

12,192 SF ON 6.5 ACRES RETAIL/INDUSTRIAL



FOR SALE



THIS PROPERTY QUALIFIES FOR OUTDOOR CULTIVATION

Former Fire Station Wellness

9148 Dort Highway
Mount Morris, Michigan 48458

Property Highlights

- Asking Price: \$995,000
- Property is Under Thetford Township Jurisdiction
- Great Opportunity to Purchase Former Fire Station Wellness
- Consists of 12,191 SF Retail/Warehouse
- 2,000 SF Provisioning Center
- 6.5 Acres
- Retail Space is in Turn Key Condition
- Zoning Allows for All License Types
- The Thetford Township Ordinance Allows for Outdoor Cultivation at this Site
- New Roof and Exterior Painted in 2019

OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	2
Lot Size:	6.5 Acres
Building Size:	12,192 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,116	7,219	21,799
Total Population	2,059	14,899	44,031
Average HH Income	\$39,797	\$50,088	\$47,295

NAI Farberman

Commercial Real Estate Services, Worldwide.

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View to the East



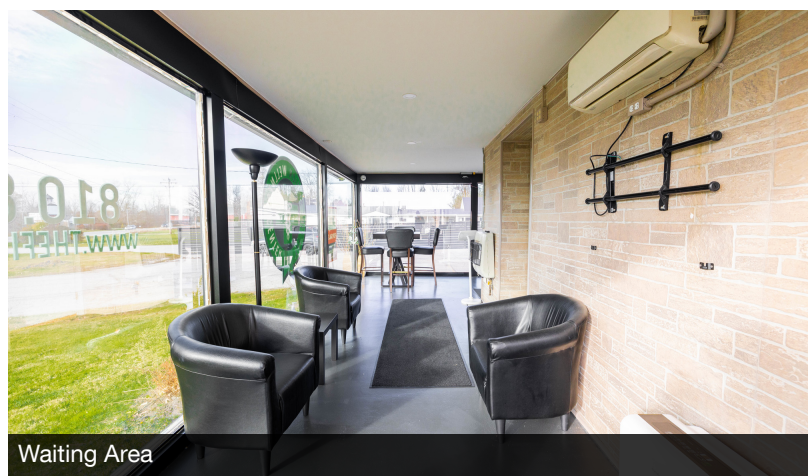
View to the West



Entrance



Interior Hallway to Receptionist



Waiting Area

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Retail Area



Retail Area



Office/Security Room/Vault



Restroom



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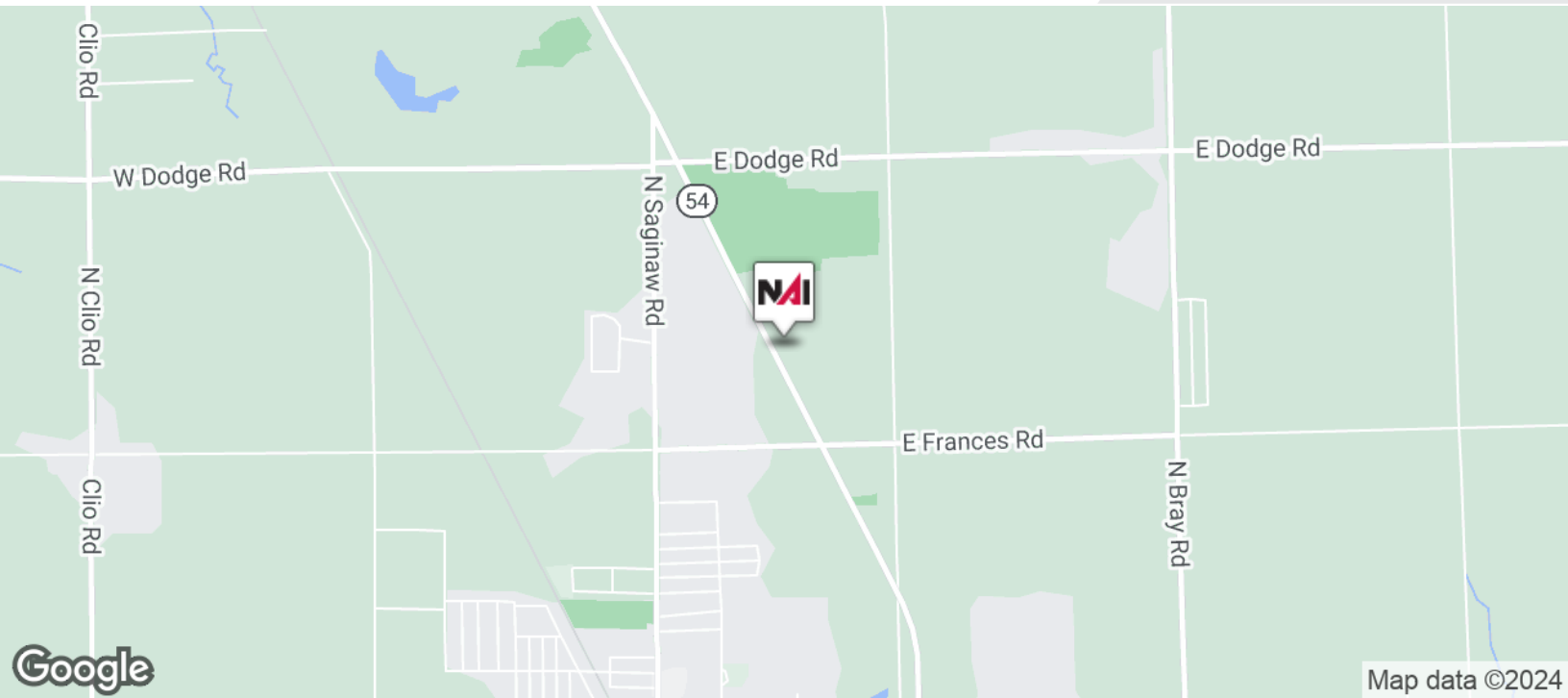
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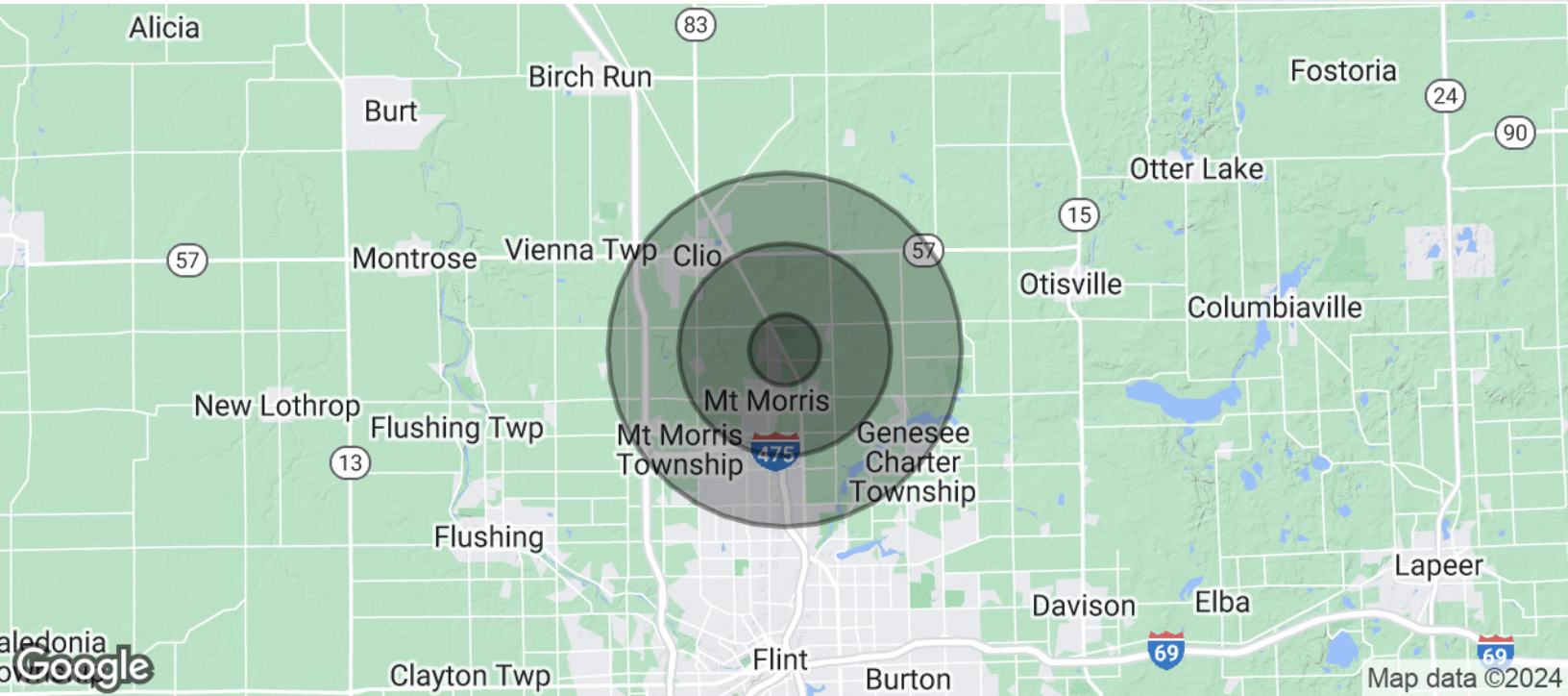
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,059	14,899	44,031
Average Age	40.9	41.6	39.8
Average Age (Male)	42.2	41.1	37.2
Average Age (Female)	39.9	42.8	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,116	7,219	21,799
# of Persons per HH	1.8	2.1	2.0
Average HH Income	\$39,797	\$50,088	\$47,295
Average House Value	\$143,535	\$165,092	\$106,635

* Demographic data derived from 2020 ACS - US Census