

Offering Memorandum

35 N Saginaw St - Storefront Retail/Residential

47 N Saginaw St - Pontiac's Little Art Theatre

Pontiac, Michigan 48342

NAI Farbman | **Farbman Group**

MIDWEST EXPERTISE, GLOBAL REACH.

Offering Memorandum presented by:

Add Today's Date

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35 N
Saginaw St



Mixed Use Retail / Office / Residential - Storefront

NAI FARBAMN is pleased to introduce a distinctive opportunity with this fully renovated 6,500 SF, three-story property, situated in Pontiac, MI. Boasting a storied history, the building, originally constructed in 1920, has been thoughtfully modernized to offer a compelling blend of historic elegance and contemporary amenities. With 50% occupancy, this property's flexible layout encompasses a 1,000 SF retail space on the first floor, a 1,900 SF loft featuring 2 bed/1.5 bath and serving as the owners' apartment, a 1,000 SF loft-style apartment on the second floor, and a 1,000 SF apartment on the third floor with roof access available. Additionally, a walkout, finished basement spanning 3,000 SF, four surface parking spaces, and a new roof further enhance its appeal. This property is ideally suited for a special purpose or other investment endeavors.



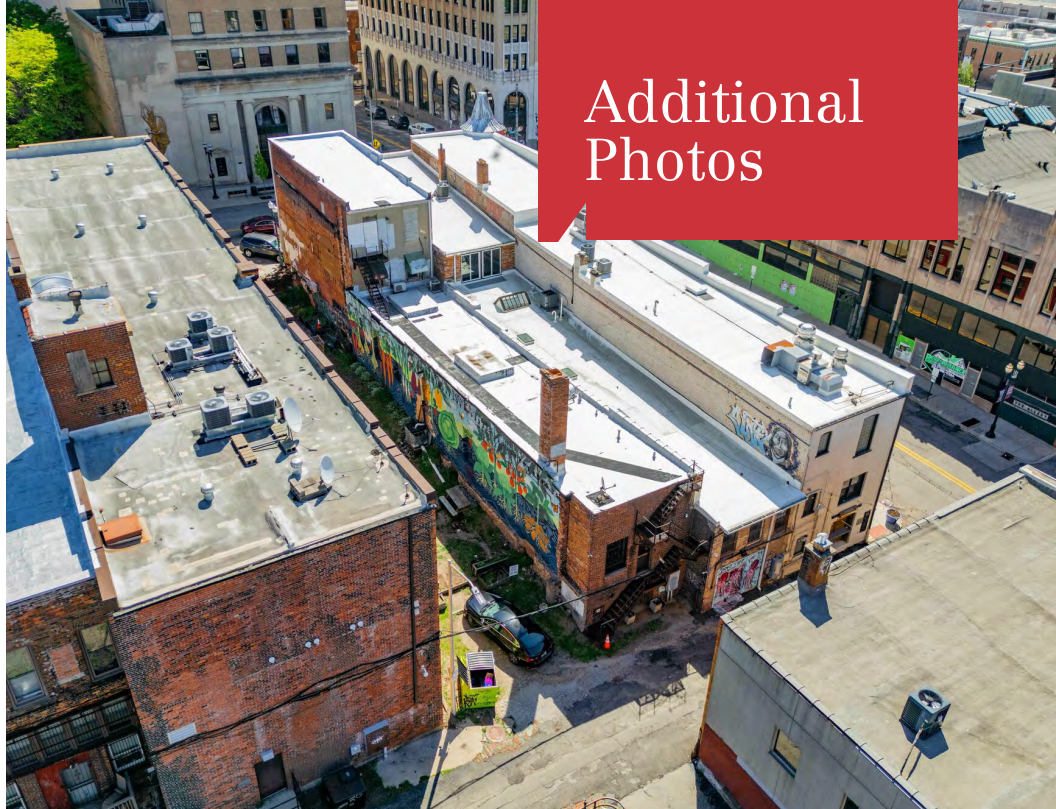
35 N
Saginaw St

Property Highlights

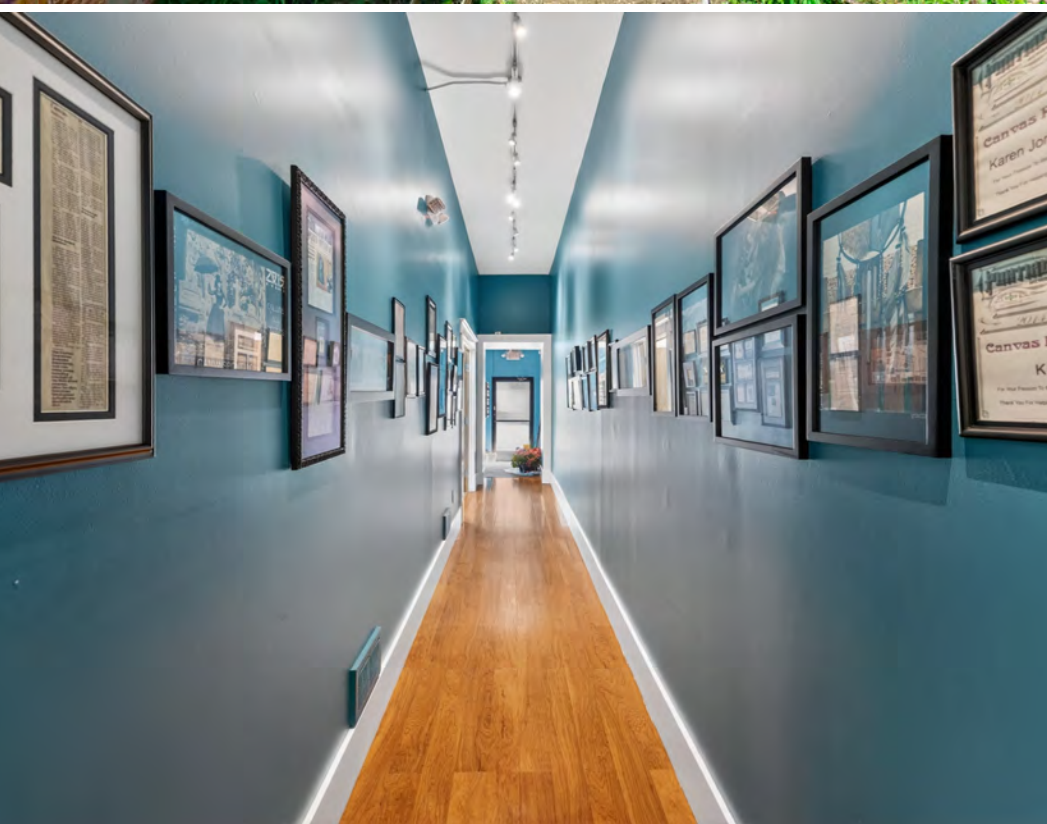
- 6,500 SF
- 3-Story Mixed-Use Retail/Office/Residential
- Built in 1920/ 2017 Full Renovations
- New Roof
- Completely Remodeled
- Heart of Downtown Pontiac, center of Oakland County
- Qualified Opportunity Zone (QOZ)

Offering Summary

Sale Price:	Contact Listing Agent(s)
Number of Units:	3
Lot Size:	2,919 SF
Building Size:	6,500 SF



Additional Photos





Additional Photos





Additional Photos





45 N
Saginaw St

Pontiac's Little Art Theatre

NAI Farbman is pleased to introduce an exceptional investment opportunity with this meticulously renovated 7,200 SF, three-story property in Pontiac, MI. Dating back to 1868 and extensively renovated in 1920, 1974, and 2017, this building seamlessly blends historic charm with contemporary features. Zoned BI, this property offers diverse potential uses for an Owner/User or investor. The first floor is dedicated to a 130-seat theatre with a small café—an ideal setup for Pontiac's Little Art Theatre. The second and third floors each feature spacious 2-bedroom/1-bath lofts, both with roof access and deck amenities. Additional highlights include a new roof, complete remodeling, and a private rooftop deck patio offering stunning skyline views, creating an ideal venue for entertainment.

Pontiac's Little Art Theatre

<https://www.theplat.org/>

45 N
Saginaw St



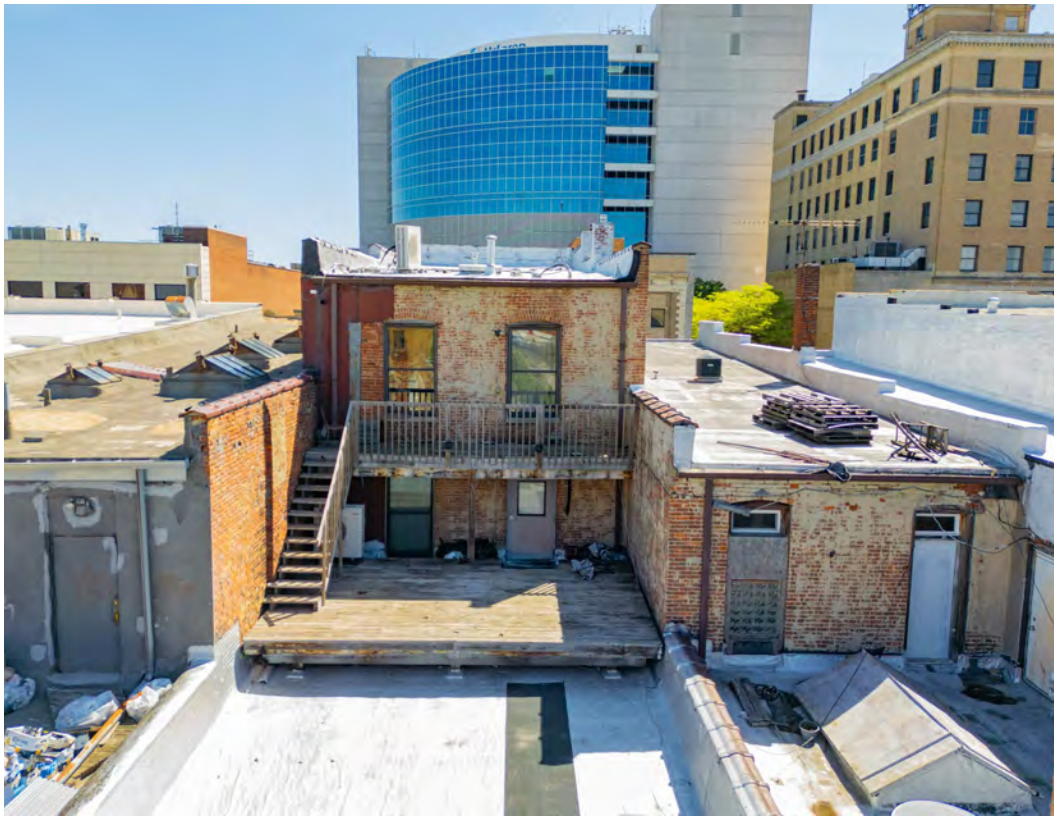
Property Highlights

- 7,200 SF
- 3-Story Mixed-Use Townhome
- Built in 1868 / 2017 Full Renovations
- Completely Remodeled
- Kitchen, Washer & Dryer, Water included; Utilities not included
- Private Rooftop Deck Patio to enjoy skyline views and venue for entertaining
- New Roof

Offering Summary

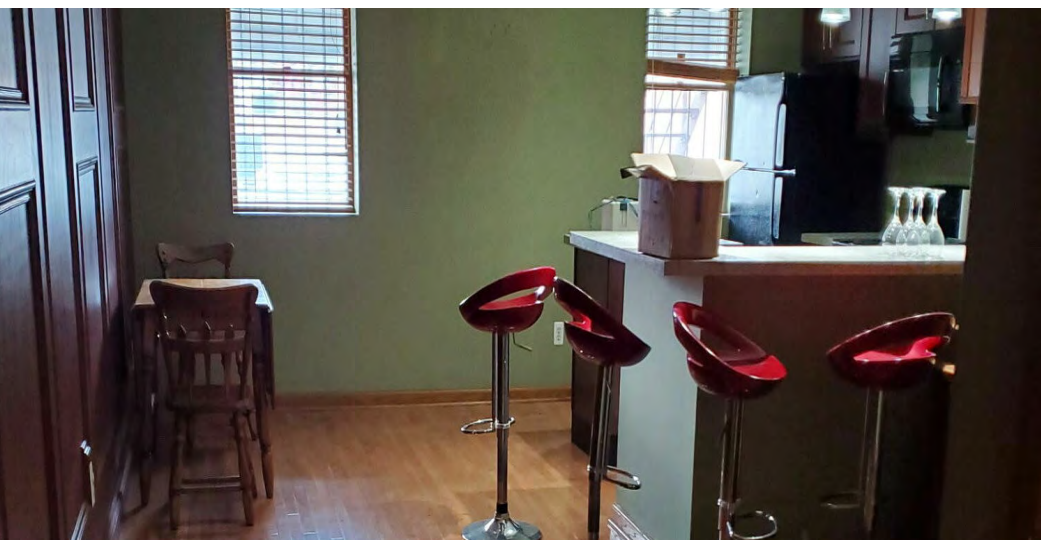
Sale Price:	N/A
Lot Size:	3,432 SF
Building Size:	7,200 SF

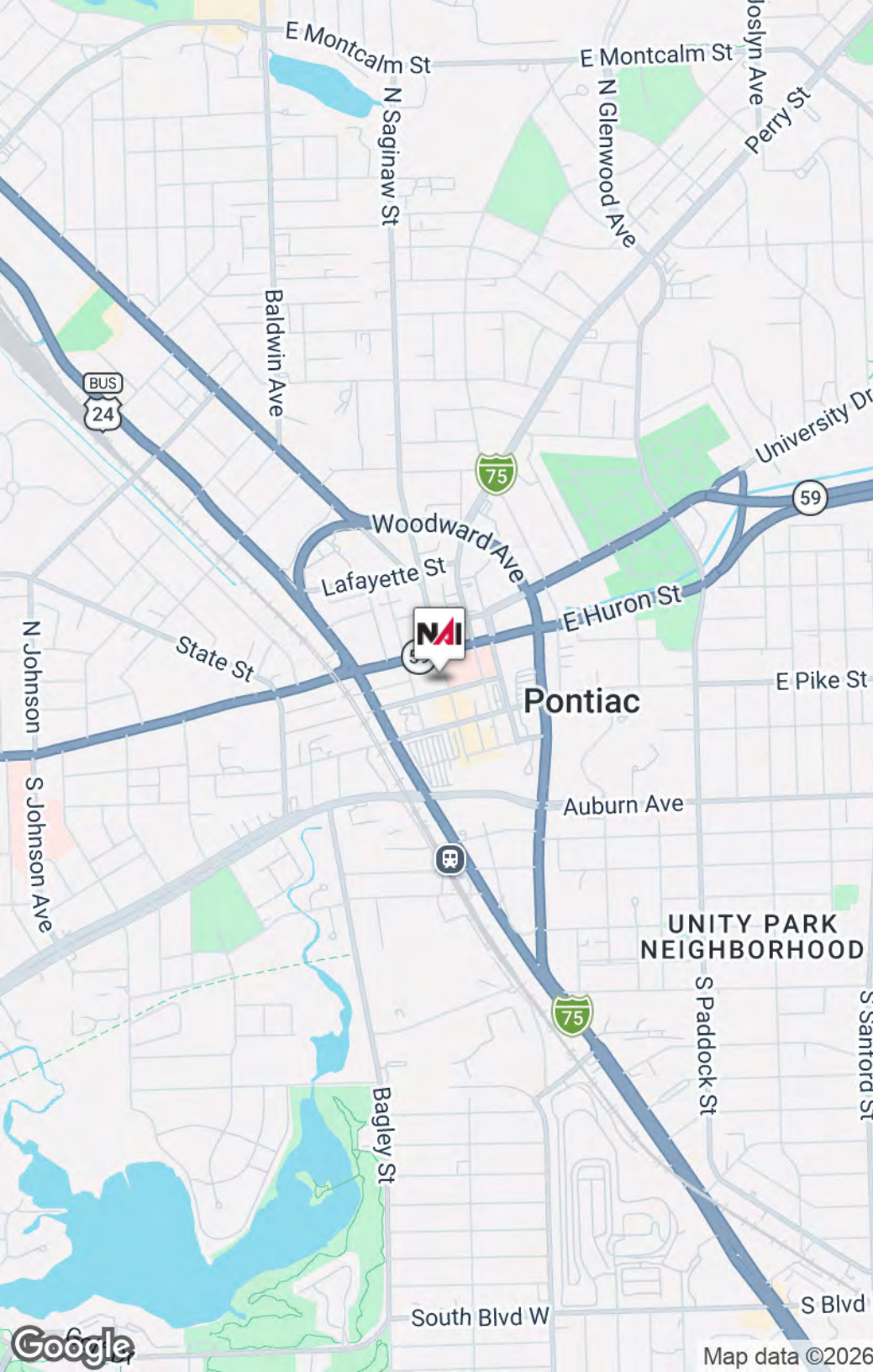
Additional Photos











Location Description

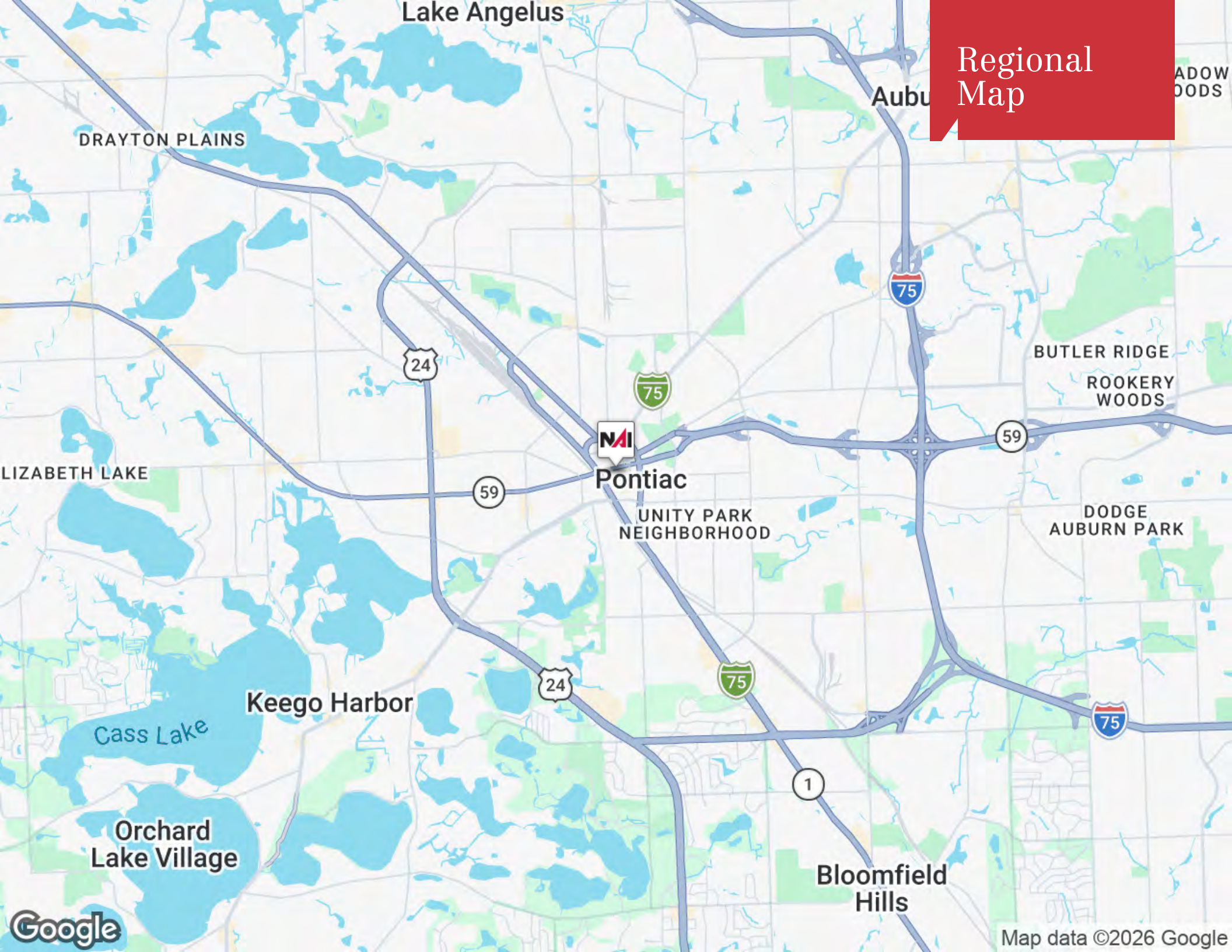
Strategically located in the Revitalized Downtown Pontiac. Portfolio of properties at 35 & 47 N. Saginaw St, are vintage 1830's mixed-use buildings with exposed brick and original hardwood floors retaining much of its detail rich history. Enjoy the walkable (live/work/play) lifestyle in downtown Pontiac.

The downtown district enjoys an array of dining and entertainment options. Pontiac's strategic positioning within the Detroit metropolitan area provides excellent connectivity, while the city's ongoing revitalization efforts underscore its attractiveness for investment.

Location Details

County	Oakland
Cross Streets	N. Saginaw St. between W. Pike St and W. Lawrence St.

Regional Map



Retailer Map



47 N Saginaw St

35 N Saginaw St

McLaren
OAKLAND

FAMILY DOLLAR
my family, my family dollar

THE HOME DEPOT

LOWE'S

MENARDS

ALDI

PET SUPPLIES PLUS

TARGET

COSTCO
.COM

UWM
UNITED WHOLESALE MORTGAGE

Trinity Health

PET SMART **HomeGoods** **Burlington** **ULTA**
five BELOW **Bath & Body Works** **TJ-MAXX** **at home**

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