

Retail Commercial for Lease in Downtown Dexter



3170 Baker Rd, Dexter, MI 48130

Listing ID:	30667090
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Street Retail
Contiguous Space:	1,000 SF
Total Available:	1,000 SF
Lease Rate:	\$1,100 (Monthly)
Unit Price:	\$13.20 PSF (Annual)
Base Monthly Rent:	\$1,100
Lease Type:	Modified Gross
Ceiling:	10 ft.



Overview/Comments

Highly visible retail commercial or office location on the corner of Baker Road and Main Street (Dexter-Ann Arbor) in Dexter. Walking distance to downtown restaurants, shops, service businesses and Monument Park.

Unit features large open retail/bullpen area, private restroom, private office and kitchenette on main level. Space also has two 12' x 12' rooms on the second level. Many windows for natural light. Signage on the front of the building.

More Information Online

<http://properties.swishercommercial.com/listing/30667090>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	City of Dexter	Gross Building Area:	1,000 SF
Tax ID/APN:	08-08-06-153-018	Building/Unit Size (RSF):	1,000 SF
Retail-Commercial Type:	Free-Standing Building, Street Retail	Usable Size (USF):	1,000 SF
Zoning:	VC, VILLAGE COMMERCIAL	Land Area:	0.42 Acres

Available Space

Suite/Unit Number:	1	Space Type:	Relet
Space Available:	1,000 SF	Date Available:	01/31/2021
Minimum Divisible:	1,000 SF	Lease Rate:	\$1,100 (Monthly)
Maximum Contiguous:	1,000 SF	Lease Type:	Modified Gross
Space Description:	Open retail area, private office, kitchenette and restroom.	Kitchen/Breakroom:	Yes
		Parking Spaces:	0

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Recreation	Largest Nearby Street:	Main Street (Dexter-Ann Arbor Road)
Property Located Between:	Forest and Main Streets	Feet of Frontage:	180
Property Visibility:	Excellent	Highway Access:	I-94, M-14, US-23

Area Description The affluent City of Dexter is located in Southeast Michigan, along the banks of the Huron River and Mill Creek. Residents and visitors can enjoy a day on a river, walking along nature trails, or biking on the County Border-to-Border trail, stopping in our historic downtown for lunch and some shopping. Cultural activities include a local theater, historical museum, summer concerts, ice skating in the winter, festivals, and simply playing in the parks. With access to business and industrial properties along Jackson Boulevard and an easy 15 minute drive to downtown Ann Arbor, Dexter's businesses and retail connect to the greater Washtenaw County network with ease.

Building Related

Tenancy:	Single Tenant	Loading Doors:	0
Total Number of Buildings:	1	Loading Docks:	0
Number of Stories:	2	Passenger Elevators:	0
Property Condition:	Good	Freight Elevators:	0
Year Renovated:	2012	Sprinklers:	Dry
Roof Type:	Arched	Heat Type:	Natural Gas
Construction/Siding:	Wood Siding	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Engineered System
Parking Description:	Street parking along Baker and Main Street	Internet Access:	Cable, DSL, Satellite
Ceiling Height:	10		

Land Related

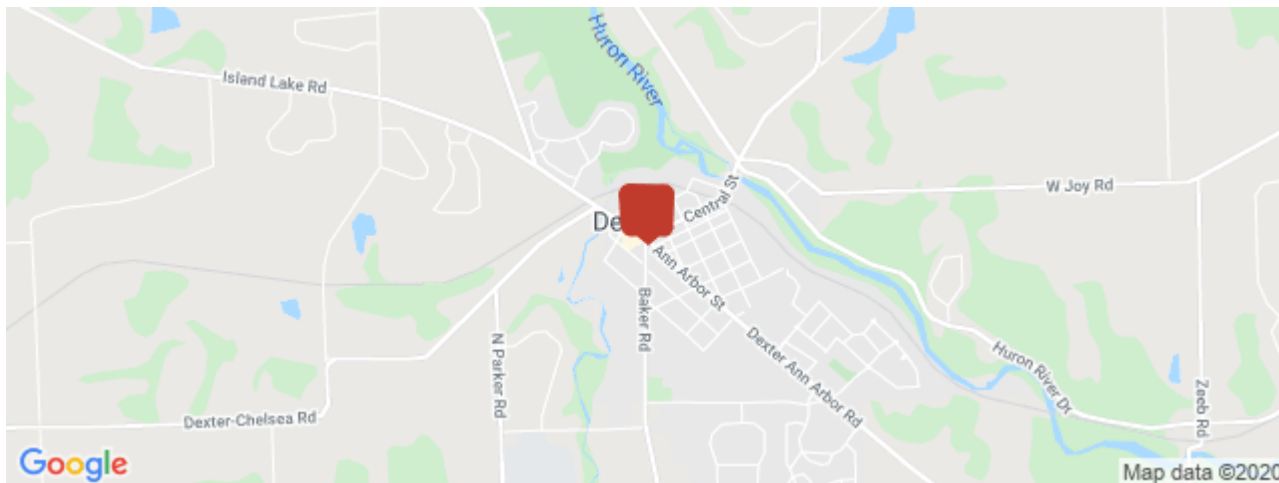
Lot Frontage:	180	Water Service:	Municipal
Lot Depth:	50	Sewer Type:	Municipal

Zoning Description VC, Village Commercial INTENT The intent of the Village Commercial District (VC) is to promote the orderly development, redevelopment, and continued maintenance of Dexter's commercial district. This District is also intended to serve the comparison, convenience, and service needs of the Dexter Area. The VC district shall complement the CBD district with less intense office, service, and retail uses, all within a safe pedestrian environment and within convenient walking distance from the CBD district. Proposed building and site design must be sensitive to the district's historical significance. Additions or modifications to historic buildings should be harmonious with the original structure as well as the surrounding neighborhood. Additions or modifications should be designed and constructed so that the character defining features of the historical building are retained and enhanced by the new construction. Because of the variety of uses permitted in the VC district, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Off-street parking shall be located on the side or rear yard although participation in the public parking program is strongly encouraged. (Refer to section 5.1). Permitted uses should be complementary to each other, and should not have an adverse impact on street capacity, public utilities and services, or the overall image and function of the district. A mixture of uses within a building, such as retail, office and residential is encouraged. PERMITTED PRINCIPAL USES A. Retail establishments for the sale of such products as art/supplies, hardware, books, stationary, flowers, clothing, shoes, music, sporting goods, painting and wallpaper supplies, drugs, and notions, gifts, and home entertainment supplies and rental, and similar specialty retail shops. B. Personal service establishments such as barber shops, beauty salons, and dry cleaners; including repair shops for watches, bicycles, jewelry, and other such items. C. Food establishments, retail up to 2,000 square feet of gross floor: such as for the sale of groceries, fruit, meat and fish; baked goods; and dairy products. D. Restaurants, sit down which do or do not serve alcohol. E. Banks, savings and loan institutions, and credit unions without drive up windows. F. Business and professional offices such as administrative, legal, architecture, engineering, insurance, real estate, accounting, medical, dental, Computer and Internet Services and other similar offices. G. Printing and photographic reproduction establishments. H. Public buildings and offices, post offices, museums, libraries and community centers and Senior Centers. I. Schools, commercial: such as dance, art, and music. J. Theaters, cinemas. K. An integration of upper floor residential dwelling, commercial/retail, and office uses within a building. L. Off-street parking and loading see Article V. M. Signs subject to the provisions of Article VII.

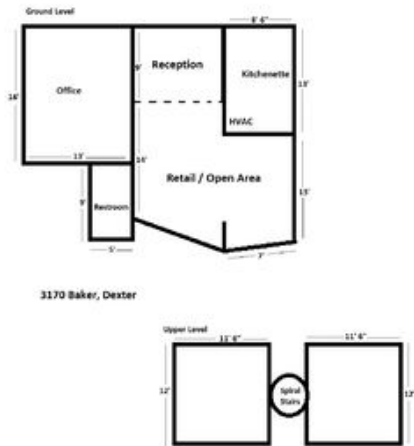
Legal Description BEG AT THE NW COR OF LOT 1, TH S 47 DEG E 103.70 FT IN THE N'LY LINE OF LOT 1, TH S 33 DEG 31' W 59.00 FT, TH S 6 DEG 22' W 66.84 FT, TH N 74 DEG 15' 30" W 40.46 FT TO THE W LINE OF LOT 1, TH N 1 DEG 01' 30" E 175.33 FT IN THE W LINE OF LOT 1 TO THE PL OF BEG, BEING A PART OF LOT 1 BLK 20 ORIGINAL PLAT.

Location

Address:	3170 Baker Rd, Dexter, MI 48130	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



3170 Baker

Property Contacts



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