

Location Information

County: Wayne

City: Detroit

Mailing City: Detroit

School Dist: Detroit

Location: Livernois & I94

Directions: Livernois & I94

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:

Income and Expenses

Monthly Sales:

Annl Net Inc:

Annl Gross Inc: 0

Annl Oper Exp:

Side of Str:

Business Information

Zoning: Commercial, Multiple, Office

Current Use: Commercial, Medical/Dental, Mixed Use, Office, Service, Restaurant, Retail, Vacant

Service, Medical, Office, Retail

Bus Type:

Licenses:

Rent Incl:

Inv List:

Inv Incl: No

APOD Avail:

Lot Information

Acres: 0.30

Rd/Wtr Frt Ft: 132 /

Lot Dim: 132.00 x 100.00

Zone Conform: Yes

Rent Cert'd:

Restrictions:

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	
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:	Central Air, Forced Air				
Water Source:	Public (Municipal)			Sewer:	Public Sewer (Sewer-Sanitary)				
Unit Information									
Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent			
Legal/Tax/Financial									
Property ID:	W18I007028C31			Ownership:	Standard (Private)				
Tax Summer:				Oth/Sp Assmnt:					
SEV:				Existing Lease:	No	Occupant:	Vacant		
Legal Desc:	W LIVERNOIS 106 THRU 109 WESSON & INGERSOLLS SUB L5 P47 PLATS, W C R 18/464 131.62 X 100								
Subdivision:	WESSON & INGERSOLLS SUB OF LOT 8 OF PC 266								
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!								
REALTOR® 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!								
Notices and Disclaimers									

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.

2. Broker commissions are not set by law and are fully negotiable.

3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.

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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**

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:
 Income and Expenses
 Monthly Sales:
 Annl Net Inc:
 Annl Gross Inc: **0**
 Annl Oper Exp:

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**
 APOD Avail:
 Access To / Distance To
 Interstate:
 Railroad:
 Airport:
 Waterway:

Lot Information
 Acres: **0.30**
 Rd/Wtr Frt Ft: **132 /**
 Lot Dim: **132.00 x 100.00**
 Zone Conform:
 Rent Cert'd:
 Restrictions:
 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:			Protect Period:		180	ABO Date:	Contingency Date:
Terms Offered:	Triple Net Lease					Possession:	Originating MLS# 20240074086
Lease Length:	Negotiable					MLS Source:	
Access:	Appointment/LockBox					LB Location:	
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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Property ID:	W18I007028C31				Ownership:		
Tax Summer:					Oth/Sp Assmnt:		
SEV:					Existing Lease:	No	Occupant:
Legal Desc:	W LIVERNOIS 106 THRU 109 WESSON & INGERSOLLS SUB L5 P47				PLATS, W C R 18/464 131.62 X 100		
Subdivision:	WESSON & INGERSOLLS SUB OF LOT 8 OF PC 266						
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