



FOR SALE



SUMMARY

Sale Price:	\$1,100,000
Lot Size:	11.34 Acres
Zoning:	C-1

PROPERTY OVERVIEW

Established outdoor power equipment sales and service business and real estate for sale. Boullion Sales has been providing personal service to its customers for decades. This is a rare opportunity to own a high volume sales business. Authorized Kubota and Toro dealership in addition to the following equipment brands: Billy Goat, eXmark, Honda power equipment, Land Pride, Simplicity, Snapper, Stihl and Western.

Property consists of the retail sales, parts and service building, several sheds that house equipment and additional shop building as well as a single family residence and a residential duplex all on 11.34 acres. This location draws customers from Washtenaw, Livingston and Jackson counties.

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

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PROPERTY OVERVIEW

Main building (Tax ID – D-04-13-400-005): 7,266 sf, two story

First floor features:

- Showroom(s)
- Parts area
- Service/shop with overhead door (approx. 10')
- Two lifts
- Two cherry pickers
- One customer restroom in front and one small bathroom in the shop
- Five offices

Second floor:

- Inventory/Storage
- Breakroom
- Record storage area

11 enclosed outbuildings plus 12 covered (not enclosed).

Residential Duplex (Tax ID – D-04-13-400-005): 1,911 sf total

- 2 units – estimated at approximately 850 sf per unit
- Income - \$825/month each unit
- 2 bedroom/ 1 bath
- basement
- 2 car garage

House (Tax ID – D-04-13-400-014): 1,147 sf slab, on one acre

- 2 bedroom/1.5 bath
- One car garage
- Income \$700/month

Pole Barn (Tax ID - C-03-18-300-035 - Webster Township): 1,200 SF

- 9.02 acres
- Heating, cooling and electric
- Cement floor
- Two overhead doors

Inventory value not included in list price.



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INVESTMENT OVERVIEW

Price	\$1,100,000
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BUILDING INFORMATION

Building Size (Main building and Showroom)	7,266 sf
Property Type	Commercial
Zoning	C-1
APN #	D-04-13-400-005
	D-04-13-400-014
	C-03-18-300-035

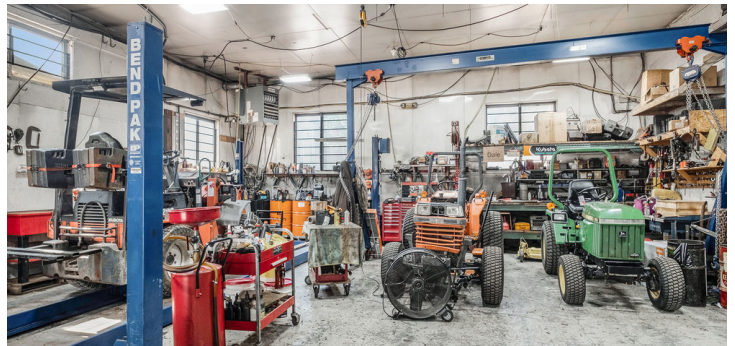
TAXES (ALL 3 PARCELS)

2020:	\$12,085.77
Assessed Value 2021:	\$281,100

***Building
relationships.***

Boullion Showroom & Shop

8530 NORTH TERRITORIAL, DEXTER, MI 48130



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Pole Barn and Property

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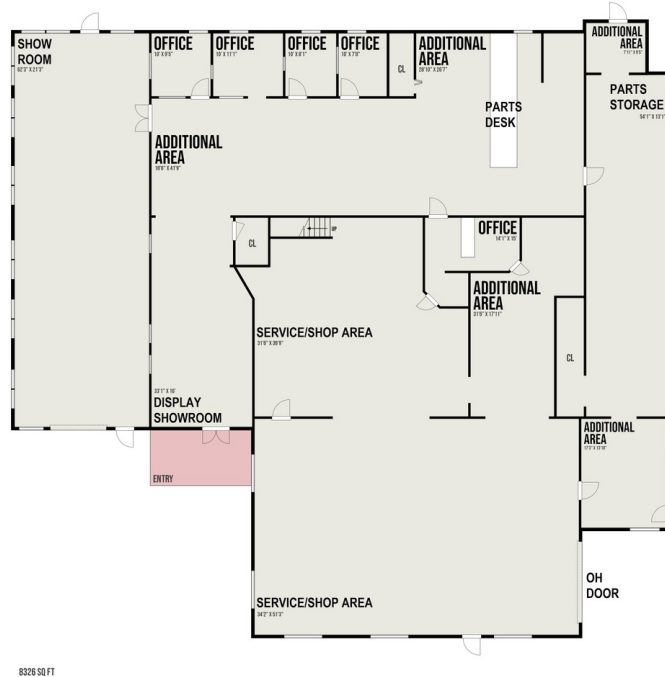
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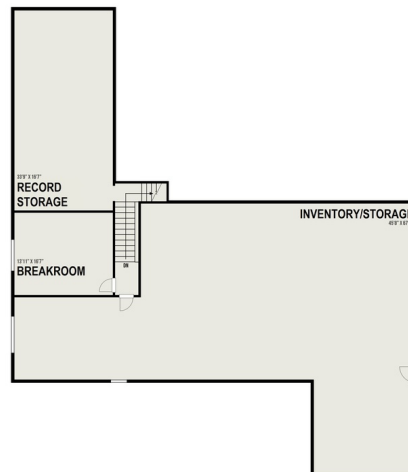
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8530 N TERRITORIAL RD - MAIN FLOOR

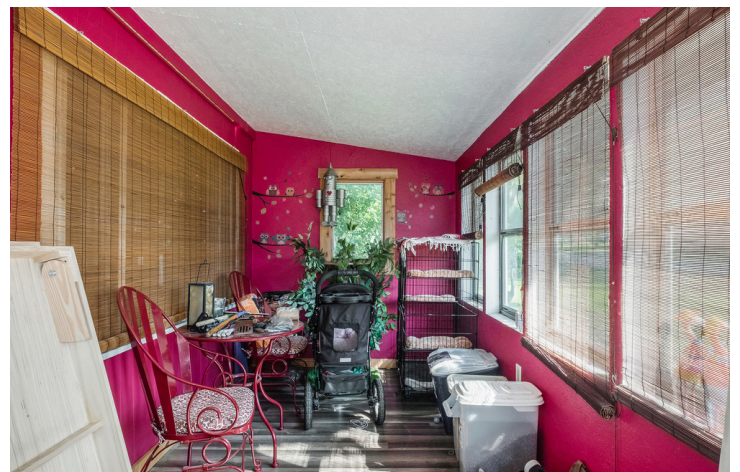


8530 N TERRITORIAL RD - SECOND FLOOR



Duplex and House

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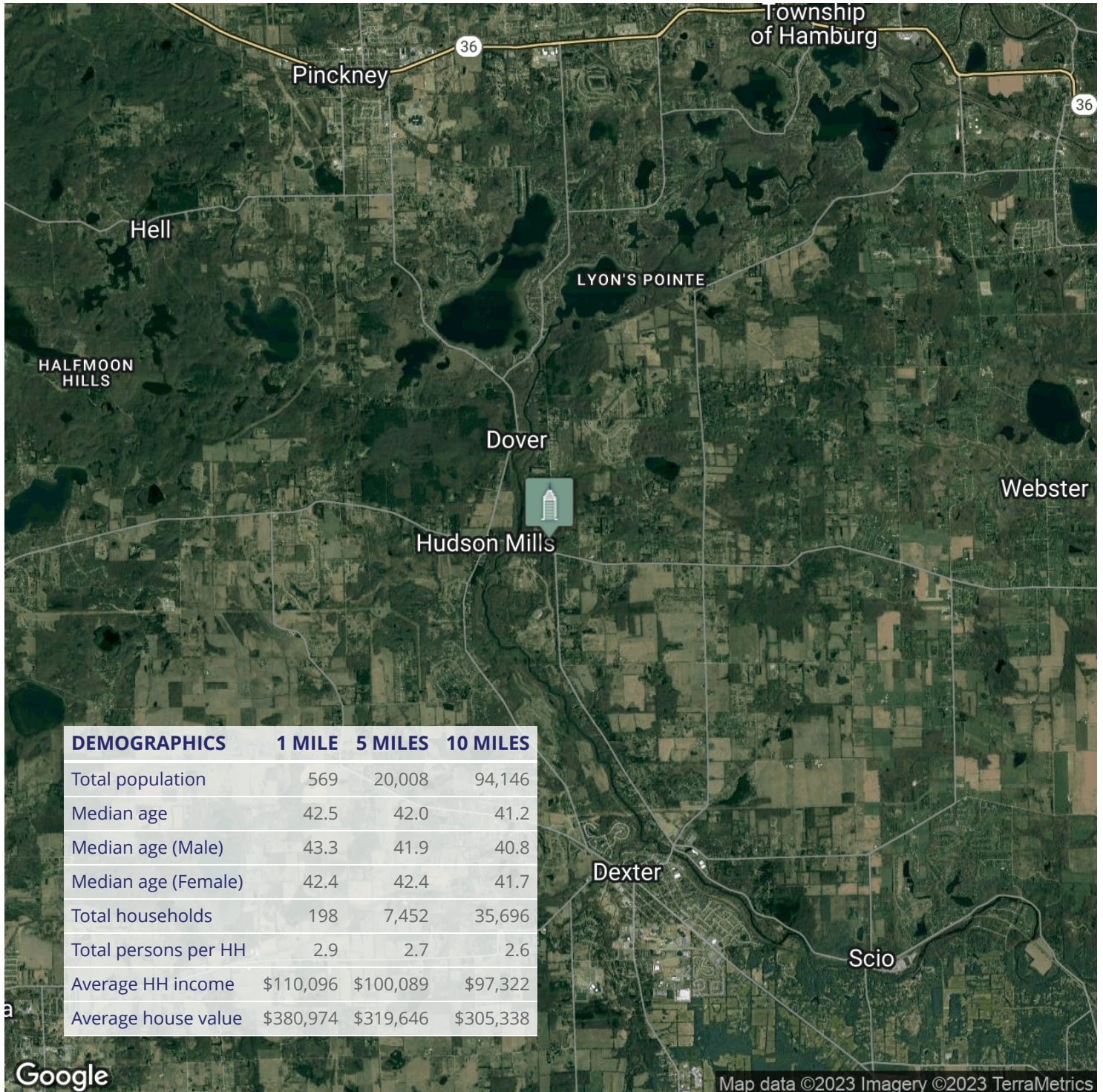
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