

# 61321 W. 8 Mile

South Lyon, MI



As exclusive agents, we are pleased to offer the following property for sale:



- ◆ 2 - 18 acres at prime intersection of 8 Mile and Pontiac Trail Roads
- ◆ Multiple future zoning / use potential
- ◆ Over 800' 8 Mile Road frontage and also for Pontiac Trail frontage
- ◆ There are 2 homes on the combined properties. The home at 61321 8 Mile may be sold separately with 2 acres. The home at 9889 Pontiac Trail may be sold with 7.81 acres.

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61321 W Eight Mile  
South Lyon, MI 48178



61321 W Eight Mile

### Availability Information

<b>Total Vacant</b>	18.00 Acres	<b>For Lease/For Sale</b>	For Sale
<b>Total Available</b>	18.00 Acres	<b>Direct Lease Rate</b>	
<b>Min/Max Available</b>	2.00 - 18.00 Acres	<b>Asking Sale Price</b>	\$2,400,000
<b>TI Allowance / sf</b>			
Direct Avail	Bldg 61321	Ste 61321	18.00 acres

### Expense Information

<b>Expense Total</b>	<b>Insurance</b>
<b>Electric</b>	<b>CAM</b>
<b>Taxes</b>	

### Property Information

<b>Property Size</b>	18.00 Acres	<b>Property Type / Subtype</b>	Land/General Com
<b>Alternate Size</b>	784,080.00 rsf	<b>Owner/Tenant Status</b>	TBD
<b>Lot/Land Size</b>	18.00 acres	<b>Construction Status</b>	TBD
<b>Sale Price/SF</b>		<b>Construction Type</b>	
<b>Number of Bldgs/Floors</b>	N/A	<b>Zoning</b>	RH
<b>Construction Date</b>		<b>Map Location</b>	
<b>Last Update</b>	9/25/17	<b>Parcel Number</b>	A-01-06-100-002
<b>Property ID</b>	1012242	<b>Logistics Class:</b>	

### Property Specifications

<b>Frontage</b>	873.00	<b>Lot #</b>	
<b>Depth</b>	479.00	<b>Terms of Sale</b>	
<b>Minutes to Freeway</b>		<b>Dimensions</b>	Irregular
<b>% Improved</b>		<b>Water</b>	No
<b>1 Mile Population</b>		<b>Sewer</b>	No
<b>3 Mile Population</b>		<b>Electric</b>	Yes
<b>5 Mile Population</b>		<b>Gas</b>	Yes
<b>Easements</b>			
<b>Topography</b>			

### Location Description

8 Mile & Pontiac Trail

### Comments

Properties are divisible, with split pricing as; 4 acres at corner of 8 Mile and Pontiac Trail available for \$250,000 per acre. 2 acres with home at 61321 8 Mile for \$300,000. Balance of property is available for \$100,000 per acre. Total for \$2.4 million.

### Contact Information

<b>Relationship</b>	<b>Company Name</b>	<b>Contact Name</b>	<b>License #</b>	<b>Direct/Company Phone</b>
Sale Agent	Newmark Grubb Knight Frank MI Detroit	Rob Hughes		248.357.6585 / 248.350.9500
Sale Agent	Newmark Grubb Knight Frank MI Detroit	Dan Flynn		248.871.2291 / 248.350.9500

