

1357 Gratiot Avenue, Clinton

Township, MI 48036

**High-Visibility Gratiot
Frontage | Light/Flex
Industrial**



TDG
COMMERCIAL



PROPERTY FEATURES

- **Building Size:** 3,471 SF stand-alone masonry building on a half-acre lot.
- **Drive-In Access:** Two overhead doors; buyer to verify door dimensions and functionality.
- **Renovated Office:** Updated office area totaling approximately 1,271 SF.
- **Flexible Zoning:** B-3 General Business District supports commercial, service, and light industrial uses.
- **High Visibility:** Direct Gratiot Avenue frontage with roughly 16,000 to 20,000 vehicles passing daily.
- **Expansion Room:** Half-acre site leaves room to expand the building, add yard storage, or grow parking with municipal approval.
- **Central Location:** Centrally positioned near shops, restaurants, banking, and daily-needs retail.
- **Parking:** Surface parking on site with additional capacity available on the half-acre lot.



For more information, please contact:

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TDG Commercial Real Estate

440 S Main St,

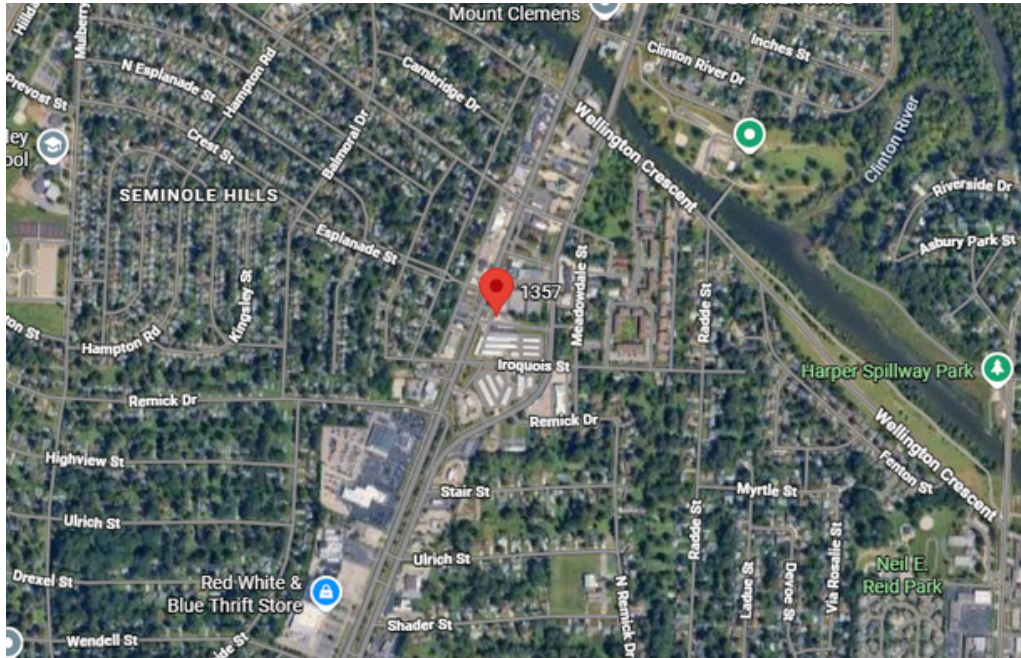
Rochester, MI 48307

www.TDGCommercialRE.com

3,471 SF Flex Industrial | Two Drive-Ins on Half-Acre Lot

3,471
Square Feet
AVAILABLE

Aerial



INVESTMENT SUMMARY

1357 S Gratiot Avenue, Clinton Township, MI 48036 is a 3,471 SF flex industrial building offered at \$325,000 as an owner-user or investment opportunity. The property combines two drive-in doors, an updated office space, flexible B-3 zoning, and high-visibility Gratiot Avenue frontage on a half-acre lot in Clinton Township. For a trade contractor, service operator, or small business, the building is a direct path from renting to owning.

- **Accessible Price:** At \$325,000, the deal fits SBA 504 and 7(a) owner-occupied lending programs.
- **Zoning Optionality:** B-3 General Business District widens the use and tenant pool beyond standard industrial.
- **Updated Office Space:** Move-in ready office space removes a typical capital expense for an incoming owner.
- **Visibility Premium:** Gratiot frontage gives a small business signage and exposure most flex buildings lack.
- **Expansion Potential:** Half-acre lot supports building expansion, secured yard, or fleet parking over time with municipal approval.
- **Real Estate Only:** Clean transaction with vacant possession and no business assets involved.

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PROPERTY DETAILS & MARKET CONTEXT

BUILDING & SITE

Address	1357 S Gratiot Avenue, Clinton Township, MI 48036
Building Size	3,471 SF stand-alone
Office Component	Updated office area totaling approximately 1,271 SF (36.6% of building)
Lot Size	0.50 acres (21,780 SF)
Year Built	1963
Construction	Masonry
Drive-In Doors	Two
Zoning	B-3 General Business District
Parking	Surface parking on site
2025 Taxes	\$6,511 (\$1.88/SF) (Buyer to Verify)
Parcel ID	16-11-23-176-040

POTENTIAL USES

The combination of two drive-in doors, a renovated office, and flexible B-3 zoning makes the building well suited to a range of flex industrial and service operations. Specific uses are subject to verification with Clinton Township.

- **Auto Service & Repair:** Two drive-ins and shop space suit an auto repair, detailing, or specialty service operation.
- **Trades & Contractor Base:** A plumbing, electrical, HVAC, or general contractor can run shop, storage, and office from one site.
- **Light Industrial & Assembly:** Drive-in access and open shop area support light manufacturing, fabrication, or assembly work.
- **Showroom Plus Shop:** Renovated office and Gratiot visibility allow a customer-facing showroom paired with rear shop space.
- **Warehouse & Distribution:** Compact footprint and drive-in loading suit small-scale warehousing or last-mile distribution.
- **Service Business HQ:** B-3 zoning supports a service-business headquarters with office, storage, and light operations combined.

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Own Your Building for \$325K | Flex Industrial on Gratiot

3,471
Square Feet
AVAILABLE

MARKET CONTEXT

Submarket	Groesbeck North, Macomb County
Submarket Vacancy (1-3 Star)	4.00%
Gratiot Traffic	Nearby Gratiot traffic counts range from approximately 15,700 to 16,000+ VPD, depending on collection point.
Annual Visibility	Over 5.8 million estimate vehicles per year (est. 8.7M+ impressions)
Sale Price	\$325,000
Transaction Type	Sale, real estate only; owner-user or investment

MARKET CONTEXT

Metric	1 Mile	3 Miles
Population	10,676	89,095
Households	4,743	39,095

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Flexible B-3 Zoning | 3,471 SF with Updated Office Space

3,471
Square Feet
AVAILABLE

Photos



SHOP / WORK AREA WITH OVERHEAD
DOOR ACCESS



INTERIOR SERVICE BAY / FLEX AREA



REAR YARD / OUTDOOR AREA



AERIAL VIEW SHOWING GRATIOT
FRONTAGE

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