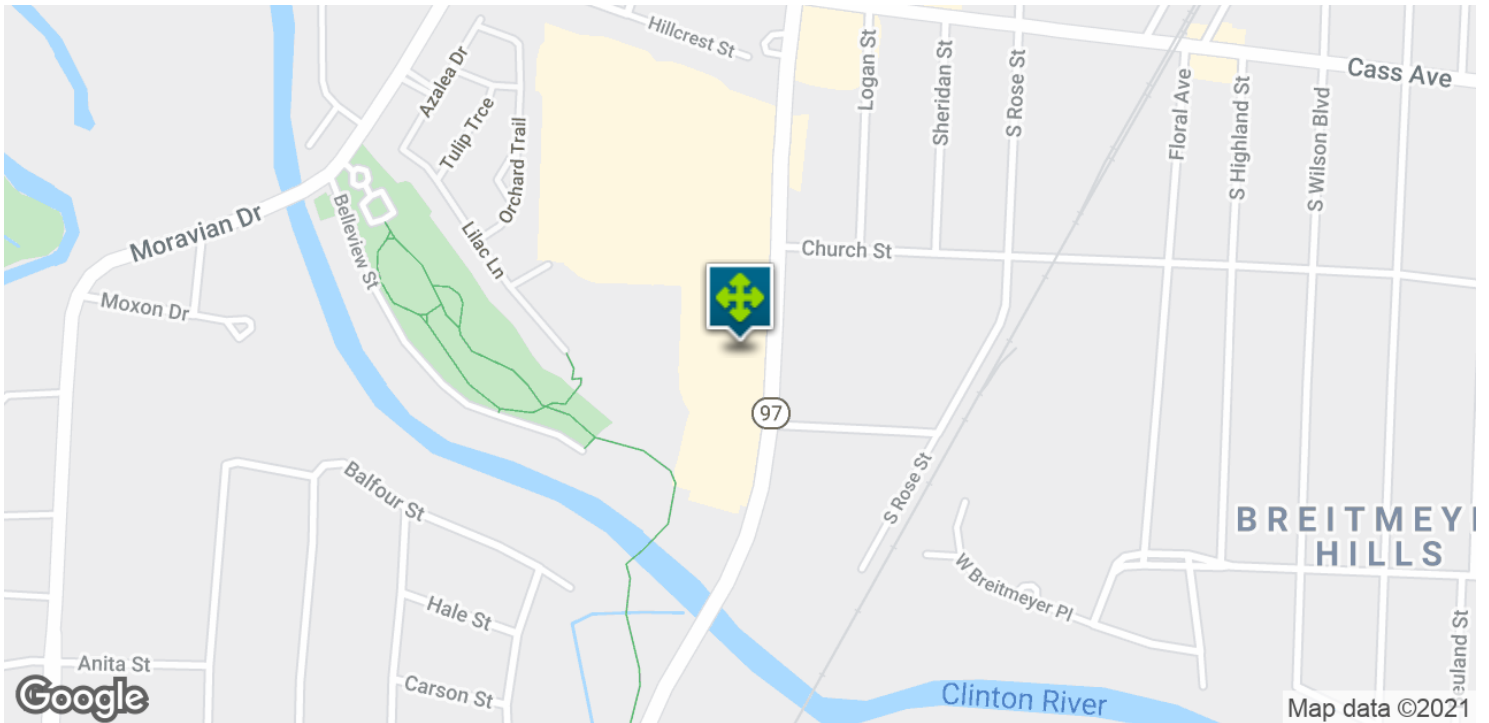
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR SALE

10 ACRES OF VACANT LAND ON GROESBECK HWY

S GROESBECK HWY, CLINTON TOWNSHIP, MI

// LOCATION MAPS



 **P.A. COMMERCIAL**
Corporate & Investment Real Estate
26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

PHILLIP J. MYERS Senior Associate
phil@pacommercial.com (P) 248.358.0100 x110 (C) 586.242.4047

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.