

# 4805 LIVERNOIS Avenue, Unit# 3, Detroit, Michigan 48210-2445

MLS#: 20240074291  
P Type: Real Estate Only  
Status: Active

Area: 05101 - Det South Of Grand River  
DOM: N/1/1

Short Sale:  
Trans Type:

No Lease  
ERTL/FS

LP: \$2,000  
OLP: \$2,000



## Location Information

County: Wayne  
City: Detroit  
Mailing City: Detroit  
School Dist: Detroit  
Location: Livernois & I94  
Directions: Livernois & I94

## Side of Str:

## Lot Information

Acres: 0.30  
Rd/Wtr Frt Ft: 132 /  
Lot Dim: 132.00 x 100.00

## General Information

Year Blt/Rmd: 1892/2024  
#Units/ % Lsd: 0 / -%

## Business Information

Zoning: Commercial, Multiple, Office  
Current Use: Commercial, Medical/Dental, Mixed Use, Office, Service, Restaurant, Retail, Vacant  
Bus Type: Service, Medical, Office, Retail  
Licenses:  
Rent Incl:  
Inv List:  
Inv Incl: No  
APOS Avail:  
Encroachments:

Zone Conform: Yes  
Rent Cert'd:  
Restrictions:

## Income and Expenses

Monthly Sales:  
Annl Net Inc:  
Annl Gross Inc: 0  
Annl Oper Exp:

## Access To / Distance To

Interstate:  
Railroad:  
Airport:  
Waterway:

Square Footage  
Est Sqft Ttl: 5,916 (LP/SqFt: \$.34)  
Est Sqft Main: 800  
Est Sqft Ofc:  
Sqft Source: Estimated

Recent CH: 10/02/2024 : New : PS->ACTV

## Listing Information

Listing Date: 10/02/2024	Off Mkt Date:	Pending Date:	BMK Date:
Exclusions:	Protect Period: 0	ABO Date:	Contingency Date:
Terms Offered: Lease, Triple Net Lease		Possession: At Close	
Lease Length: Negotiable, 37-48 Months, 49-60 Months		MLS Source: REALCOMP	Originating MLS# 20240074291
Access: Appointment/LockBox		LB Location: Gas Meter	

## Features

Arch Level: 1 Story	Exterior: Brick, Steel, Vinyl
Foundation: Slab	Foundation Mtrl:
Exterior Feat: Fenced	Roof Mtrl: Asphalt, Rubber
Comm Feat: Carbon Monoxide Alarm(s), Smoke Alarm, Circuit Breakers	
Comm Ext Feat: Awning/Overhang(s), Outside Lighting, Perimeter Fence	
Accessibility:	
Fencing: Fenced, Fence Allowed	Heating: Forced Air
Heating Fuel: Natural Gas	Plant Heating:
Wtr Htr Fuel: Natural Gas	Office Heating:
Water Source: Public (Municipal)	Sewer: Central Air, Forced Air Public Sewer (Sewer-Sanitary)

## Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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## Legal/Tax/Financial

Property ID: W18I007028C31	Tax Summer:	Tax Winter:	Ownership: Standard (Private)
SEV:		Taxable Value:	Oth/Sp Assmnt:
Legal Desc: W LIVERNOIS 106 THRU 109 WESSON & INGERSOLLS SUB L5 P47 PLATS, W C R 18/464 131.62 X 100			Existing Lease: No
Subdivision: WESSON & INGERSOLLS SUB OF LOT 8 OF PC 266			Occupant: Vacant

## Agent/Office/Contact Information

Listing Office: EXP Realty LLC	List Ofc Ph: (888) 501-7085
Listing Agent: FADI DABAJA	List Agt Ph: (313) 600-6189
Co-List Agent: JAY NAIM	Co-List Agt Ph: (313) 571-6581
Contact Name: FADI DABAJA OR JAY NAIM	Contact Phone: (313) 600-6189

## Remarks

Public Remarks: Welcome to 4805 Livernois, a highly visible corner unit that offers the perfect opportunity for your business. With 2 available units, fully renovated in 2024, this modern space features brand-new tile flooring, fresh paint, updated fixtures, and more. The location provides excellent exposure, with large windows that allow for natural light and added street visibility. Located right off I-94 on Livernois, this space is ideally suited for a variety of commercial uses such as retail, service, medical, office, or professional services. Whether you're starting a new venture or looking to expand, this versatile unit is ready to meet your commercial needs. Take advantage of this exceptional opportunity to grow your business in a bustling, high-traffic area!

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## Notices and Disclaimers

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# 4805 LIVERNOIS Avenue, Unit# 1, Detroit, Michigan 48210-2445

MLS#: 20240074086  
P Type: Real Estate Only  
Status: Active

Area: 05101 - Det South Of Grand River  
DOM: N/1/1

Short Sale:  
Trans Type:

Unknown  
Lease  
ERTL/FS

LP: \$2,500  
OLP: \$2,500



## Location Information

County: Wayne  
City: Detroit  
Mailing City: Detroit  
School Dist: Detroit  
Location: Livernois & Michigan Ave  
Directions: Travel North on Livernois, past Michigan Avenue, property is located on the corner on Pelouze St

Side of Str:

## Lot Information

Acres: 0.30  
Rd/Wtr Frt Ft: 132 /  
Lot Dim: 132.00 x 100.00

## General Information

Year Blt/Rmd: 1892/2024  
#Units/ % Lsd: 0 / -%

# Loft Units:  
# Eff/Std Units:  
# 1 BR Units:  
# 2 BR Units:  
# 3 BR Units:  
# 4 BR Units:  
Encroachments:

## Business Information

Zoning: Commercial, Multiple, Office  
Current Use: Commercial, Convenience Store, Medical/Dental, Office, Retail, Service

Bus Type:  
Licenses:  
Rent Incl:  
Inv List:  
Inv Incl: No  
APOS Avail:

Zone Conform:  
Rent Cert'd:  
Restrictions:

## Income and Expenses

Monthly Sales:  
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## Access To / Distance To

Interstate:  
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Airport:  
Waterway:

Square Footage  
Est Sqft Ttl: 5,916 (LP/SqFt: \$.42)  
Est Sqft Main: 1,000  
Est Sqft Ofc:  
Sqft Source: Estimated

Recent CH: 10/02/2024 : New : PS->ACTV

## Listing Information

Listing Date: 10/02/2024	Off Mkt Date:	Pending Date:	BMK Date:
Exclusions: Triple Net Lease	Protect Period: 180	ABO Date:	Contingency Date:
Terms Offered: Negotiable		Possession:	At Close
Lease Length: Appointment/LockBox		MLS Source:	REALCOMP
Access:		LB Location:	Originating MLS# 20240074086

## Features

Arch Level: 1 Story	Exterior: Brick
Accessibility:	Sewer: Public Sewer (Sewer-Sanitary)
Water Source: Public (Municipal)	

## Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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