

DOWNTOWN PONTIAC - SINGLE-TENANT MIXED-USE BUILDING

22 NORTH SAGINAW STREET | PONTIAC, MI 48342



FOR SALE / FOR LEASE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

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PROPERTY HIGHLIGHTS

- Single-tenant building available in Downtown Pontiac for sale/for lease with C-2 Downtown Mixed-Use District zoning.
- The C-2 zoning permits traditional retail, office, medical office, and multi-family uses.
- Located in the heart of Downtown Pontiac, where a \$174.5 million budget has just been approved for a transformative revitalization of Downtown Pontiac.
- Inclusive to this, there will be new parking garages constructed directly across the site, offering plenty of daytime foot traffic from residents, employees, and visitors.
- The site is also Municipal Approved for a cannabis Adult-Use Provisioning Center - with a license included in the sale, only if needed for the use.
- Downtown Pontiac's ordinance allows businesses the ability to stay open until 2:00 AM to take advantage of the synergy with a vibrant nightlife in the nearby blocks.
- Great opportunity for a location in a capped retail market, which is uniquely positioned near several municipalities that currently lack Provisioning Center's.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,170	29,952	64,718
Total Population	10,909	75,265	158,540
Average HH Income	\$47,286	\$72,120	\$108,906

BUILDING SIZE

4,131 SF

LAND SIZE

0.07 Acres

SALES PRICE

\$450,000 (Seller Financing Available - Real Estate Only)
\$200,000 (Seller Financing Available - License)

LEASE PRICE

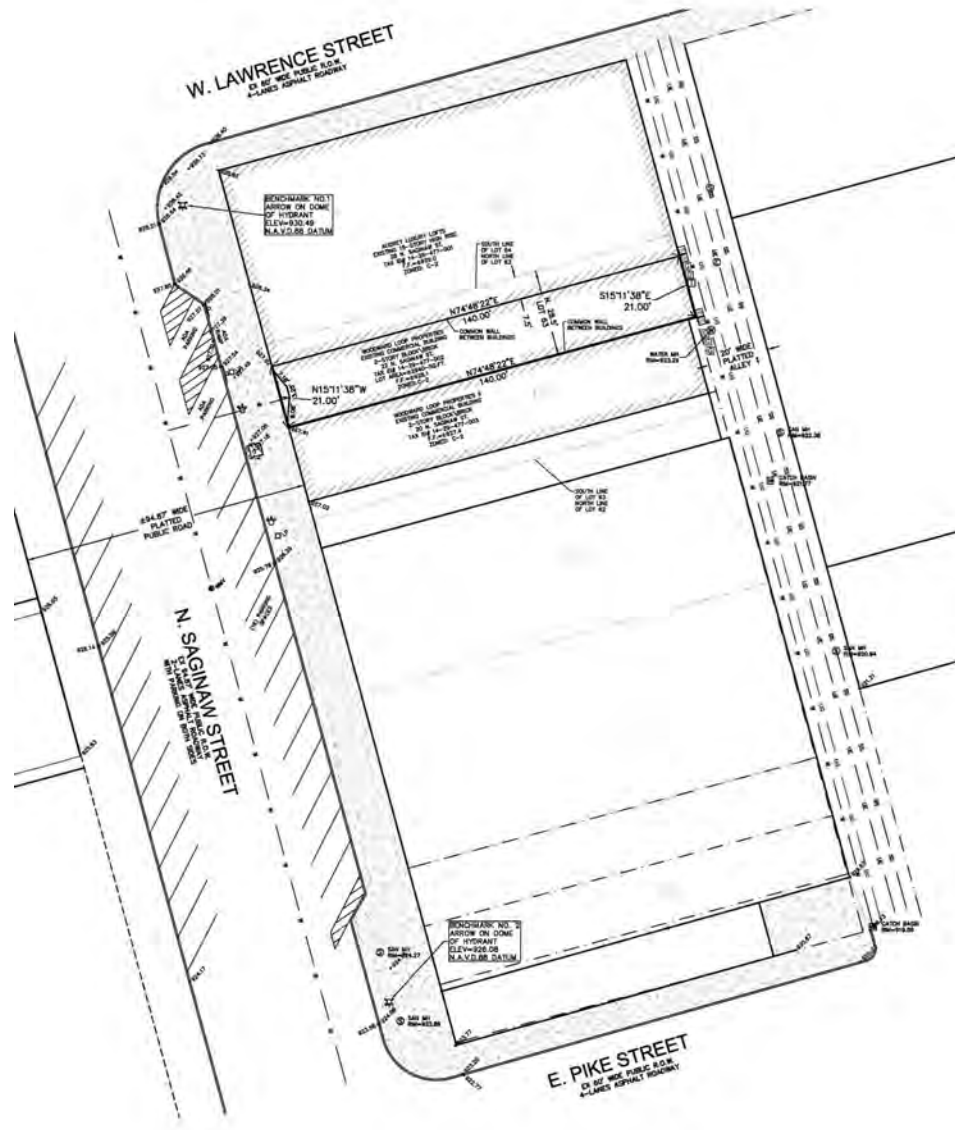
\$7,500 per month + NNN

AREA TENANTS



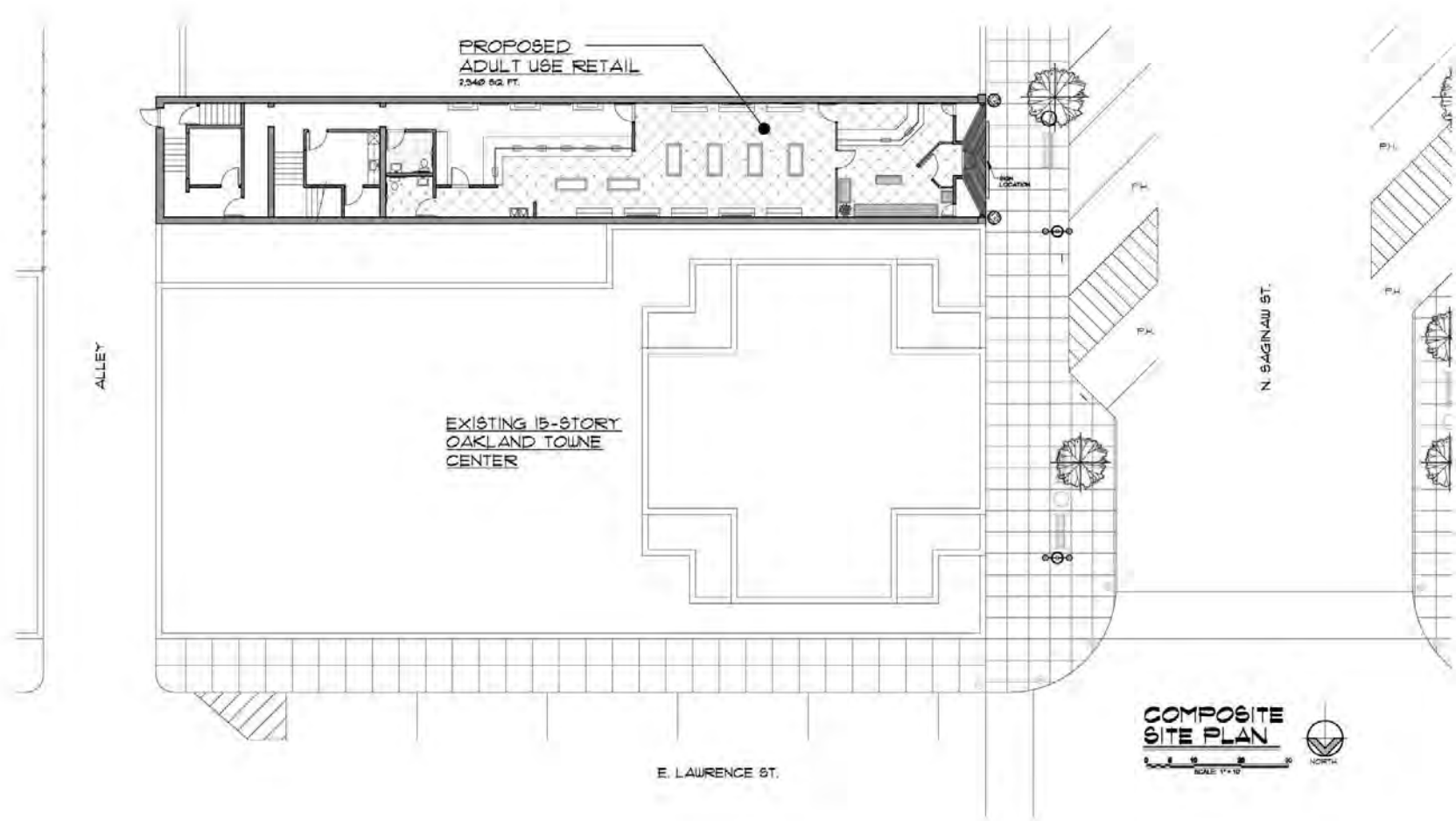
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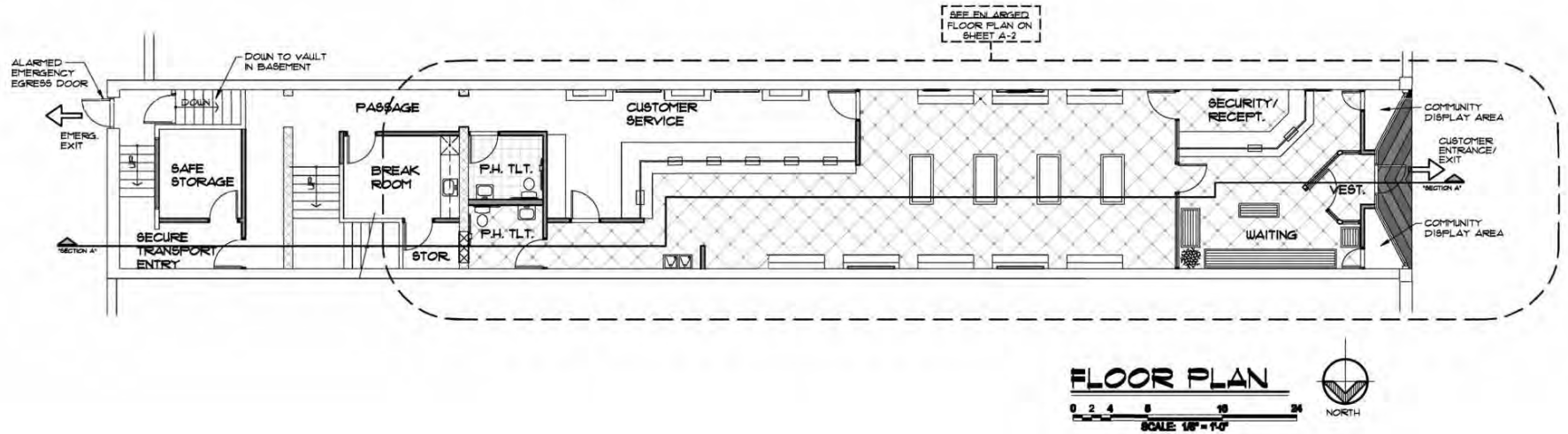
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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Seller's/Owner's Agent - A seller's/owner's agent, under a listing agreement with the seller/owner, acts solely on behalf of the seller/owner. A seller/owner can authorize a seller's/owner's agent to work with subagents, buyer's/tenant's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller/owner. Seller's/Owner's agents and subagents will disclose to the seller/owner known information about the buyer/tenant which may be used to the benefit of the seller/owner. Individual services may be waived by the seller/owner through execution of a limited service agreement.

Buyer's/Tenant's Agent - A buyer's/tenant's agent, under a buyer's/tenant's agency agreement with the buyer/tenant, acts solely on behalf of the buyer/tenant. Buyer's/Tenant's agents and subagents will disclose to the buyer/tenant known information about the seller/owner which may be used to benefit the buyer/tenant. Individual services may be waived by the buyer/tenant through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller/owner and buyer/tenant in a transaction, but only with the knowledge and informed consent, in writing, of both the seller/owner and the buyer/tenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller/owner or the buyer/tenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller/owner, and the buyer/tenant.

