

# 19 AC Commercial Land on US-23

435 Eight Mile Road, Whitmore Lake, MI 48189



**FOR SALE**



## OFFERING SUMMARY

Sale Price:	\$3,700,000
Lot Size:	19.054 Acres
Zoning:	GC (General Commercial)
APN #:	B -02-06-100-003
Taxes 2025:	\$34,700.43
Assessed Value 2025:	\$765,600

## PROPERTY HIGHLIGHTS

- 19 acres with high visibility on US-23 and Eight Mile Road
- Centrally located between Ann Arbor and Brighton along the US-23 corridor
- Northfield Township
- Zoned General Commercial
- Electric, gas, and municipal sewer; water via private wells
- 70,000+ VPD US-23

### Charlie Koenn

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### Randy Maas

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## PROPERTY DESCRIPTION

High-visibility 19-acre commercial site at the US-23/8 Mile interchange in Northfield Township. Excellent regional access with 70,000+ VPD on US-23 and quick connectivity to Ann Arbor, Brighton, I-96, and I-94. Rail line access on site. Utilities include electric, gas, and municipal sewer; water via private wells.

Zoned GC – General Commercial, allowing a broad range of uses including:

- Retail and service businesses (department stores, furniture, appliance, grocery)
- Business and professional offices
- Agricultural and equipment services
- Showrooms and sales for autos, machinery, and equipment
- Restaurants, including those serving alcohol, with optional outdoor seating
- Contractor supply, printing/blueprinting, and similar service trades
- Funeral establishments

Strong visibility, flexible zoning, and strategic freeway access make this a prime site for commercial or mixed-use development.

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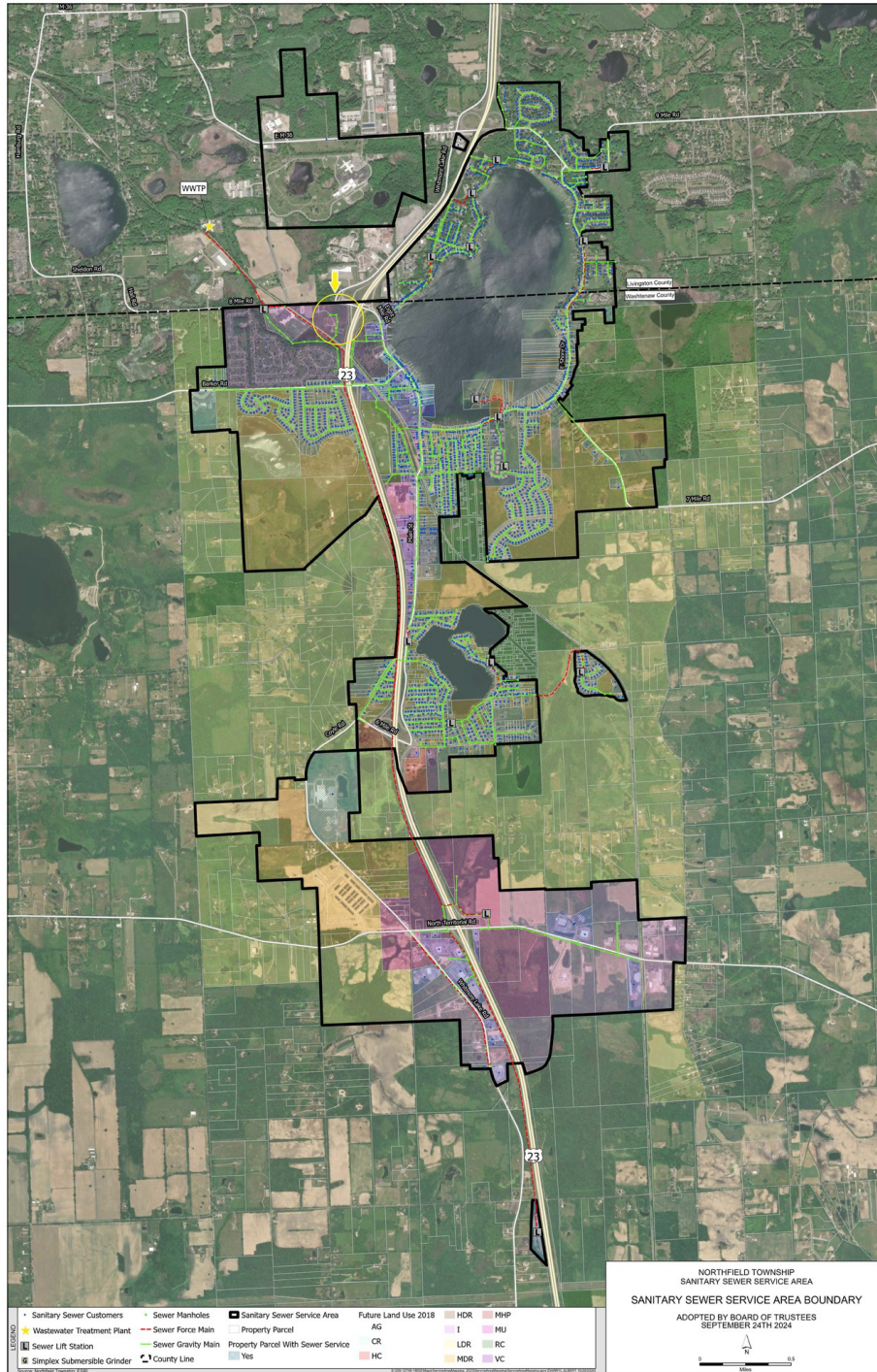


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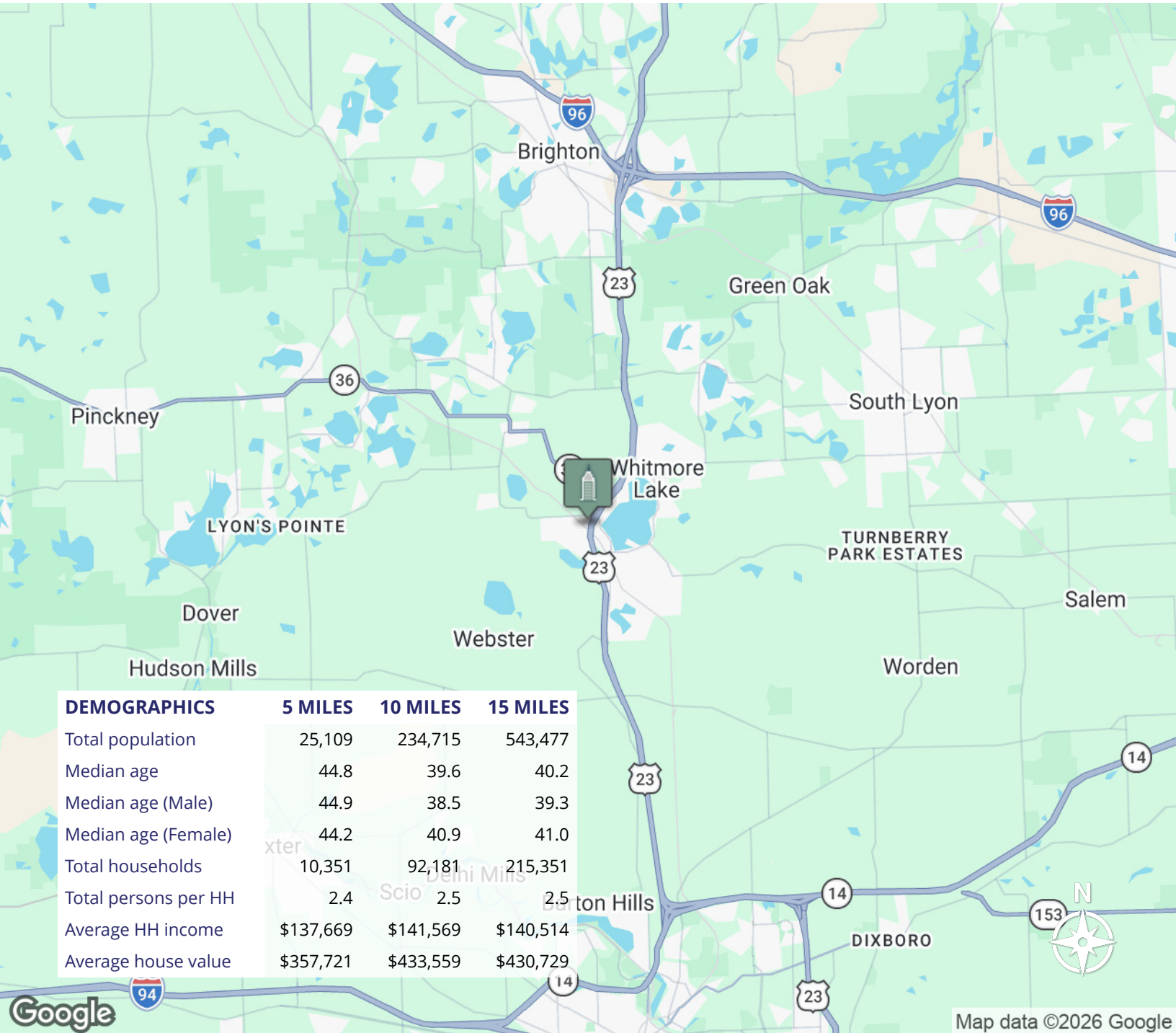
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**Swisher**  
COMMERCIAL

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