

1010 S. Gratiot Avenue
Mount Clemens, Michigan



For Sale: \$450,000



**Forward
Commercial Group**

CONTENTS

1010 S GRATIOT AVE

SUMMARY	3
AERIAL MAP	4
PHOTOS	5-6
DEMOGRAPHICS	7
ZONING	8
STREET MAP	9
COMPANY SUMMARY	10



FORWARD COMMERCIAL GROUP
240 MARTIN STREET, SUITE 200
BIRMINGHAM, MI 48009
www.forwardcommercial.com

EMIL CHERKASOV
Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



SUMMARY

1010 S GRATIOT AVE

Forward Commercial Group is pleased to offer for sale 1010 S. Gratiot Avenue, Mount Clemens, Michigan. Located at the prominent hard corner of Gratiot Avenue and Wellington Crescent Road, this 5,000 square foot former used car dealership is situated on 0.46 acres and offers excellent visibility and access along a Gratiot Avenue in a well-established automotive/commercial corridor. The property features a showroom and office area, paint booth, and repair shop, providing an opportunity for an owner-user, automotive-related business, redevelopment, or other permitted uses under GC zoning. This is a receivership sale.



DETAILS

Price: \$450,000 (\$90.00/sf)

Square Feet: 5,000

Stories: Single

Lot Size: 0.46 Acres

Parcel ID: 05-11-23-127-014

Built 1956

Use: Former used car dealership

Zoning: GC General Commercial

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

FORWARD COMMERCIAL GROUP
240 MARTIN STREET, SUITE 200
BIRMINGHAM, MI 48009
www.forwardcommercial.com

EMIL CHERKASOV
Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



AERIAL MAP

1010 S GRATIOT AVE



GRATIOT AVENUE

WELLINGTON CRESCENT ROAD

PHOTOS

1010 S GRATIOT AVE



PHOTOS

1010 S GRATIOT AVE



GC ZONING PERMITTED USES

MOUNT CLEMENS

Office / Medical	Human Care Facilities	Auto/Transport	Food / Restaurant	Retail, Use, Commercial	Industrial	Institutional
Professional offices	Convalescent, Nursing Homes or Hospices	Outdoor Vehicle Sales and Leasing *	Eating and Drinking Establishments	Medical Marijuana Provisioning Center	Brewery/Distillery	Parks
Medical Offices	Family day care home (6 or fewer children less than 24 hours per day)	Automobile maintenance and repair (minor) *	Drive-Thru Facilities	Bank	Production of consumer goods, such as food, beverages, art, or clothing.	Studio, such as art, dance, health, music, or similar place of instruction
Business Offices	Child care centers, preschools, and commercial day care	Car Washes *		Commercial Recreation	Workshop Showroom	Places of assembly, including places of worship *
Urgent Care Facilities	Group day care home (7 to 12 children less than 24 hours per day) *	Gasoline Service Stations *		Kennel	Research, Development, and Testing Services, including Laboratories *	Public Library, Public Museum *
General Hospitals				Lodging	Contractor Outdoor Storage Yard *	Schools *
				Retail Sales and Services		
				Funeral Homes and Mortuaries *		
				Outdoor Retail Sales *		

* = Special Land Uses

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

FORWARD COMMERCIAL GROUP
 240 MARTIN STREET, SUITE 200
 BIRMINGHAM, MI 48009
www.forwardcommercial.com

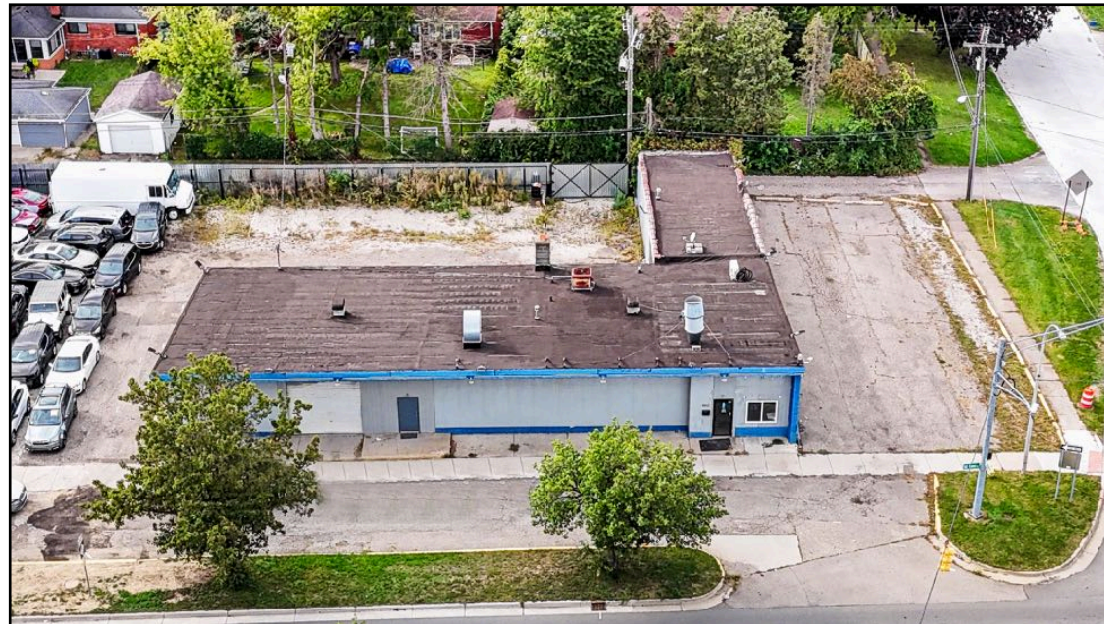
EMIL CHERKASOV
 Principal Broker
 248.662.5066 Office
emil@forwardcommercial.com



DEMOGRAPHICS

1010 S GRATIOT AVE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,248	88,176	211,091
AVERAGE HOUSEHOLD INCOME	\$87,007	\$81,956	\$92,679
MEDIAN HOME VALLUE	\$211,494	\$205,996	\$238,023
TRAFFIC COUNTS	25,847 CARS DAILY		



Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

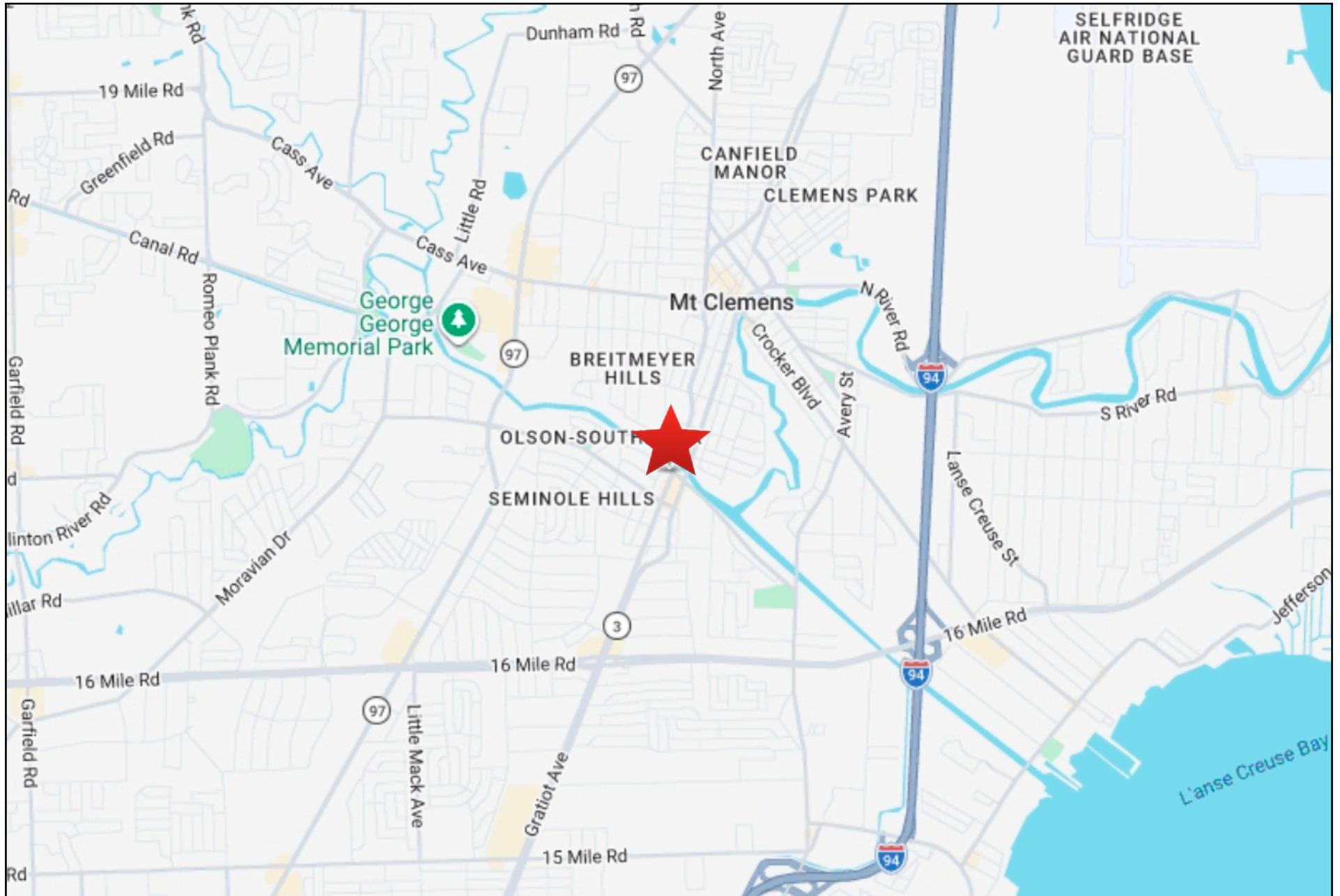
FORWARD COMMERCIAL GROUP
240 MARTIN STREET, SUITE 200
BIRMINGHAM, MI 48009
www.forwardcommercial.com

EMIL CHERKASOV
Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



STREET MAP

1010 S GRATIOT AVE



FCG SUMMARY



At Forward Commercial Group (FCG), we build lasting partnerships that help our clients move forward. Our approach combines exceptional service, local market expertise and a deep understanding of the opportunities that shape commercial real estate across Metro Detroit.

We provide comprehensive commercial real estate services, including property and portfolio representation, sales and leasing, investment sales and acquisitions, off-market opportunities, tenant representation, and support for development, repositioning and project execution. We also provide specialized representation for receiverships, complex dispositions and other unique real estate situations.



EMIL CHERKASOV
PRINCIPAL BROKER

emil@forwardcommercial.com
248.662.5066 Office

I've always believed that good real estate decisions start with a strong relationship. I work closely with my clients to understand what they're trying to accomplish—whether it's finding the right space for a business, identifying the right investment, or determining the best path for a property. My goal is to be the person my clients know they can call when it's time for their next move.

FORWARD COMMERCIAL GROUP

240 MARTIN STREET, STE 200
BIRMINGHAM, MI 48009
www.forwardcommercial.com

