

# Commercial Building for Sale

8166 Douglas Rd

## GENERAL INFORMATION

**Location:** 8166 Douglas Rd  
**Closest Intersection:** Dean Rd  
**City, State:** Lambertville, Michigan  
**County:** Monroe County  
**Zip:** 48144  
**Parcel No:** 5802-028-025-00

## PROPERTY INFORMATION

**Building SF:** 9,542 SF, Exhibit A Building Layout  
9,542 SF  
**Available Area:** 5.923 Acres, See site dimensions  
**Land Size:** on next page and Exhibit B  
**Land Dimensions:** 666' (Dean Rd) x 387' (Deep)  
**Parking:** 65 spaces +/-  
**Zoning:** C-2  
**Previous Use:** School & Child Care  
**Traffic Counts:** 6,211 VPD Dean Rd  
4,600 VPD Douglas Rd

## COMMENTS/FEATURES

### PRIME COMMERCIAL BUILDING

- ◆ Move-in-ready for childcare or school
- ◆ Ample Parking
- ◆ Perfect for many other uses such as medical, dental, general office, retail, restaurant and more

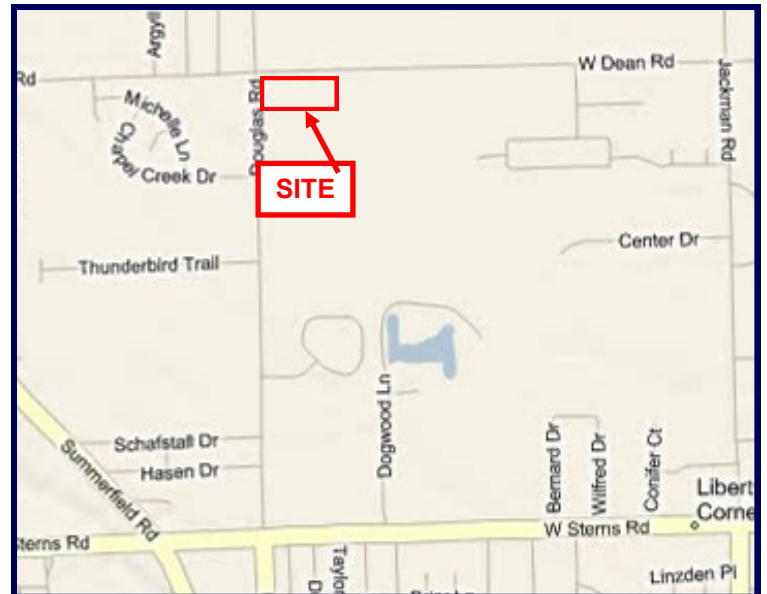
## BUILDING DETAILS

**Year Built:** 1981, Remodeled 2003  
**Type Construction:** Block and Steel with brick veneer  
**Heat Fuel/Type:** Gas/Boilers  
**Ceiling Height:** 8'-10' throughout building  
**Air Conditioning:** Yes  
**Roof:** Pitched rubber

**REDUCED!**

**Sale Price:**

**\$619,000**



**Floor:** Carpet/Floor covering over concrete  
**Lighting:** Fluorescent & some incandescent  
**Restrooms:** 7  
**No. of Floors:** 1  
**Sprinklers:** Yes  
**Security System:** Yes

For more information contact:

**Steven R. Lennex, CCIM**

**LENnex REALTY COMPANY, LLC**

7116 Summerfield Rd., Suite 1E, PO Box 292 ♦ Lambertville, MI ♦ 48144 ♦ p: 734.856.6464  
[www.LennexRC.com](http://www.LennexRC.com)

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

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## REAL ESTATE TAX INFORMATION

**Real Estate Tax Year:** 2024  
**Summer Taxes:** \$ - 0 -  
**Winter Taxes:** \$1,428.02  
**Total Annual Taxes:** \$1,428.02\*

\*Previous owner was a non-profit, so building is not yet fully assessed for tax purposes

## UTILITIES

**Gas:** Michigan Gas  
**Water:** South County  
**Sanitary Sewer:** Bedford Township  
**Electric:** Consumers Energy  
**Storm Sewer:** Bedford Township



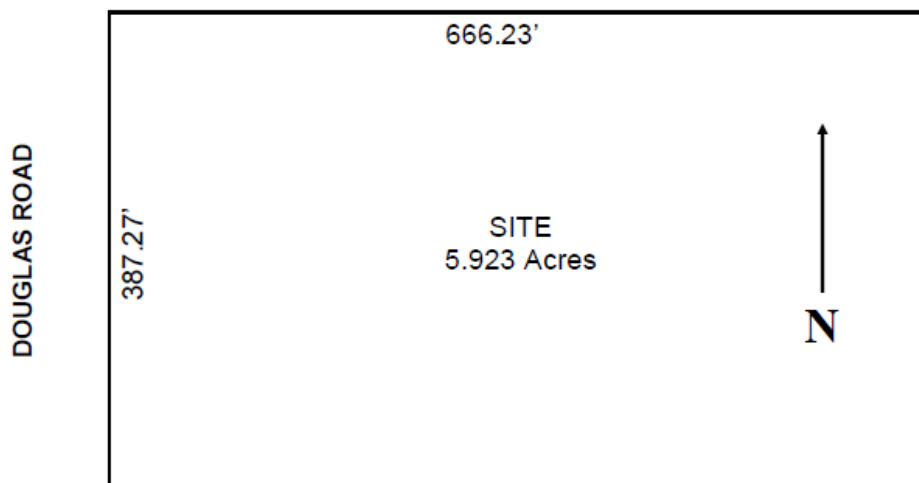
FRONT ENTRANCE/LOBBY



COMPUTER LAB

## 8166 DOUGLAS ROAD SITE AND DIMENSIONS

DEAN ROAD



For more information contact:

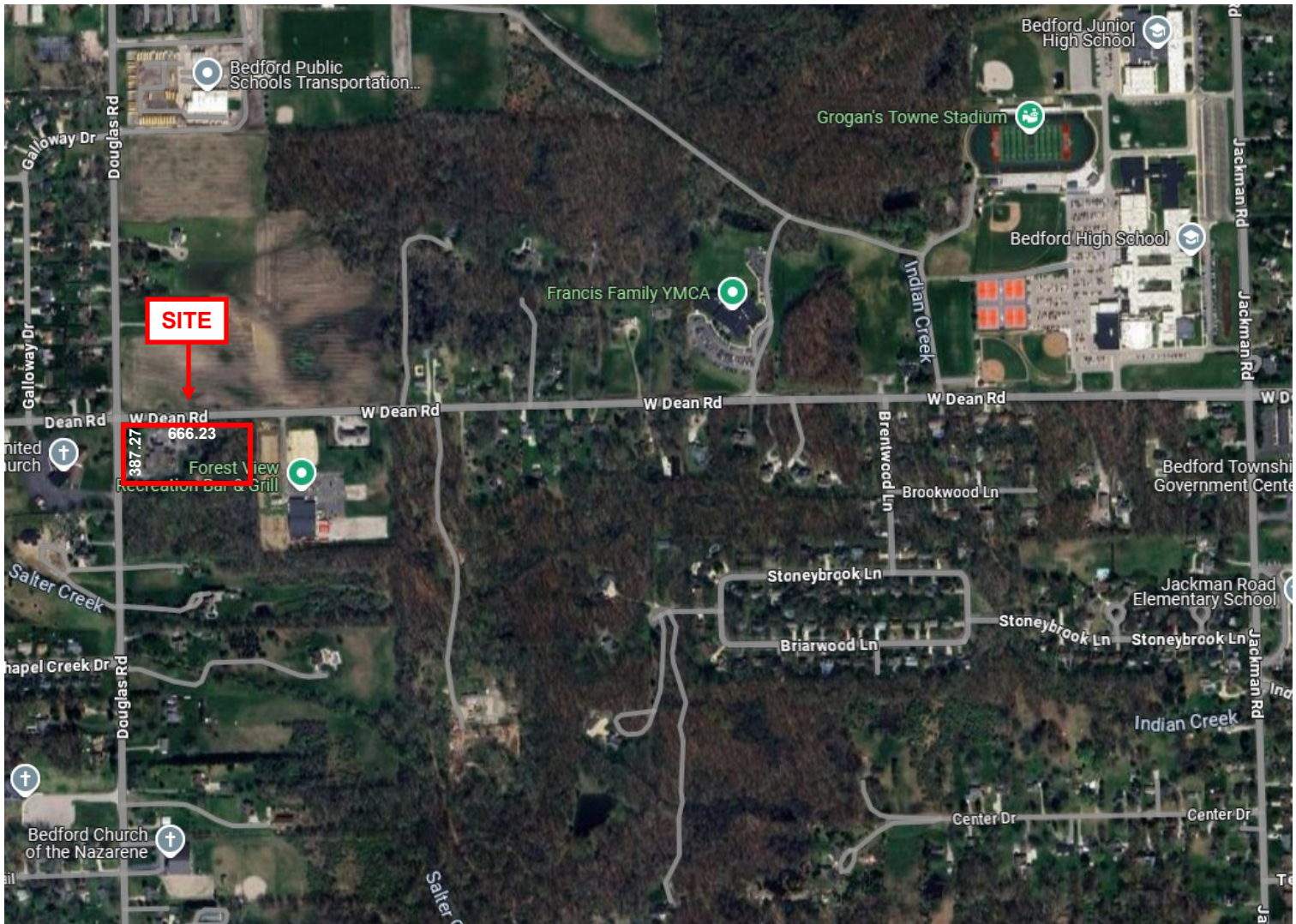
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## 8166 DOUGLAS ROAD AERIAL VIEW OF AREA



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**TODDLER ROOM LEARNING & PLAY AREA**



**TODDLER ROOM LOFT**



**TODDLER ROOM BATHROOM**



**SCHOOL: STUDENT WORK STATIONS**



**NEWBORN ROOM**



**INFANT ROOM**

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**FRONT ENTRANCE DROP OFF/PICK-UP**



**WEST (DOUGLAS ROAD) PLAY AREA**



**WEST FAÇADE & SOUTH CANOPY ENTRANCE/EXIT**



**SOUTH ENTRANCE PLAY AREA**



**NEW PLAYGROUND AREA**



**DETENTION AREA**

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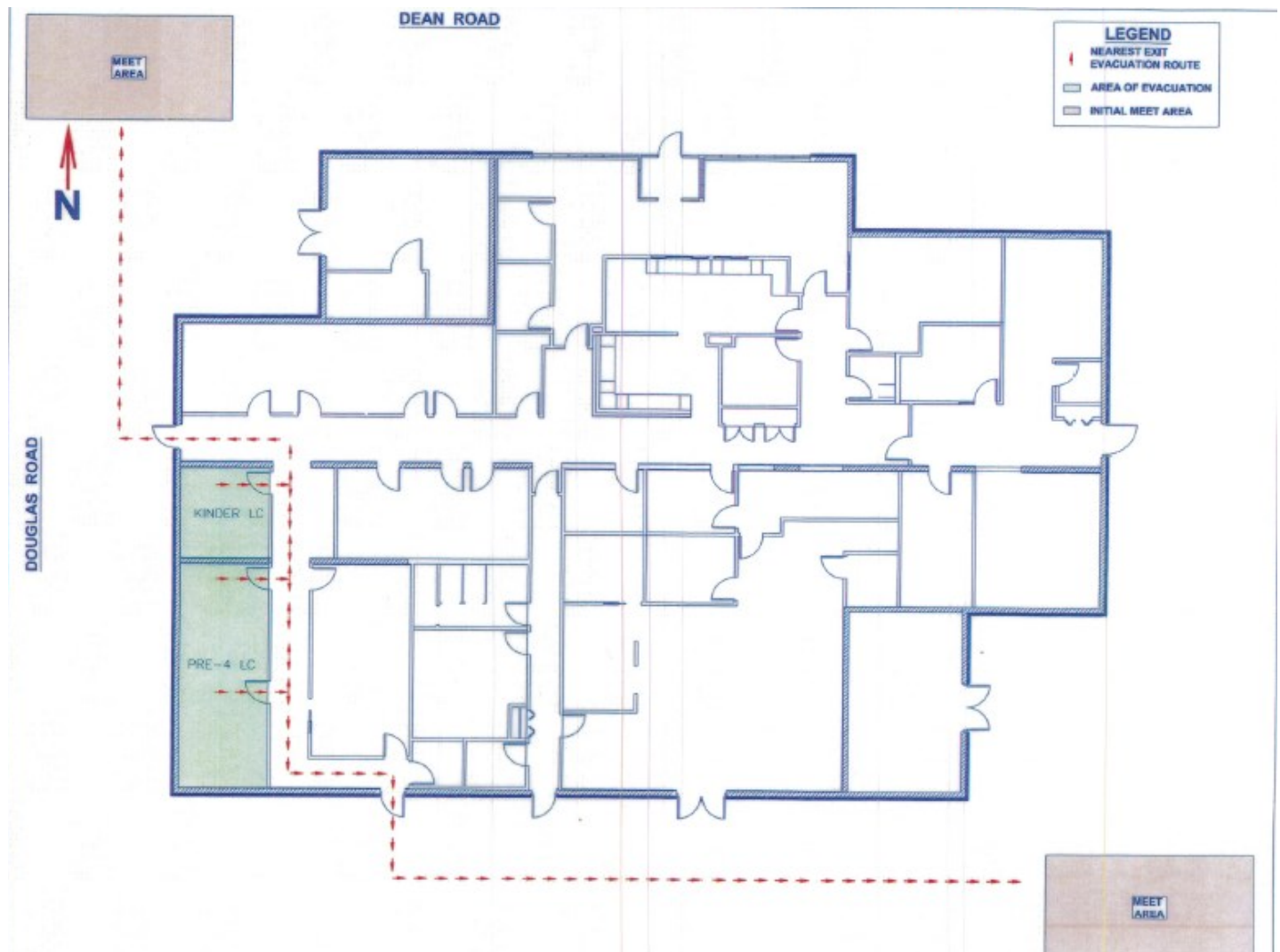
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## EXHIBIT A 8166 DOUGLAS ROAD BUILDING LAYOUT



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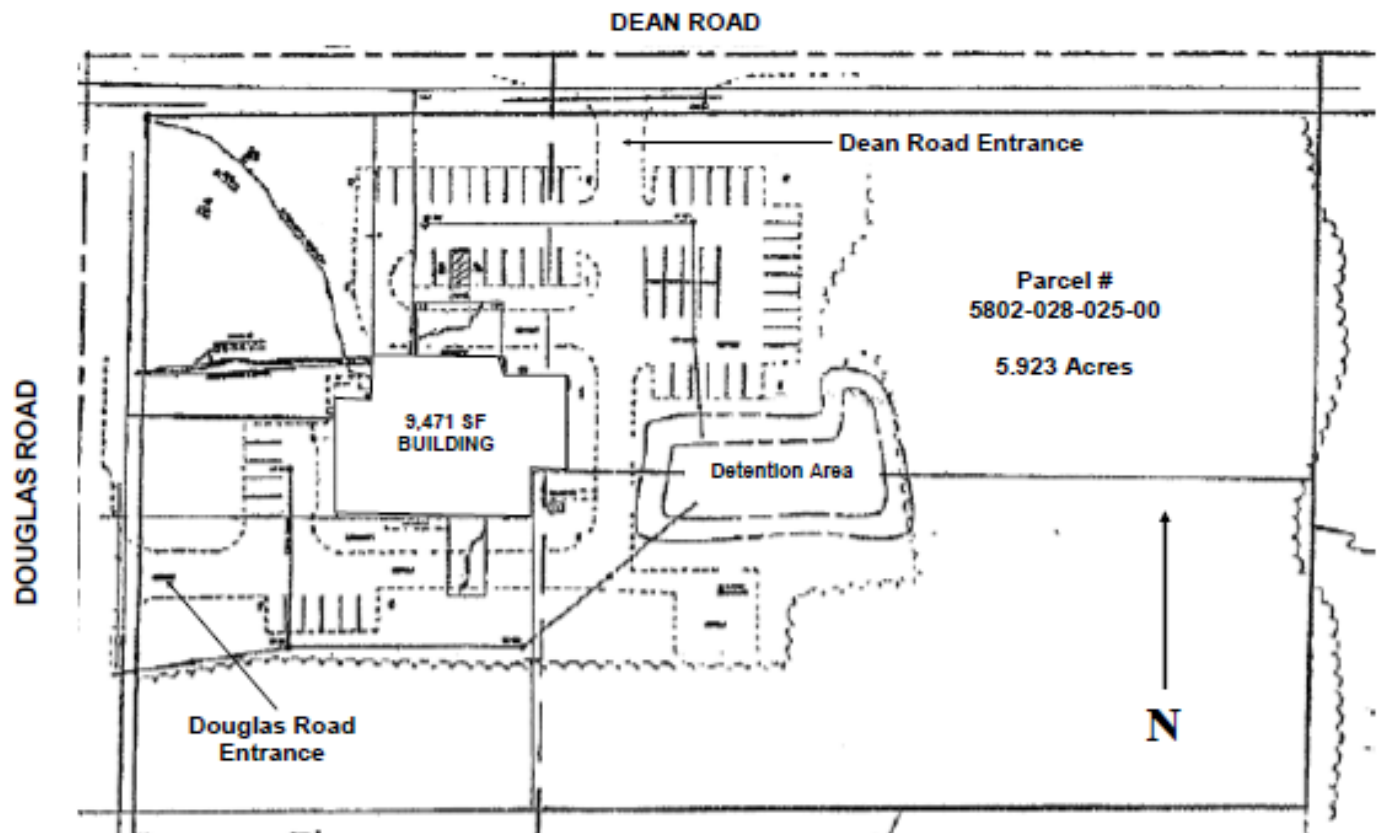
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## EXHIBIT B 8166 DOUGLAS ROAD SITE PLAN



For more information contact:

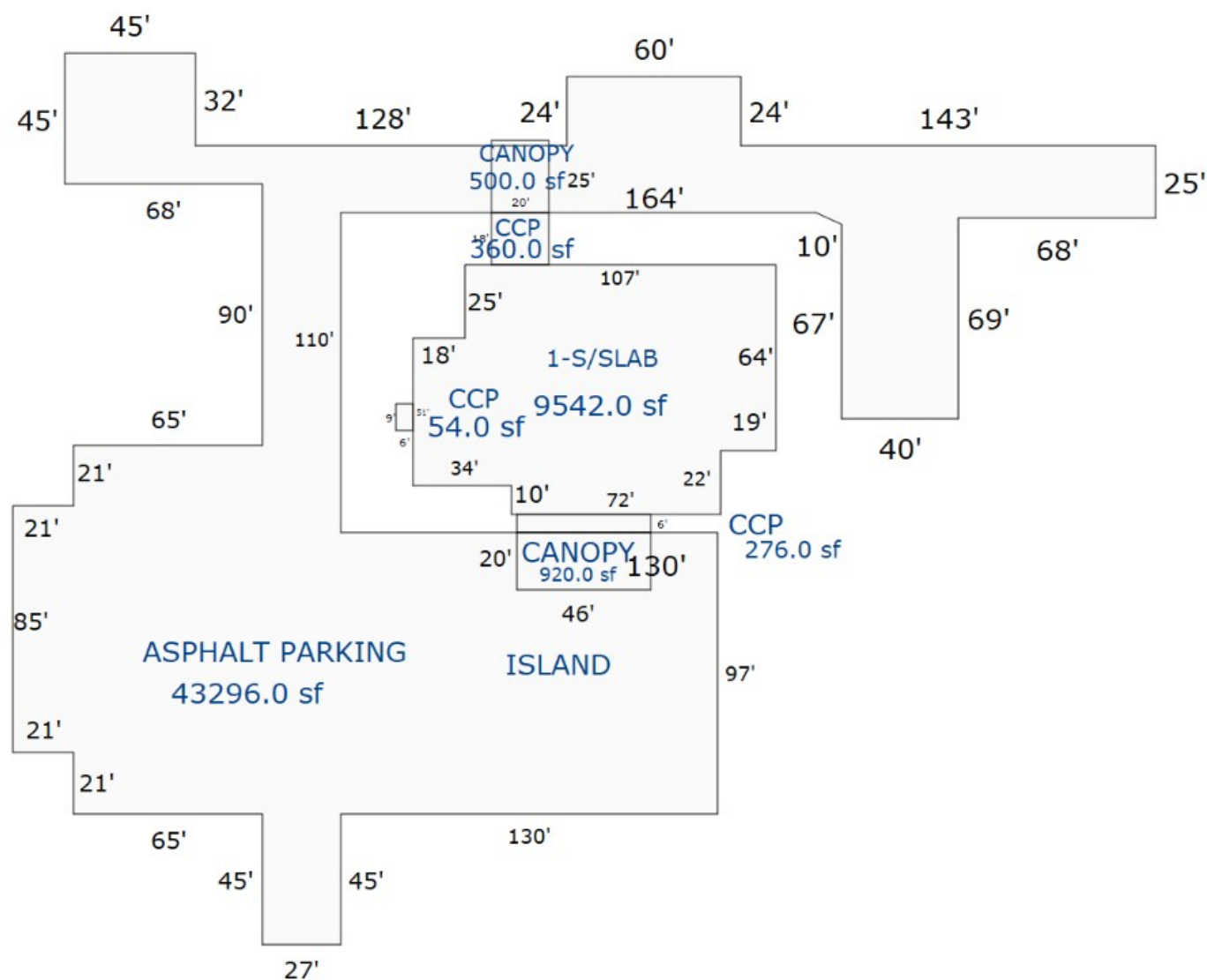
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## EXHIBIT C 8166 DOUGLAS ROAD SKETCH OF BUILDING AND PAVED AREAS



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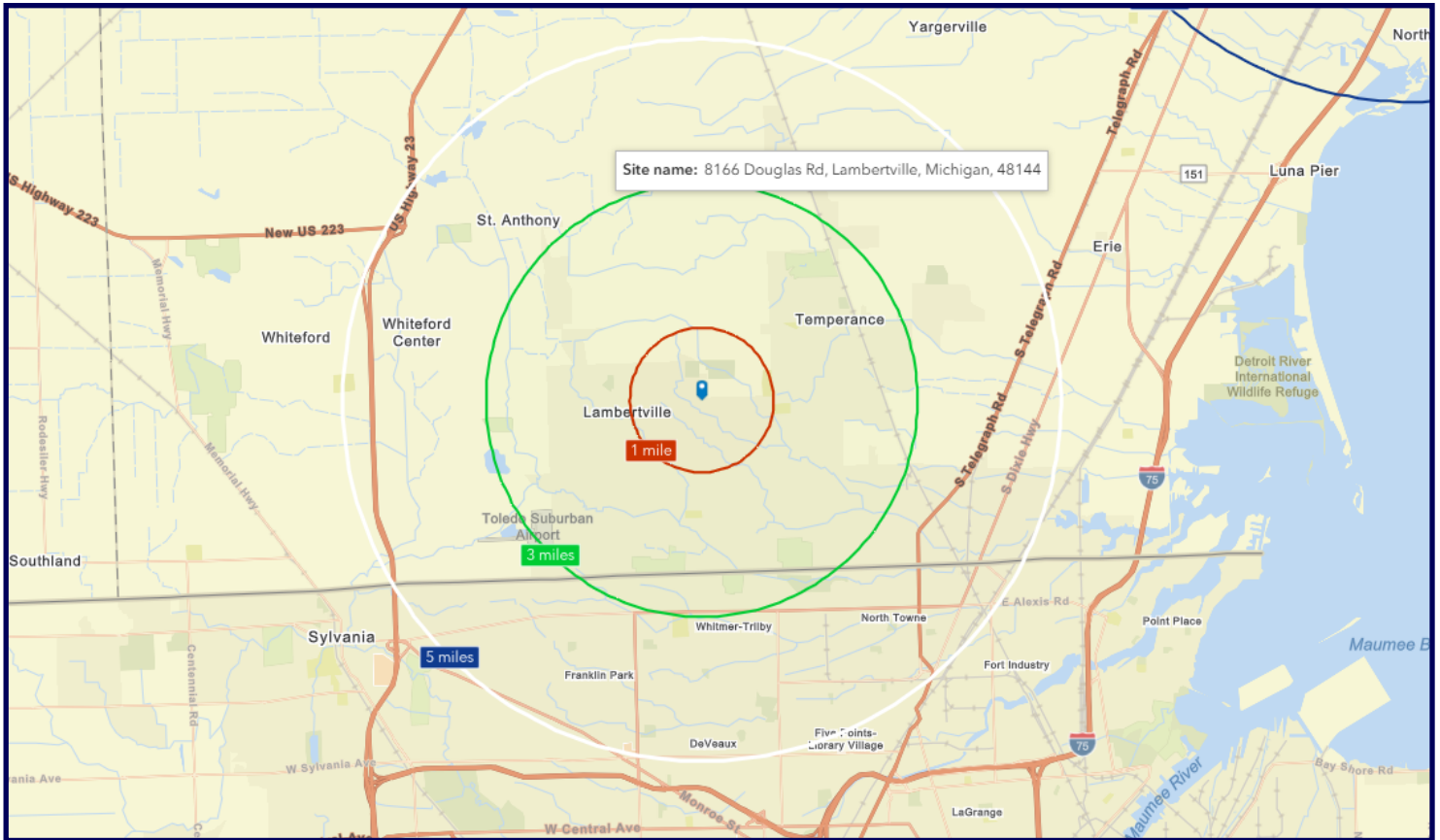
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## DEMOGRAPHICS



| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 3,426  | 34,524  | 98,134  |
| Average Age      | 45.5   | 43.7    | 41.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES  |
|---------------------|-----------|-----------|----------|
| Total Households    | 1,393     | 14,406    | 41,947   |
| # of Persons per HH | 2.46      | 2.39      | 2.33     |
| Average HH Income   | \$109,796 | \$104,741 | \$88,953 |

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