

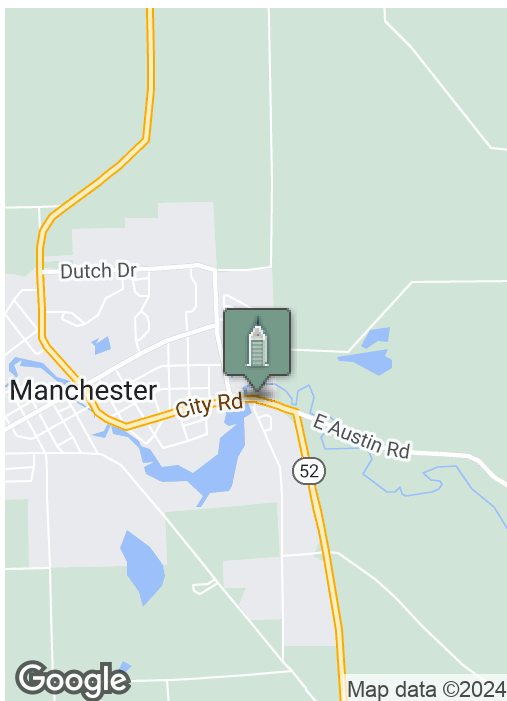
Commercial | Residential Mixed Use - Live/Work

901 CITY ROAD, MANCHESTER, MI 48158



Swisher
COMMERCIAL

FOR SALE



SUMMARY

Sale Price:	\$375,000
Lot Size:	2.97 Acres
Building Size:	3,077 SF
Renovated:	2017
Zoning:	OS (Office Service District)

PROPERTY HIGHLIGHTS

- Rare Live-Work opportunity
- 2.97 acres allows for expansion or redevelopment
- Two buildings:
 - 1,951 SF house with partially finished basement
 - 1,126 SF out building for service
- Located on a corner lot
- Excellent visibility and accessibility
- 510' of frontage on the main thoroughfare

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

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Jeff Evans

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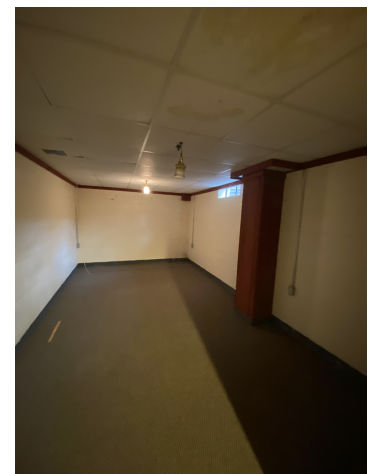
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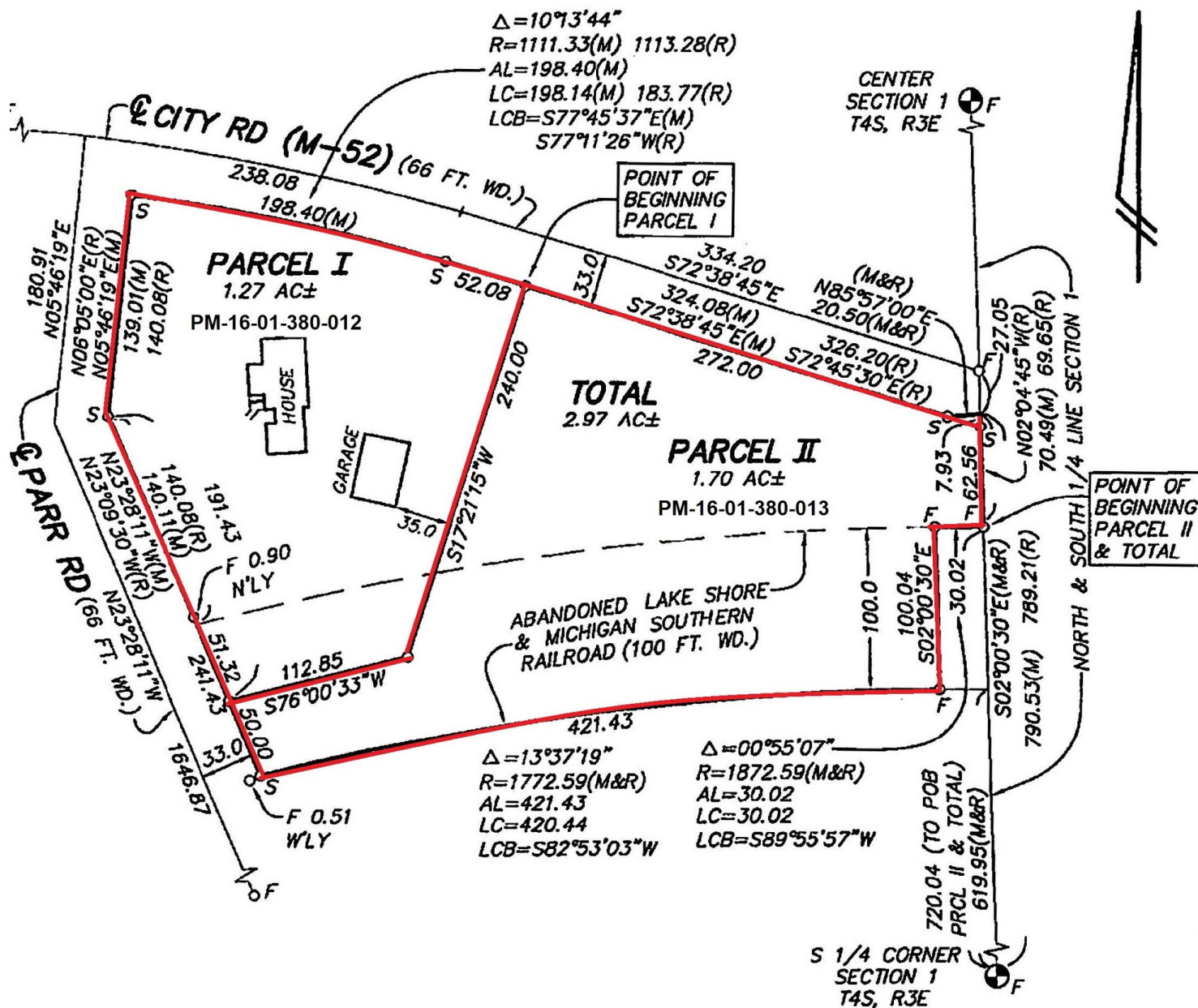
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PROPERTY DESCRIPTION

Rare Live-Work Unit (LWU) that combines residential and non-residential use in a commercial zoned area. Located on a corner lot (City Road [M-52] and Parr) in the Village of Manchester, this listing is just outside downtown Manchester and across from the District Library, Hungry Wolf restaurant and the River Raisin. It provides for excellent visibility and accessibility with 510' of frontage on the main thoroughfare through town.

Property features a residential home of 1,951 square feet with a partially finished basement and a garage/outbuilding with 1,126 square feet. Owner operated his business out of the garage and has commercial zoning for the property. Listing includes all 2.97 acres with room for expansion or redevelopment.

The Office Service (OS) District is designed primarily for the convenience of persons residing in the village by providing office, limited retail, and business service uses that serve the adjacent and surrounding neighborhoods.

Permitted uses include:

- (1) Office buildings for the use of any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and sales;
- (2) Medical and dental office, including clinics and medical laboratories;
- (3) Banks, credit unions, savings and loan associations;
- (4) Publicly owned buildings, public utility transformer stations and substations, telephone exchanges, and public utility offices;
- (5) Photographic studios;
- (6) Retail office supply, computer and business machine sales;
- (7) Business service establishments, such as printing and photocopying services, mail and packaging services, and typing and secretarial services;
- (8) Florist shops;
- (9) Personal service establishments, such as barber and beauty shops; watch, clothing, and shoe repair; locksmith; and similar establishments;
- (10) Outdoor display of products or materials for retail sale or rental when accessory to a principal permitted use subject to the requirements of § 151.082;
- (11) A single-family dwelling and any use, building, or structure accessory thereto, established and existing at the time of adoption of this chapter;
- (12) Office buildings of architects, engineers, surveyors, community planners and other professions of similar nature;
- (13) Theaters and studios for professional work;
- (14) Governmental offices;
- (15) Training and/or educational centers where such centers are designed and intended to provide training at the business, technical, and/or professional level; and
- (16) Employee services, such as a cafeteria, snack bar or exercise gym, may be permitted as an accessory use to a permitted or conditional land use in the Office Service District, provided such services are contained wholly within the principal structure and are offered to employees only.

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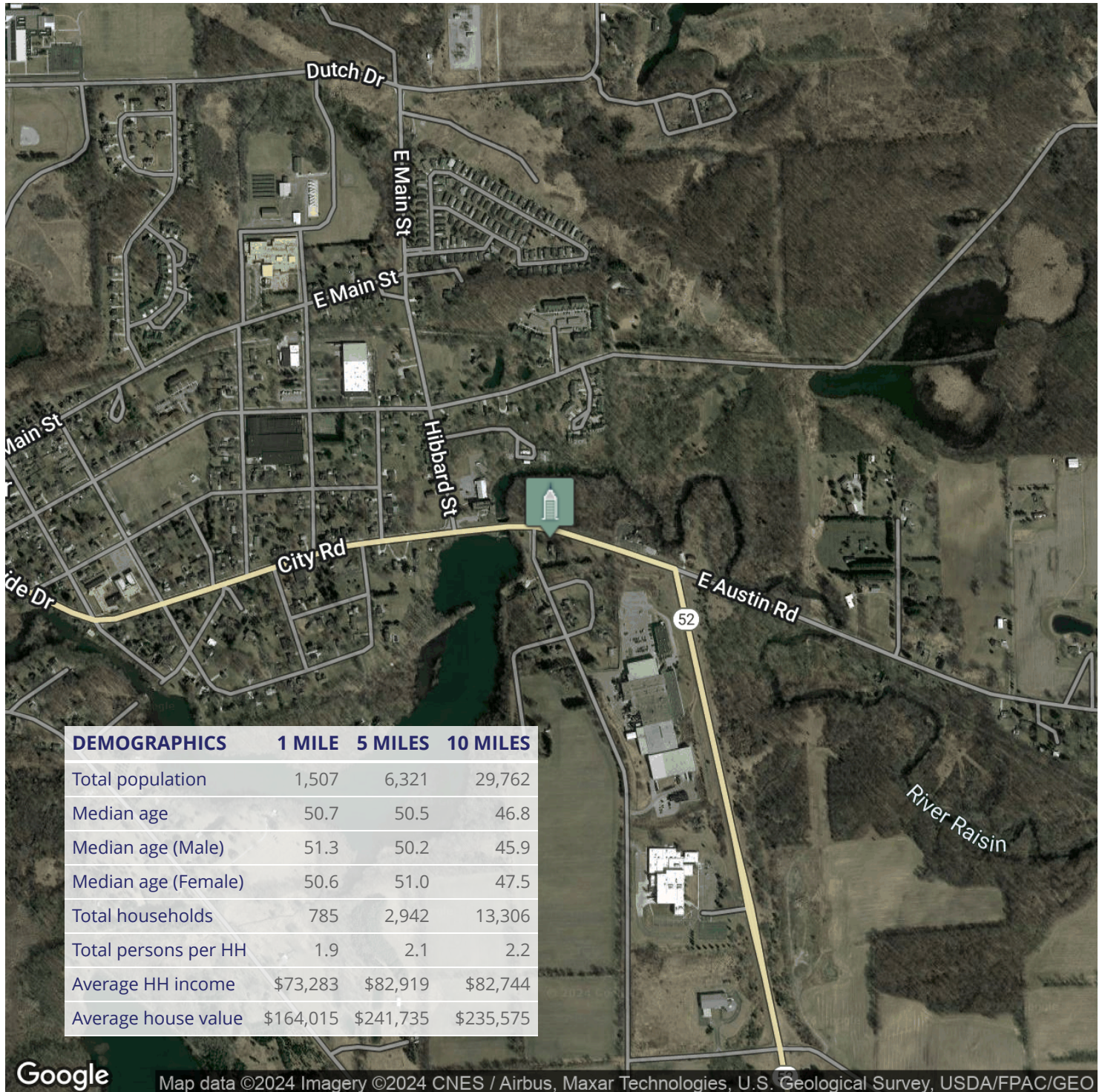
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