

2.15 +/- Acres | 7609 E M-36 Hamburg Twp, MI - FOR SALE



EXCLUSIVELY LISTED BY:

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Asking Price: \$679,900

Property Highlights:

- 2.15 Acre hard corner of main arterial road M36 and Hamburg Road
- Zoned commercial with water, sewer and gas
- 368' Frontage on M36 plus 293' on M36 corner for total of 661' frontage
- Tremendous traffic counts and growing
- Site is surveyed and cleared
- Ideal for a party store or gas station retail location
- Numerous new residential developments under review and approval along M36



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Location Description: Corner property at the hard corner of M-36 and M-36, West of US-23 and South of Winans Lake

Legal Description: SEC 25 T1N R5E COM N 1/4 COR SAID SEC TH S 01*38'18"E 1595.50 FT FOR POB TH N89*43'00"E 288.75 FT TH S 01*38'18"E 272.25 FT TO CL M 36 TH S 89*43'00"W 132 FT TH N01*38'18"W 24.75 FT TH S89*43'00"W 90.97 FT TH N50*31'37"W 43.38 FT TH S 88*37'13"W 8.26 FT TH N01*38'18"W 137.34 FT TH S 89*43'00"W 24.75 FT TH N 01*38'18"W 82.50 FT TO POB 1.61 AC LEGAL CORR 7/15 PORTION TAKEN BY MDOT

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
State Hwy 36	Hamburg Rd	0.04 S	10,105	2017	0.03
Hamburg Rd	Pearl St	0.13 SW	3,245	2012	0.09
Hamburg Rd	Livingston	0.01 E	3,286	2017	0.09
Hamburg Rd	Wind Crest Dr	0.05 NE	2,380	2017	0.16
State Highway 36	Campbell Ct	0.30 SE	1,737	2012	0.26
State Hwy 36	Hamburg Rd	0.02 NW	10,600	2017	0.26
Kathy Rd	Hall Rd	0.01 W	1,785	2017	0.26
Hamburg Rd	Stone St	0.10 N	3,235	2012	0.39
Hamburg Rd	Lakeland Trl	0.00 NE	1,970	2017	0.39
State Hwy 36	Professional Center Dr	0.18 W	16,688	2017	0.44

Data from CoStar Realty Information Inc.

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6253 Grand River, Ste 800 Brighton MI 48114

Section 7.5.1.
Schedule of Use Regulations
(O) VC-Village Center District

Permitted Uses

1. Single family detached dwellings.
2. Duplexes and townhouses.
3. The following non-residential uses up to five thousand (5,000) square feet of gross floor area, without drive-through service or outdoor retail sales/display, and in locations designated for the use in the Hamburg Village Master Plan:
 - a. Retail stores for the sale of such products as art/office supplies, computer equipment, hardware, appliances, sporting goods, clothing, drugs, and notions, gifts, books, and home entertainment supplies and rental.
 - b. Food and beverage stores for the sale of groceries, fruit and meat; baked goods; dairy products; beverages and liquor.
 - c. Food and beverage service establishments such as restaurants, dairy bars, and taverns; including outdoor cafes.
 - d. Personal service establishments such as barber shops, beauty salons, and laundry pick-up.
 - e. Banking and financial institutions.
 - f. Repair shops for bicycles, appliances, shoes, jewelry, small motors, and other such items but not motor vehicles.
 - g. Funeral homes.
 - h. Music/dance studios and technical or vocational training facilities.
4. Business and professional offices such as administrative, legal, architecture, engineering, financial, insurance, real estate, accounting, medical, dental, governmental and other similar offices up to ten thousand (10,000) square feet of gross floor area and in locations designated for the use in the Hamburg Village Master Plan.
5. Signs subject to the provisions of Section 8.2.

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6. Accessory buildings, structures and uses subject to the provisions of Section 8.3.
7. Accessory Dwelling Units subject to the provisions of Section 8.26
8. Essential services subject to the provisions of Section 8.4.
9. Family Care Homes as provided in Article 2.0, and State Licensed Residential Facilities, except for adult foster care facilities for care and treatment of persons released from or assigned to adult correctional facilities.

Special Uses

1. Apartments.
2. Bed and breakfast inns.
3. The permitted non-residential uses that are greater than five thousand (5,000) square feet of gross floor area, or with drive-through service, or outdoor retail sales/display, or in locations not designated for the use in the Hamburg Village Master Plan.
4. The permitted business and professional offices greater than ten thousand (10,000) square feet of gross floor area, or in locations designated not for the use in the Hamburg Village Master Plan.
5. Banquet Halls, private clubs and fraternal halls.
6. Indoor recreation centers such as fitness and health clubs, batting cages, bowling alleys, skating rinks, and athletic courts.
7. Gas stations and minor vehicle repair.
8. Churches and other buildings associated with religious worship, but not including housing for religious personnel.
9. Public buildings, post offices, libraries, fire stations, community centers, public maintenance buildings, and public and private schools.
10. ECHO.
11. Childcare center or day care center, subject to the provisions of Section 8.7.

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