

For Sale

# Special Purpose Property

17,640 SF | \$550,000



## 11100 Summerfield Rd

Petersburg, Michigan 49270

### Property Highlights

- Well-maintained accessible church facility just minutes from U.S. 23/Summerfield Road interchange (Exit 9) and U.S. 23/St. Anthony Road interchange (Exit 5) exits
- Large 5 acre+ site provides room for expansion
- Perfect for church, school, catering hall, indoor sports facility, government offices, and numerous commercial/light industrial uses.

### Property Description

Currently leased to Bridgepoint Church through May 31, 2019.

The lease contains three (3), 3-month extensions for a possible tenancy through February 29, 2020.

#### OFFERING SUMMARY

Sale Price	\$550,000
Lot Size	5.23 Acres
Building Size	17,640 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	554	\$74,018
5 Miles	18,822	\$76,850
10 Miles	203,258	\$70,239

For more information



**Steven R. Lennex, CCIM**

O: 419 960 4410 x331 | C: 419 356 8745  
slennex@naiharmon.com



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## GENERAL INFORMATION

**Location:** 11100 Summerfield Rd  
**Closest Intersection:** School Rd  
**City, State:** Petersburg, MI  
**County:** Monroe  
**Zip:** 49270  
**Parcel No:** 15-300-275-00

## PROPERTY INFORMATION

**Building SF Total:** 17,640 Sq. Ft.  
**Offices/Sanctuary:** 8,280 Sq. Ft. - **Exhibit A**  
**Middle Fellowship Hall:** 5,040 Sq. Ft. - **Exhibit B**  
**New Education Hall:** 4,320 Sq. Ft. - **Exhibit C**  
**Land Size:** 5.23 Acres  
**Land Dimensions:** 400' Summerfield x 1068'  
Deep Irregular - **Exhibit D**  
**Parking:** 120 spaces plus  
**Zoning:** RA - Low Density Residential  
- **Exhibit E**  
**Previous Use:** Foundation Stone Christian Church  
**Traffic Counts:** 2,550 VPD

## COMMENTS/FEATURES

### VERSATILE AFFORDABLE BUILDING\*

\*Currently leased to Bridgepoint Church through May 31, 2019. Lease contains three (3), 3 month extensions for possible tenancy through February 29, 2020.

**DRAMATICALLY REDUCED!**  
**Sale Price: \$550,000**





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## BUILDING DETAILS

<b>Year Built:</b>	1980's and later
<b>Type Construction:</b>	Pre-engineered steel
<b>Heat Fuel/Type:</b>	Gas forced air
<b>Ceiling Height:</b>	Varies 9' - 20' (sanctuary)
<b>Air Conditioning:</b>	Yes, all areas multiple units
<b>Roof:</b>	Pitched asphalt shingle
<b>Floor:</b>	Poured concrete slab on concrete foot-ers
<b>Lighting:</b>	Fluorescent & Incandescent spots in Sanctuary
<b>Electrical:</b>	Three services of 200, 125 & 100 amps
<b>Restrooms:</b>	Two (Men/Women) with multiple fix-ures (17)
<b>Kitchen:</b>	Commercial grade
<b>Delivery Doors:</b>	Double doors (3), Single man doors (7)
<b>No. of Floors:</b>	1 (Plus Mezzanine in Sanctuary)
<b>Sprinklers:</b>	No
<b>Security System:</b>	Yes

## REAL ESTATE TAX INFORMATION

<b>Real Estate Tax Year:</b>	2017*
<b>Summer Taxes:</b>	\$ - 0 -
<b>Winter Taxes:</b>	\$ - 0 -
<b>Total Annual Taxes:</b>	\$ - 0 -

\*No taxes due to religious use. If used for non-religious purposes, taxes are estimated to be \$12,000 - \$15,000/

## UTILITIES

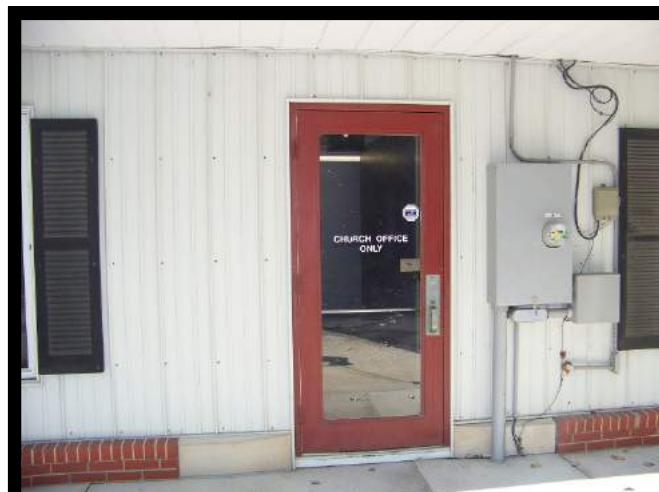
<b>Gas:</b>	Michigan Gas Utilities
<b>Water:</b>	Well Water
<b>Sanitary Sewer:</b>	Leach Field/Septic System
<b>Electric:</b>	Consumers Energy
<b>Storm Sewer:</b>	Ditch Drainage



## Additional Photos



**FRONT DOUBLE DOOR ENTRANCE**



**SOUTH SIDE OFFICE ENTRANCE**



**OFFICE NEAR FRONT DOOR**



**CONFERENCE ROOM OFF REAR OFFICE CORRIDOR**



**LIBRARY OFF FRONT OFFICE CORRIDOR**



**VIEW OF SANCTUARY FROM MEZZANINE**



## Additional Photos



**VIEW OF KITCHEN FROM MIDDLE FELLOWSHIP HALL  
(ALSO ACCESSIBLE FROM OFFICE AREA)**



**VIEW OF ONE OF TWO RESTROOMS ACCESSIBLE  
FROM BOTH OFFICE AREA AND MIDDLE HALL**



**LARGE HIGH CEILING MIDDLE FELLOWSHIP HALL**



**REAR EDUCATION HALL & CLASSROOM AREA**



**TV VIEWING/SITTING AREA OFF REAR HALL**



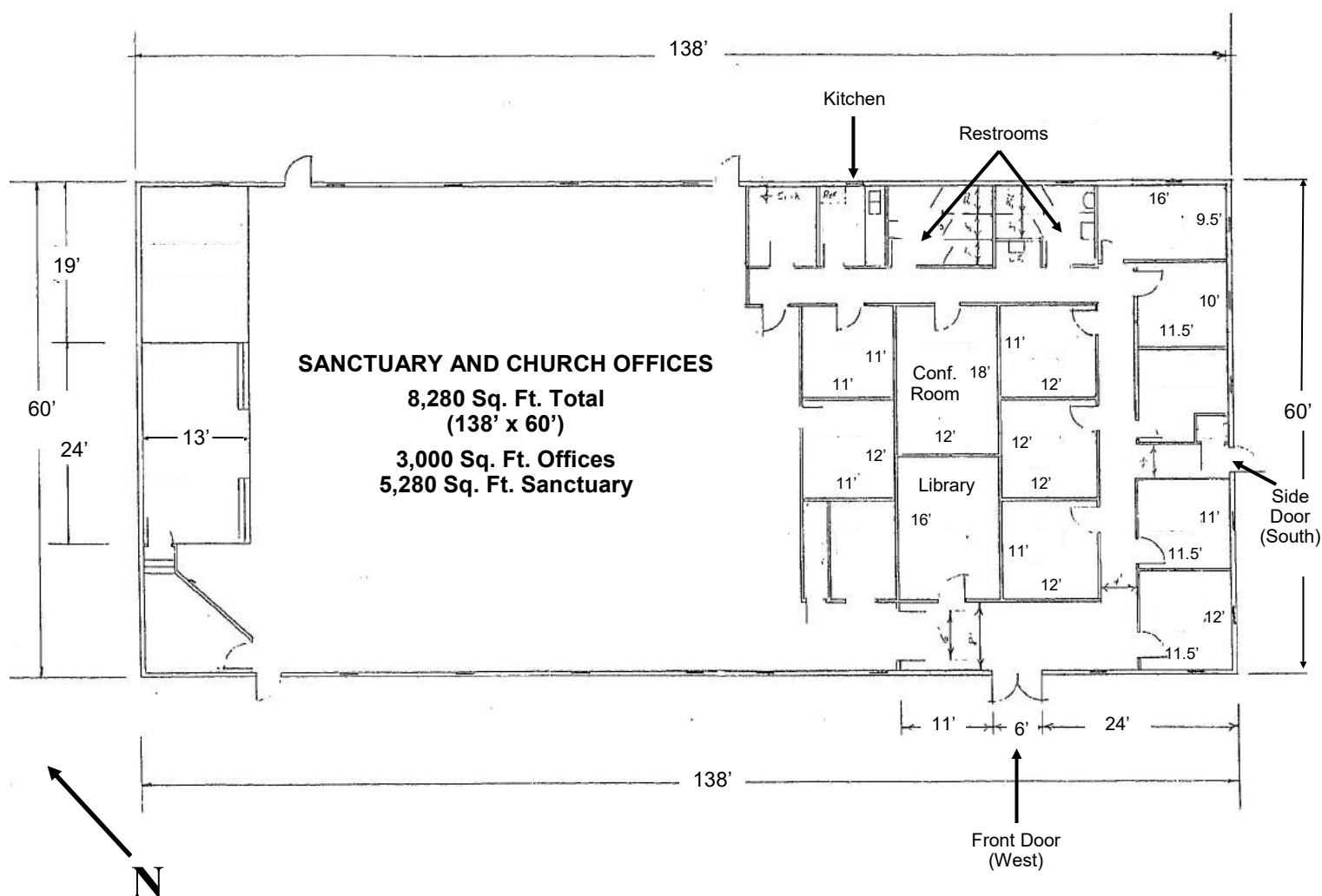
**NURSERY AREA OFF REAR HALL**

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## EXHIBIT A CHURCH OFFICES AND SANCTUARY

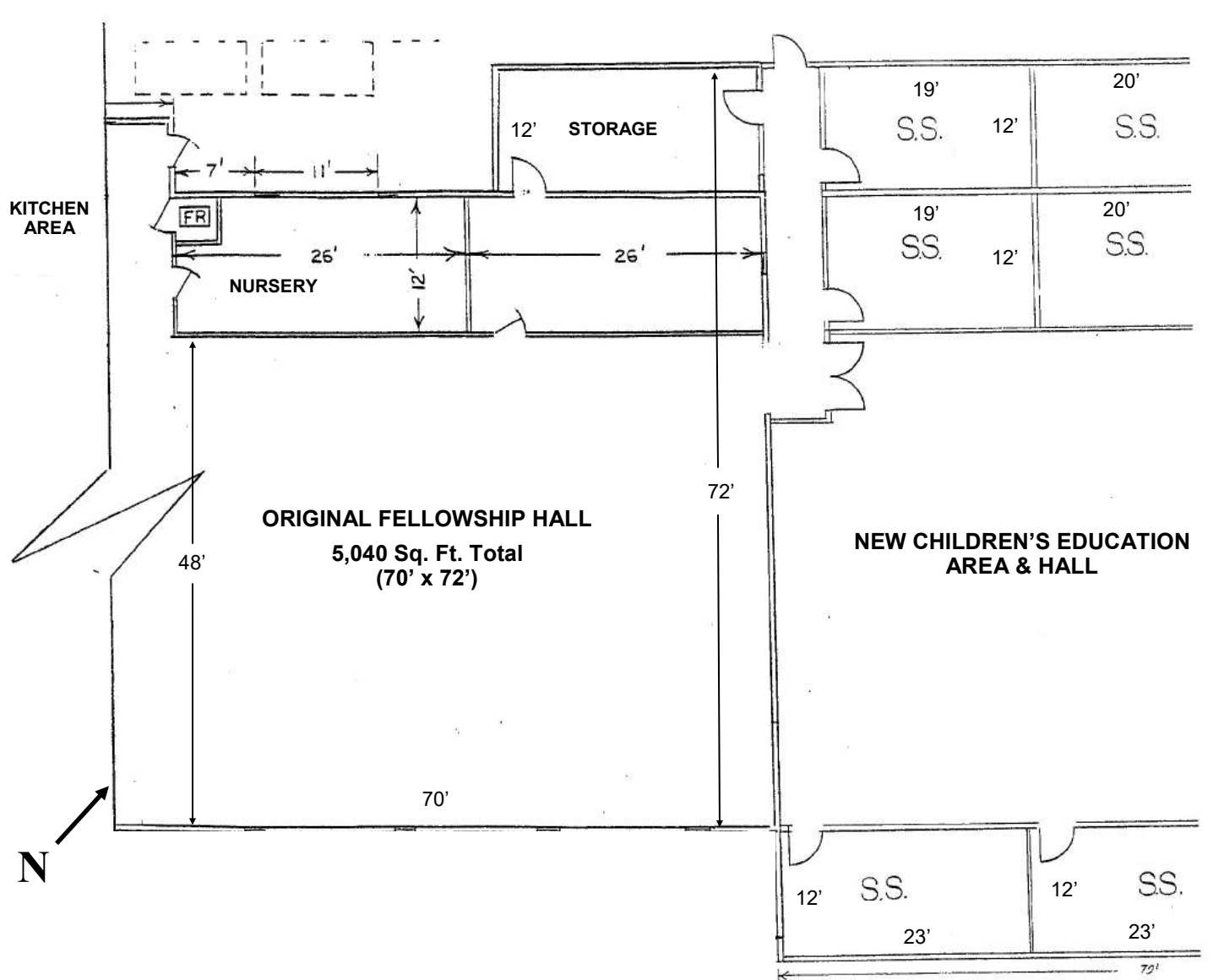


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## EXHIBIT B ORIGINAL FELLOWSHIP HALL (MIDDLE)

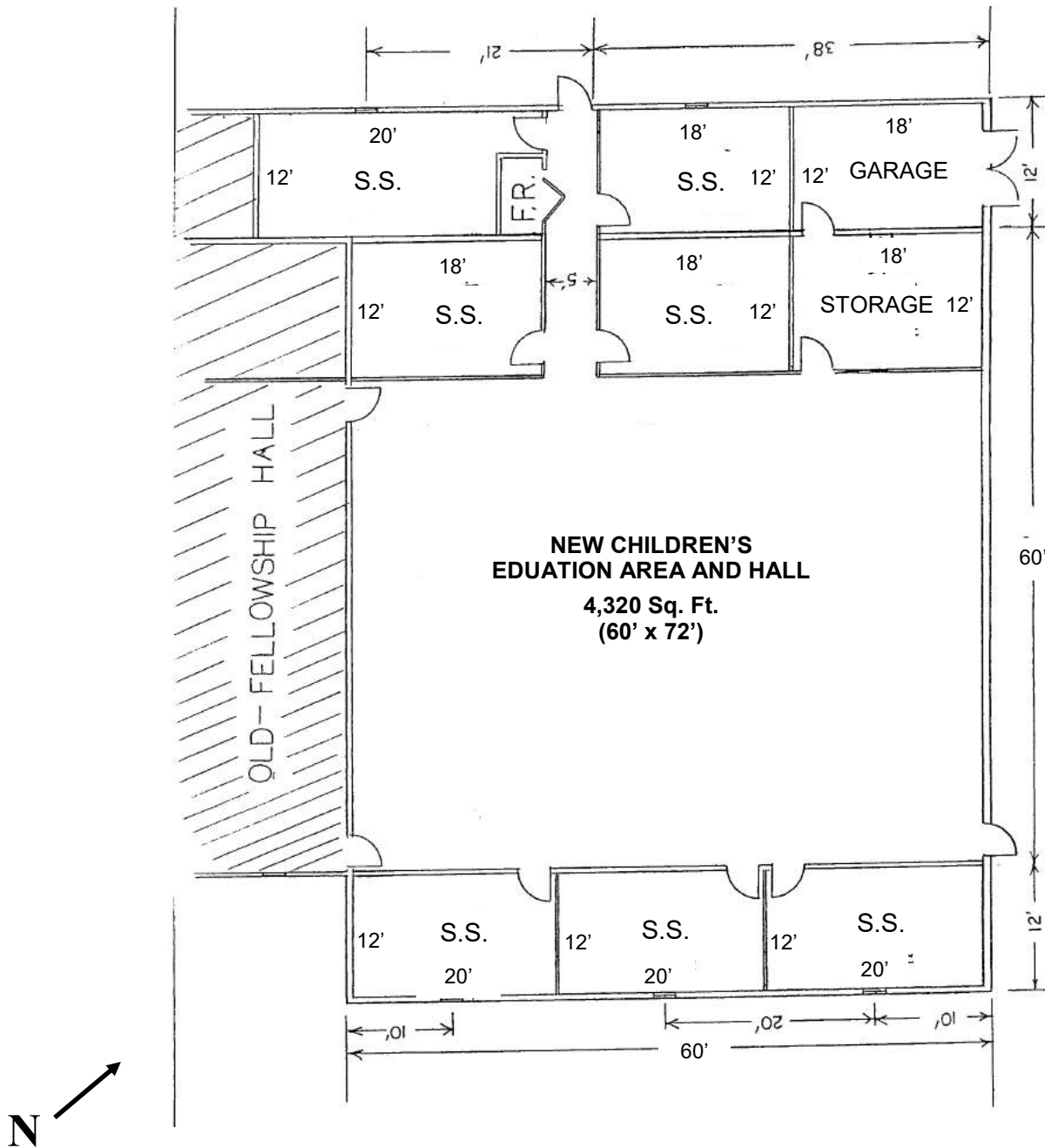


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## EXHIBIT C NEW CHILDREN'S EDUCATION AREA AND HALL





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## EXHIBIT D SITE PLAN FOR 11100 SUMMERFIELD RD



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## EXHIBIT E WHITEFORD TOWNSHIP ZONING CODE FOR RA - LOW DENSITY ONE FAMILY RESIDENTIAL DISTRICT

### H. ZONING

According to the Whiteford Township zoning map, the subject is zoned RA, Low Density One Family Residential District.

According to the Superior Township zoning code: *"The purpose of the RA District is to permit a degree of development of a rural non-farm nature in areas not expected to have public facilities in the near future. This district also allows the opportunity to satisfy individual housing preferences and shall permit not more than (2) dwelling units per gross."* Permitted uses are as follows:

One-family detached dwellings	Public, parochial and private schools	Publicly owned and operated libraries, parks, parkways and recreational facilities.
Churches and other facilities normally incidental thereto, subject to the provisions of Section 8.04.	Home occupation, subject to the provisions of Section 3.11.	Public uses including administrative and cultural buildings and structures,
Private pools shall be permitted as an accessory use within the rear yard or a side yard, subject to the provisions of Section 3.20.	Historic sites or structures.	Manufactured homes when developed on individual lots in accordance with the provisions of Section 8.01.
State licensed residential facilities licensed pursuant to Act 287, P.A. of 1972, as amended.	Family day care, group day care or child care facilities licensed in accordance to Act 116, P.A. 1973, as amended.	If the parcel of land is five (5) acres or larger, the permitted uses shall include private stables, the raising-as a hobby- of chickens, rabbits, sheep, goats, pigeons and similar animals, but not pigs, unless they are raised as a school or 4-H project.

### Parking, Height and Yard Requirements

Maximum Building Height:	35 Feet / 2.5 Stories
Minimum Lot Width:	100 Feet
Minimum Lot Area:	One Acre
Front Yard Setback:	35 Feet
Side Yard Setback:	25 Feet / 50 Feet (Sum of Sides)
Rear Yard Setback:	50 Feet
Maximum Ground Floor Coverage:	35%
Parking: Churches:	One (1) space for each four (4) seats of maximum capacity.

The subject is in conformance with the zoning code.

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## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	554	18,822	203,258
MEDIAN AGE	39.5	40.0	40.0
MEDIAN AGE (MALE)	39.5	39.3	38.4
MEDIAN AGE (FEMALE)	39.9	40.6	41.4

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	194	6,726	81,340
# OF PERSONS PER HH	2.9	2.8	2.5
AVERAGE HH INCOME	\$74,018	\$76,850	\$70,239
AVERAGE HOUSE VALUE	\$262,920	\$241,362	\$178,841

\* Demographic data derived from 2010 US Census