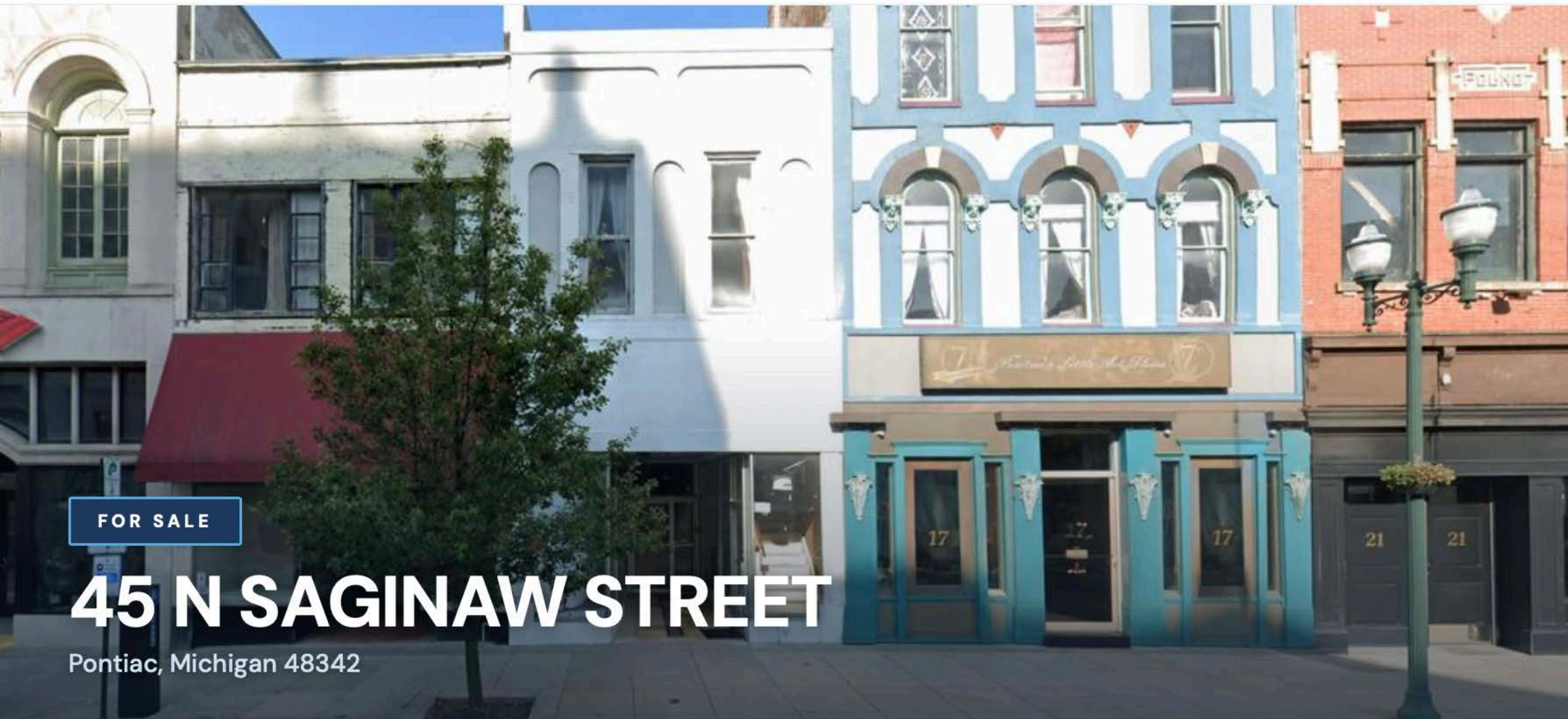




FOR SALE

45 N SAGINAW STREET

Pontiac, Michigan 48342

OFFERING PRICE

\$349,000

4,900 SF

BUILDING AREA

2,450 SF

BASEMENT

BI

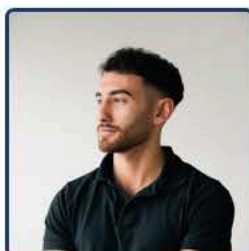
ZONING

Mixed-Use

ASSET TYPE

EXCLUSIVELY LISTED BY

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ASSET SUMMARY

Property Address	45 N Saginaw Street Pontiac, Michigan 48342
Total Building Area	4,900 SF (2 floors)
First Floor	2,450 SF — retail / open layout, high ceilings
Second Floor	2,450 SF — leased residential apartment
Basement	2,450 SF — storage / future expansion
Offering Price	\$349,000
Current Income	\$850/month — residential apartment lease
Zoning	BI — Business Intensive (Mixed-Use Corridor)
Permitted Uses	Retail, office, mixed-use, restaurants, service businesses
Location	Downtown Pontiac

Property Overview

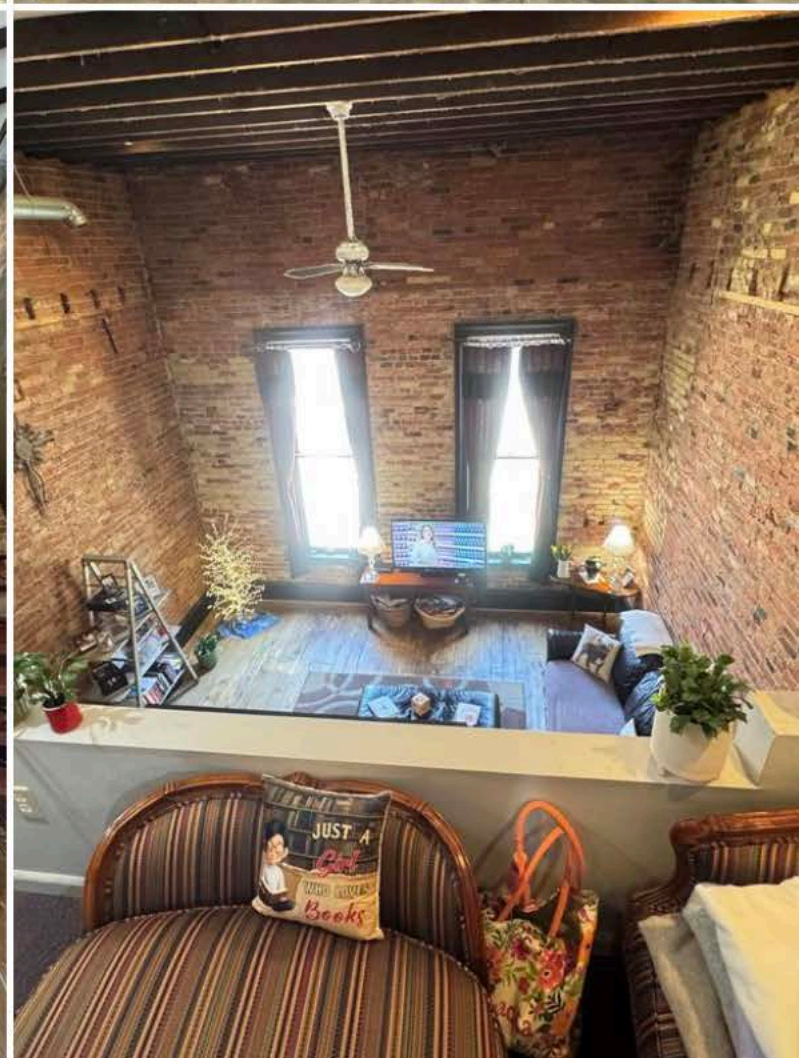
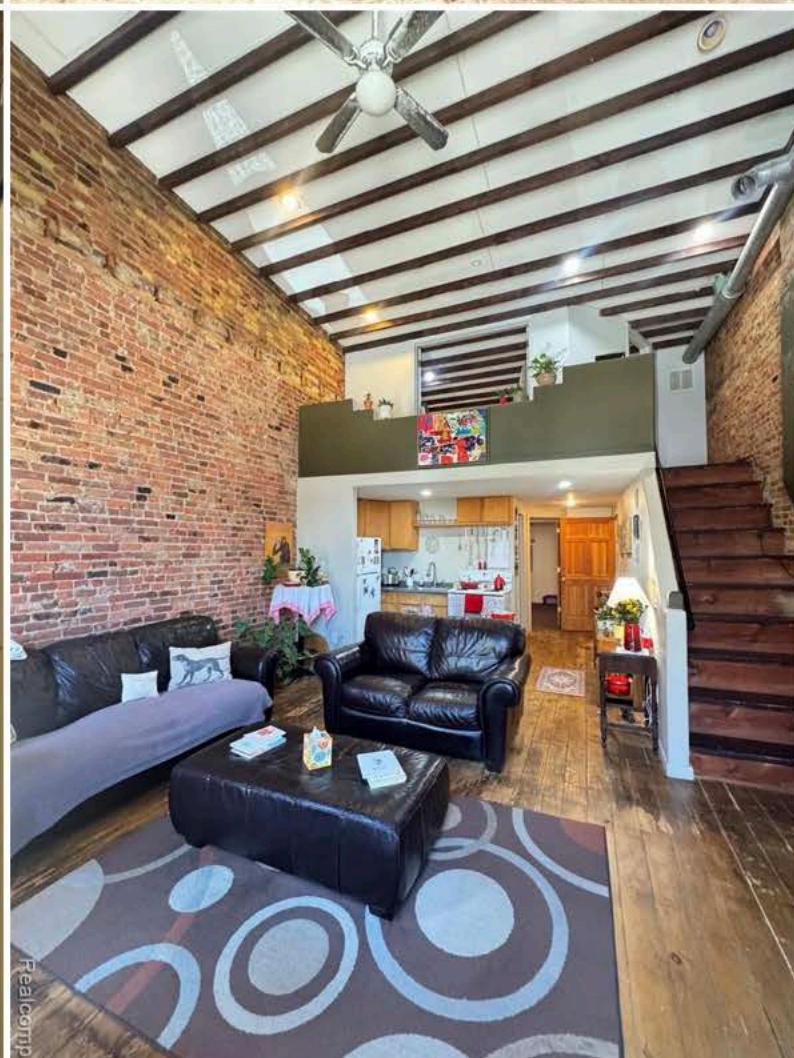
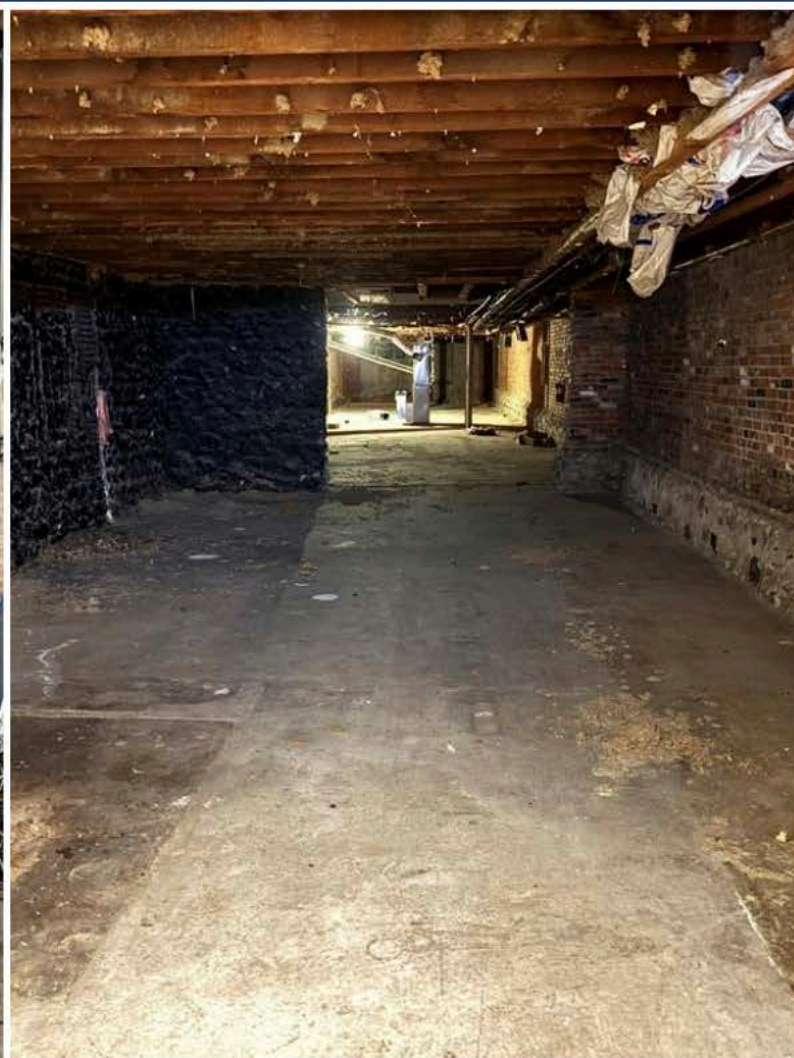
A 4,900 SF mixed-use building in the core of Downtown Pontiac, offering 2,450 SF of first-floor commercial space with high ceilings, ideal for retail, showroom, or office use, along with a leased 2,450 SF second-floor apartment and an additional 2,450 SF basement for storage or future expansion.

Investment Highlights

Long-term residential tenant paying \$850/month, offsetting holding costs. First floor has been fully gutted and is ready for buildout — bring your ideas.



PROPERTY PHOTOS — AS-IS CONDITION



BUILDING DESCRIPTION

Positioned in the core of Downtown Pontiac, this mixed-use asset presents a strong value-add opportunity in one of Oakland County's steadily revitalizing markets, benefiting from ongoing public and private reinvestment and increasing business activity.

The property features approximately 4,900 SF; 2,450 SF of first-floor commercial space with high ceilings, ideal for retail, showroom, or office use, along with a leased-out 2,450 SF second floor and an additional 2,450 SF basement for storage or future expansion. The first floor has been fully gutted, offering a blank slate for repositioning and lease-up.

An upper-level apartment is currently leased at \$850/month, providing immediate income and helping offset holding costs during redevelopment. Zoned BI – Business Intensive, the property allows for a wide range of uses including retail, office, mixed-use residential, restaurants, and service businesses — maximizing flexibility and long-term upside. A well-located, income-producing asset with clear potential for value creation in a resurging downtown corridor.

PROPERTY FEATURES

- **Ideal for investors** looking for a versatile property offering commercial and residential tenant benefits.
- **Office / showroom** — 2,450 SF open layout with a large, wide open basement and high ceilings.
- **Versatility** — suitable for a wide range of uses.

LOCATION

- Located in Downtown Pontiac.
- Zoning: BI – Business Intensive (Mixed Use Corridor).
- Allows uses such as retail, office, mixed-use residential above commercial, restaurants and service businesses.

OFFERING PRICE

\$349,000

4,900 SF · BI Zoning · Downtown Pontiac



DEMOGRAPHICS

POPULATION & HOUSEHOLDS — 45 N SAGINAW ST, PONTIAC, MI

METRIC	3 MILES	5 MILES	10 MILES
Total Population	80,300	169,900	627,210
# of Households	32,000	69,880	252,820
Average Household Income	\$71,452	\$98,920	\$129,500

3 MILE RADIUS

80,300

Residents · 32,000 Households

5 MILE RADIUS

169,900

Residents · 69,880 Households

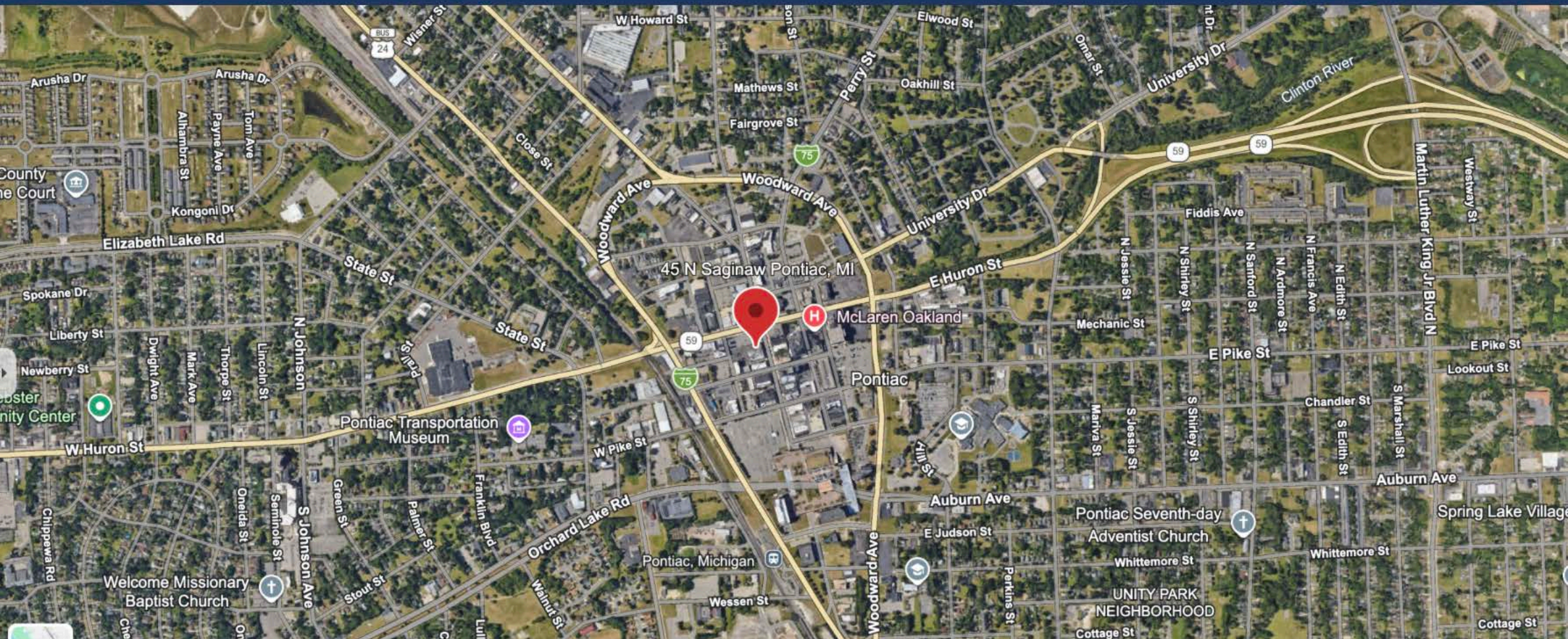
10 MILE RADIUS

627,210

Residents · 252,820 Households



AERIAL MAP



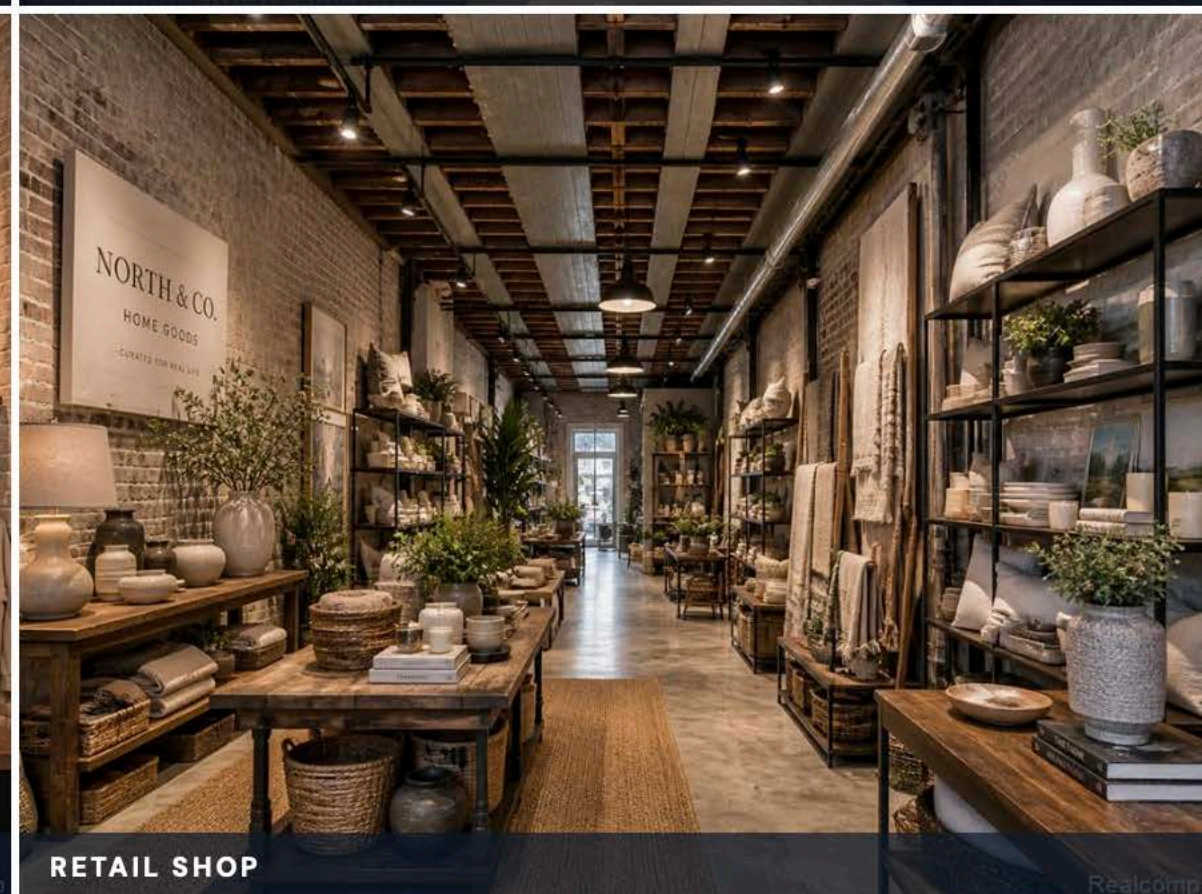
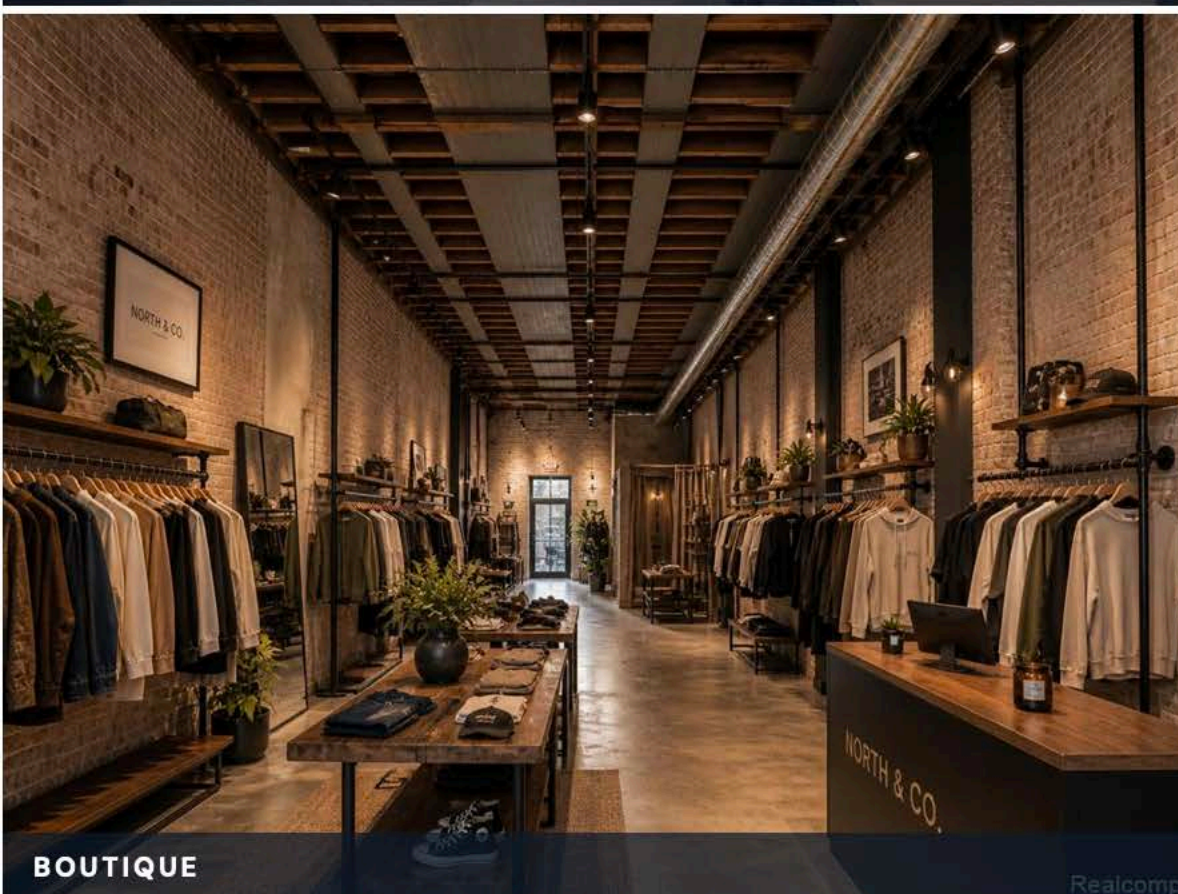
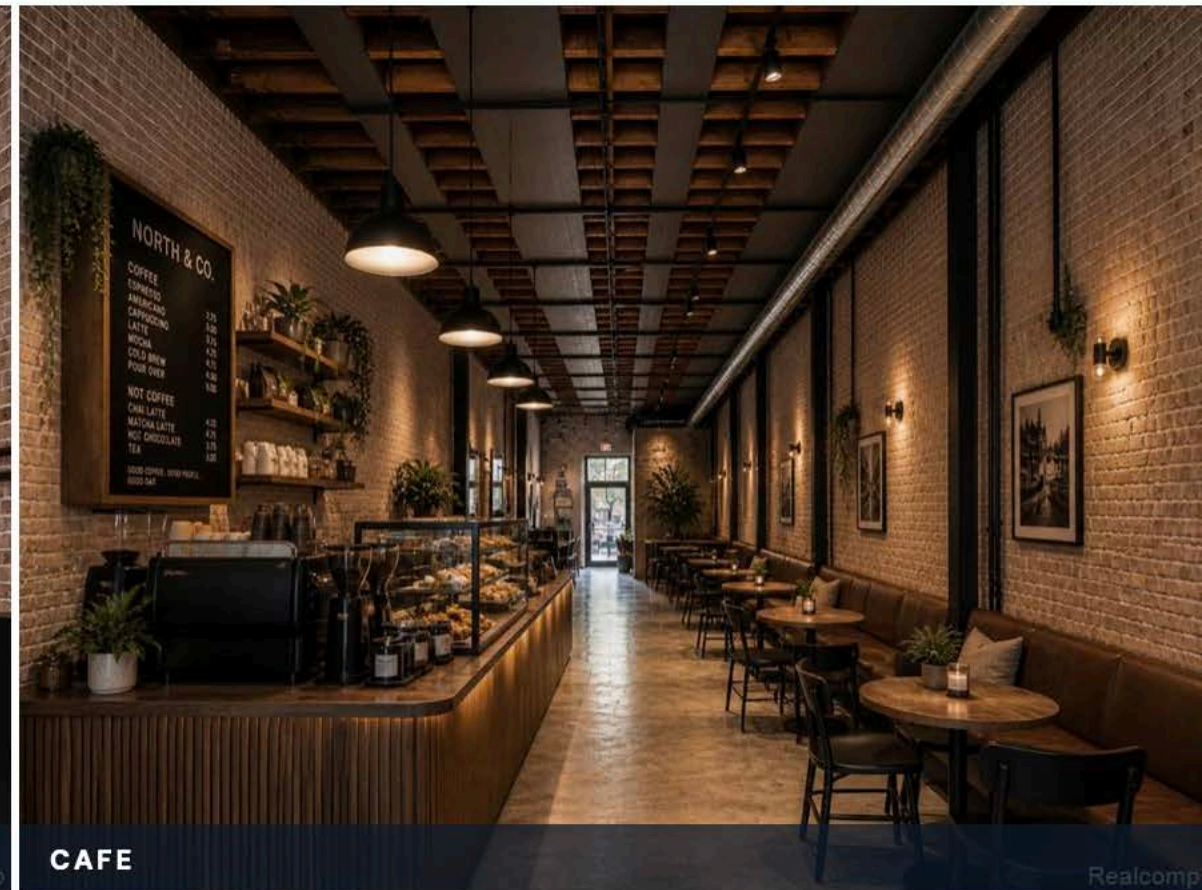
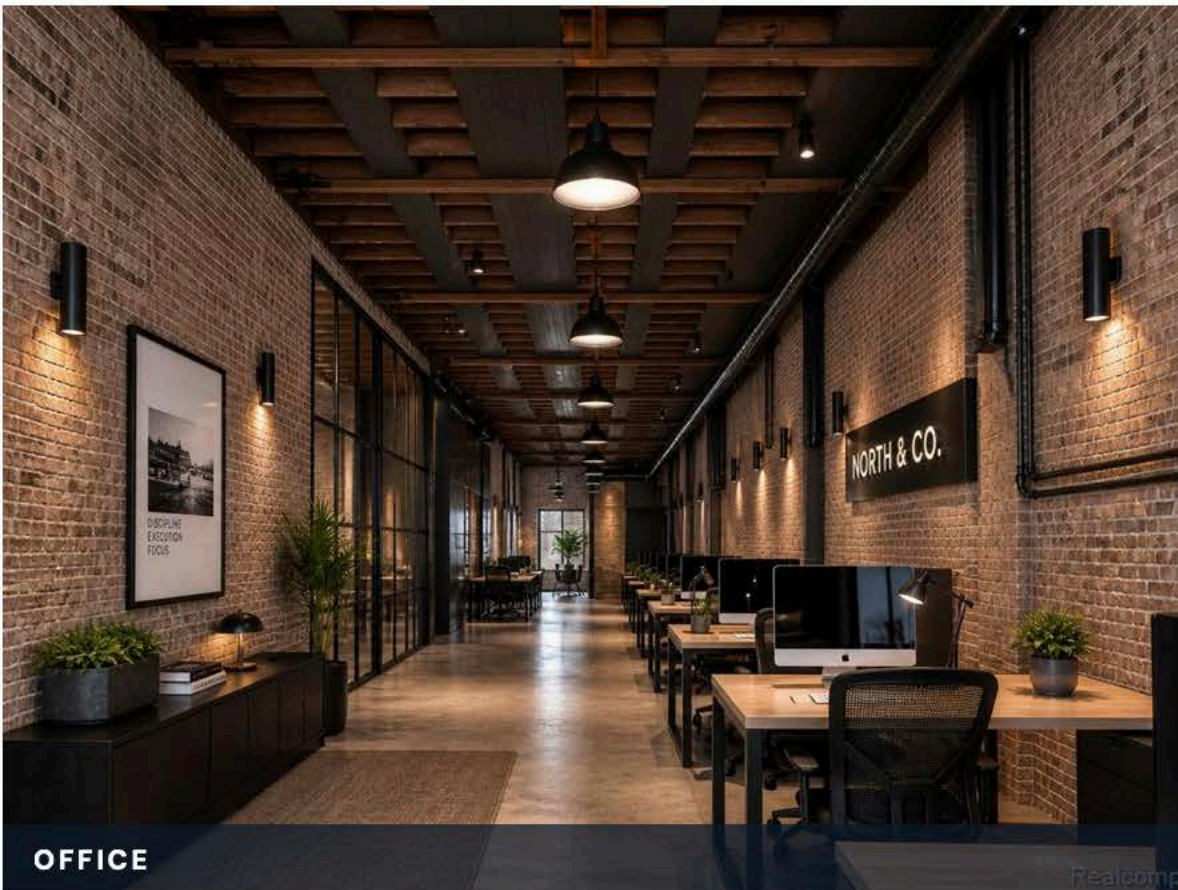
PONTIAC ON THE RISE

Downtown Pontiac is in the midst of sustained revitalization, with new residential, retail, and mixed-use development drawing renewed public and private investment to the corridor. Proximity to McLaren Oakland, Woodward Avenue, and the I-75/M-59 interchange positions this address to benefit directly from the city's growing momentum.

CONCEPT RENDERINGS — FACADE OPTIONS



CONCEPT RENDERINGS — INTERIOR BUILDOUT OPTIONS



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