

18400 Livernois Ave
Detroit, MI 48221



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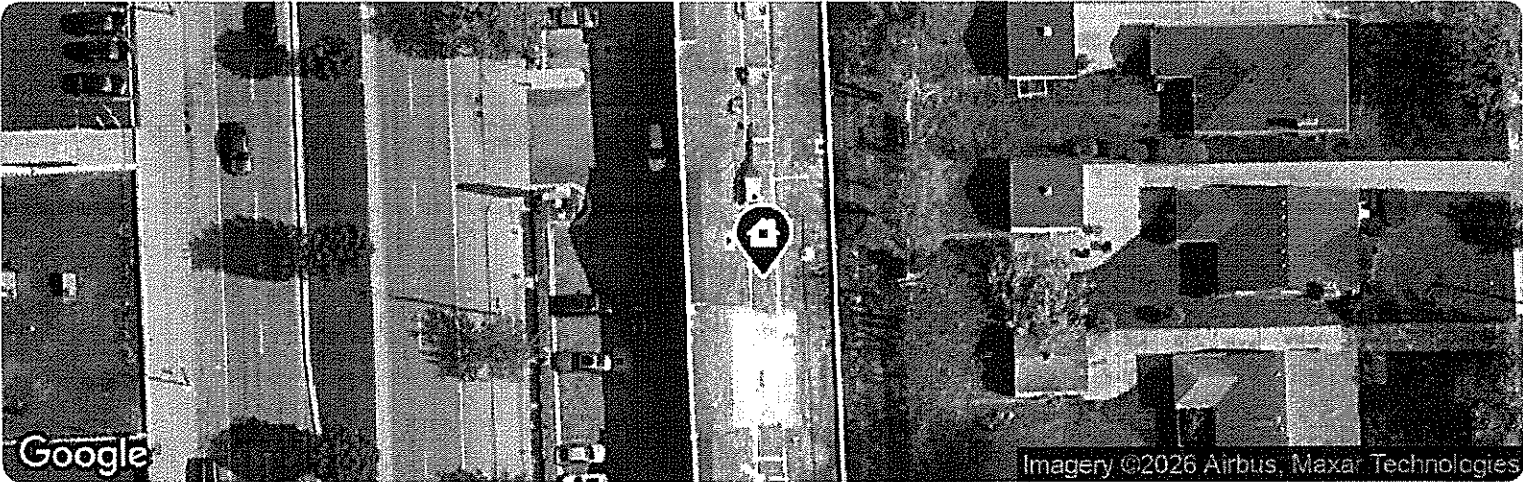


RE/MAX DREAM PROPERTIES

37569 5 Mile Rd

Livonia, MI 48154





● Active / For Lease • Active: 7/15/2024

Lease Price

\$22 annual

Active Date 7/15/2024 Listing ID 844722-1947290



Retail

Type



B2

Zoning



808 – 6,480

Sq Ft

LIVERNOIS SQUARE ASSOC

Building Name

Basic Facts

Type

Retail

Zoning

B2

Subtype

Miscellaneous

Land Use

Neighborhood: Shopping Center

Days in RPR

588

General Use

Shopping Center Or Mall

Year Built

1996

Overall Use

RETAIL

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Property Information

Description

PROPERTY OVERVIEWBeautiful community retail center located in the affluent University District just south of The Avenue of Fashion and anchored by a Multinational Healthcare Company. There are four suites available for lease but they can be combined for a qualified tenant for 6480 SF. Many building renovations/improvements have been made including updated building systems infrastructure signage and a new parking lot planned for 2024. This location offers a unique opportunity for health medical service providers to become the exclusive provider of certain practices in the area.**LOCATION OVERVIEW**University District is a neighborhood in Detroit located one mile west of Woodward Avenue the University District is named for its neighbor to the south the University of Detroit Mercy UDM. The neighborhood is bounded on the north by residential Seven Mile Road on the south by McNichols Road and the UDM campus and on the east by the Detroit Golf Club and Golf Club Estates. The western boundary is Livernois Avenue once known to Detroiters as the Avenue of Fashion this commercial boulevard of small shops is becoming Gallery Row home to a growing collection of art galleries and artrelated businesses. Amenities in the University District include the Belden Tot Lot and GESU Community Green and Garden. Nearby are the running track at UDM Northwest Activities Center the venerable Detroit Golf Club Palmer Park's playing fields tennis courts and a public golf course. Cultural resources include the UDM Theatre Company in performance at Marygrove College the Detroit Repertory Theater and the worldrenowned Baker's Keyboard Lounge as well as Sherwood Forest Lincoln and Parkman Branch Libraries.

Miscellaneous Details

Class	B	Distinct Subtype	Medical Office
Subtype	Medical Office		

Lease Details

Suite	Medical Office	Date Available	7/15/2024
Min Divisible	808 sq ft	Max Contiguous	6,480 sq ft
Available Space	16,080 sq ft	Lease Option	No
Lease Period	1	Lease Price	\$22 (Annual)

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Shopping Center	Retail	—
Property Subtype	Neighborhood: Shopping Center	Retail	—
Number of Buildings	1	1	—
Number of Units	0	—	—
Number of Stories	1	1	—
Building Area (sq ft)	15,390	16,080	—
Lot Size	1.1 acres	1.11 acres	—
Lot Dimensions	1.100 AC	—	—
Year Built	1996	1996	—
Heating	Forced Air Unit	—	—
Garage (spaces)	0	—	—
Tenancy	—	Multiple	—

Property Features

LISTING 			
Year Remodeled	2024	Number of Buildings	1
Stories	1	Occupant Features	Multiple
Parking Spaces Total	66	Building Sqft	16,080 sq ft
PUBLIC 			
Number of Buildings	1	Lot Size Sqft	47,916 sq ft
Lot Size Acres	1.10 acres	Building Sqft	15,390 sq ft

Available Space

Suite	Price	Size (sq ft)	Date Available	Term (months)
Medical Office	\$22 (Annual)	—	7/15/2024	—

Building Summary

Suite Use	Medical Office	Gross Land	1
Gross Size	48,351 sqft	Available Space	16,080 sqft
Min Divisible	808 sqft	Max Contiguous	6,480 sqft
Lease Price	\$22 (Annual)	Tenancy Type	Multiple
Year Remodeled	2024	County	Wayne
APN	02004367-86	Legal	DIST:01 CITY/MUNI/TWP:DETROIT CITY SUBD:J G DICKINSON E LIVERNOS 26 THRU 1 EXC LIVERNOS AVE AS WD J.G. DICKINSON SUB L45 P48 PLATS, WCR 2/153 48119 SQ FT

Location Details

Cross Streets	7 Mile Rd	Zoning	B2
Flood Zone	X (unshaded)		

Legal Description

Parcel Number	02004367-86	County	Wayne County
Zoning	B2	City/Municipality/Township	DETROIT CITY
Census Tract	261635384.001020	Carrier Route	C045
Abbreviated Description	DIST:01 CITY/MUNI/TWP:DETROIT CITY SUBD:J G DICKINSON E LIVERNOS 26 THRU 1 EXC LIVERNOS AVE AS WD J.G. DICKINSON SUB L45 P48 PLATS, WCR 2/153 48119 SQ FT	FIPS Parcel Number	2616302004367-86
Building Name	LIVERNOS SQUARE ASSOC	General Use	Shopping Center Or Mall
Overall Use	RETAIL	Current Use	Medical Office

Owner Facts

Owner Name (Public)	LIVERNOS SQ ASSOC INC	Owner Name (Listing)	LIVERNOS SQ ASSOC INC
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Owner Facts

Mailing Address	18400 Livernois Ave Detroit MI 48221	Vesting	Company/Corporation
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Financial Details

Adjusted Prop. Value	\$1,019,600	Est. Prop Change Current Owner	90%
MTG Risk Score	94	No. of Refis or Equity Loans	2
Default History	NO DEFAULTS IN AVAILABLE RECORDS	Financial Risk Score	94
Property Use Risk Score	C	Local Area Credit Risk Score	F
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK		

Listing History

Current Records

Change Date	Description	Price	Change %
5/29/2025	New Listing	\$22.00	
5/20/2025	Active	—	

Public Record History

Deed

Contract Date	6/16/1994
Recording Date	6/24/1994
Document Type	Deed
Seller Name	PALMER MOTORS INC
Buyer Mailing Address	18400 LIVERNOIS AVE, DETROIT, MI 48221
Multi-APN Flag	More than 9 APNs OR exact number cannot be determined.

Public Record History

Mortgage

Contract Date	8/8/2016	1/29/2009
Recording Date	8/9/2016	2/4/2009
Loan Type	Open End Mortgage / Open End with Future Advance Clause	Open End Mortgage / Open End with Future Advance Clause
Borrower Name	LIVERNOIS ASSOCIATES LLC	LIVERNOIS ASSOCIATES LLC
Borrower ID	Limited Liability Company	Company or Corporation
Loan Amount	\$925,000	\$1,306,404
Lender Name	FIRST INDEPENDENCE BANK	BANK OF AMERICA NA
Lender Type	Bank	Bank
Mailing Address	48226	60603
Borrower Mailing Address	Address not available	Address not available
Document #	2016298543	209026222
Book Number	53154	47694
Page Number	0171	0357
Record Type Code	S	S
Record Type	S	S
Title Company Name	FIRST AMERICAN TITLE	METROPOLITAN

Tax

Assessment Year	2025	2024	2023	2022	2021
Total Assessed Value	\$509,800	\$483,600	\$458,000	\$309,800	\$280,500
Assessor Market Value Year	2025	2024	2023	2022	2021
Total Assessor Market Value	\$1,019,600	\$967,200	\$916,000	\$619,600	\$561,000
Tax Rate Code Area	82010	82010	82010	82010	82010
Total Tax Amount	—	—	\$24,143	\$10,385	—

Public Record History

Tax

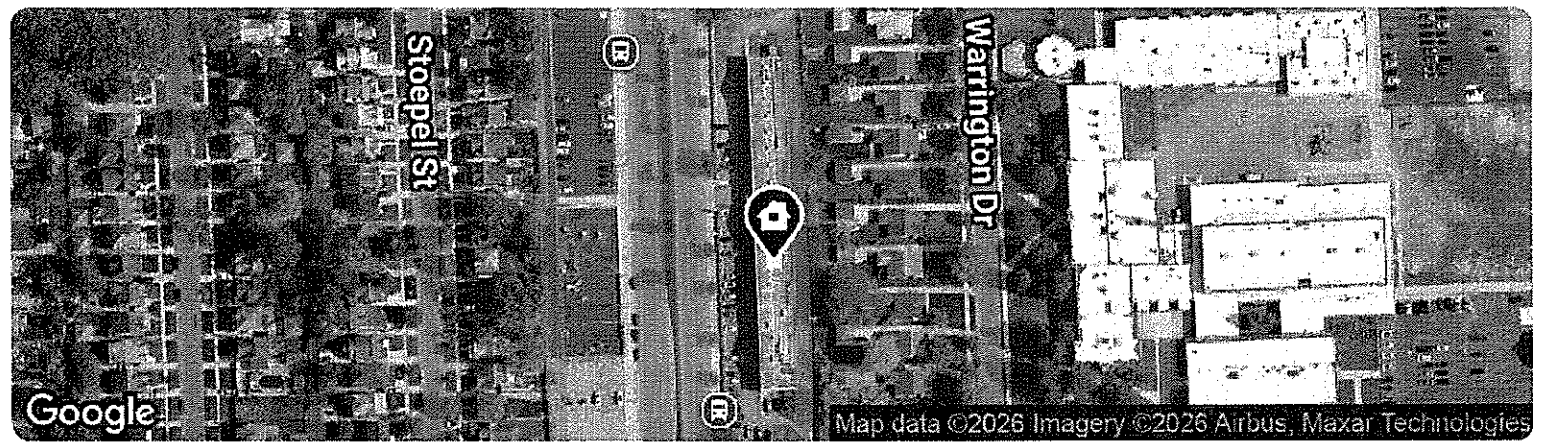
Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	-	-	-	-	-
Assessed Value - Improvements	-	-	-	-	-
Assessor Market Value - Land	-	-	-	-	-
Assessor Market Value - Improvements	-	-	-	-	-

Listing Details

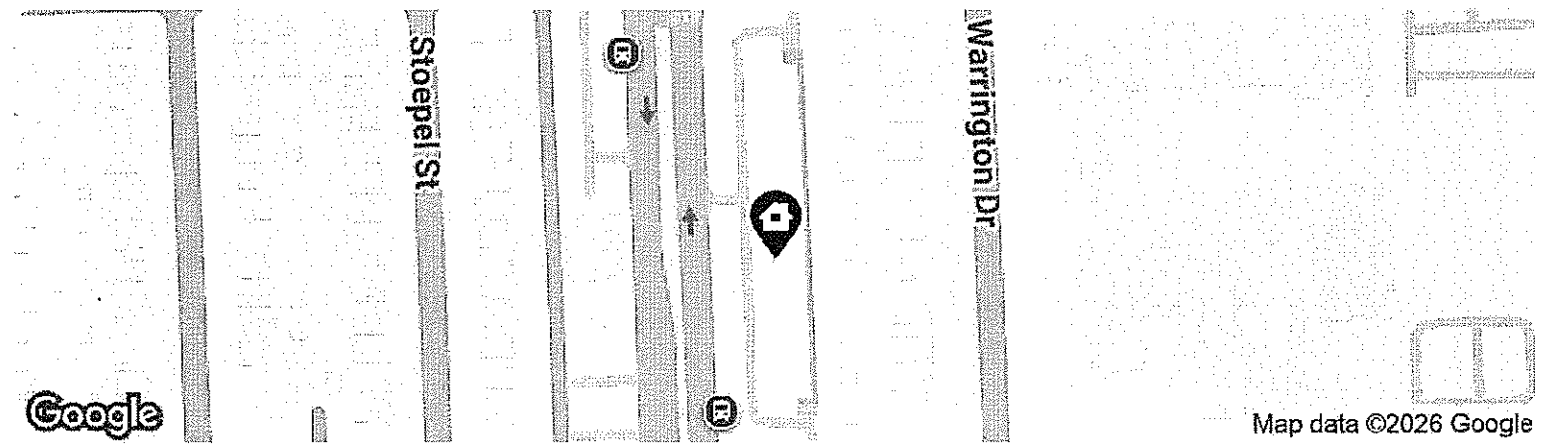
Listing ID	844722-1947290	Listing Source	CREXi (L)
Occupants	Multiple	Legal	DIST:01 CITY/MUNI/TWP:DETROIT CITY SUBD:J G DICKINSON E LIVernois 26 THRU 1 EXC LIVernois AVE AS WD J.G. DICKINSON SUB L45 P48 PLATS, WCR 2/153 48119 SQ FT
Tenancy Type	Multiple		

Maps

Aerial



Road



Traffic Counts



Traffic Counts within 1 mile by Proximity

▲ 7,336 Livernois Ave 2025 Est. daily traffic counts Cross: Margareta Ave Cross Dir: N Distance: 0.03 miles Historical counts Year ▲ Count Type 2011 ▲ 7,783 AADT	▲ 5,419 Margareta Ave 2025 Est. daily traffic counts Cross: Warrington Dr Cross Dir: E Distance: 0.03 miles Historical counts Year ▲ Count Type 2012 ▲ 5,686 AADT	▲ 13,970 Margareta Ave 2025 Est. daily traffic counts Cross: Stoepel Ave Cross Dir: W Distance: 0.02 miles Historical counts Year ▲ Count Type 2012 ▲ 14,657 AADT	▲ 12,909 Livernois Ave 2025 Est. daily traffic counts Cross: Margareta Ave Cross Dir: S Distance: 0.03 miles Historical counts Year ▲ Count Type 2011 ▲ 13,696 AADT 1992 ▲ 35,598 AADT	▲ 21,100 Livernois Ave 2025 Est. daily traffic counts Cross: Curtis Ave Cross Dir: S Distance: 0.04 miles Historical counts Year ▲ Count Type 2012 ▲ 21,323 AADT
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AADT - Annual Average Daily Traffic

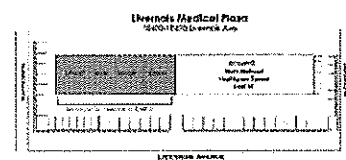
ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

Historical Photos



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RPR®

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	18400 Livernois	Property ID:	W02I004367C86
City/State/Zip:	Detroit, Michigan, 48221		
Owner Name:	Livernois Sq Assoc Inc	Lat/Long:	42.427233 / -83.140822
Taxpayer Address:	18400 Livernois	Census Tract:	5384
City/State/Zip:	Detroit, Michigan, 48221	Block Group:	
City/Village/Town:	Detroit	School District:	Detroit
Subdivision:	DICKINSON J G (PLATS)	Property Category:	Commercial
MLS Area:	05041 - Det 6-8 Grfld-Dequindre	Land Use:	201 - COMMERCIAL
Legal Description:	E LIVERNOIS 26 THRU 1 EXC LIVERNOIS AVE AS WD J.G. DICKINSON SUB L45 P48 PLATS, WCR 2/153 48119 SQ FT		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2025	S	\$0.00	\$0.00	\$0.00	\$0.00	\$22,292.00
2024	S	\$21,791.74	\$217.91	\$100.00	\$0.00	\$22,109.65
2023	W	\$2,595.49	\$25.95	\$0.00	\$0.00	\$2,621.44
2023	S	\$21,209.61	\$212.09	\$100.00	\$0.00	\$21,521.70
2022	W	\$2,471.89	\$24.71	\$0.00	\$0.00	\$2,496.60
2022	S	\$20,464.65	\$204.64	\$100.00	\$0.00	\$20,769.29
2021	W	\$2,403.78	\$24.03	\$0.00	\$0.00	\$2,427.81
2021	S	\$19,772.02	\$197.72	\$100.00	\$0.00	\$20,069.74

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2025	\$301,226	\$509,800	0	\$22,292.00
2024	\$292,169	\$483,600	0	\$22,109.65
2023	\$278,257	\$458,000	0	\$24,143.14
2022	\$265,007	\$309,800	0	\$23,265.89
2021	\$256,542	\$280,500	0	\$22,497.55

Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
PALMER MOTORS INC	LIVERNOIS SQUARE ASSOC	06/24/1994	06/16/1994		DEED	00000/0000

Other Recordings

<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
FIRST INDEPENDENCE BANK	LIVERNOIS ASSOCIATES LL	08/09/2016	08/08/2016	\$925,000	MTG	53154/0171
BANK OF AMERICA NA	LIVERNOIS ASSOCIATES LL	02/04/2009	01/29/2009	\$1,306,404	MTG	47694/0357

Characteristics

Living Area SF:	16080	Bedrooms:	
Year Built:	1996	Pool:	
Architecture Level:	1 Story	Garage Year Built:	
Heating:	HVAC	Gas Service:	
#1 Porch/Dimensions:	/	Storm Sewer:	
Topography:		Land Sqft:	48111
Irregular:		Acres:	1.10

Search for MLS Listings

0200436786

Wayr

18400 LIVERNOIS



Zoom to

Owner Name

LIVERNOIS SQ ASSOC INC

Address

18400 LIVERNOIS

Parcel ID

0200436786

City

DETROIT

Zip Code

48221

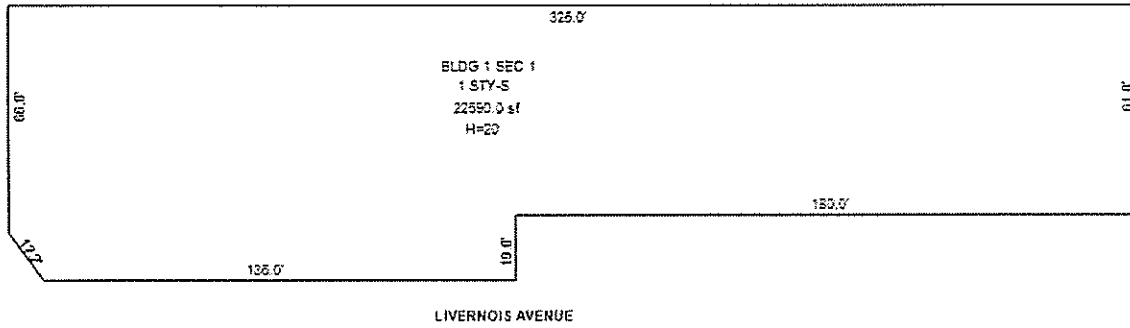
Acreage

1.10

Apply

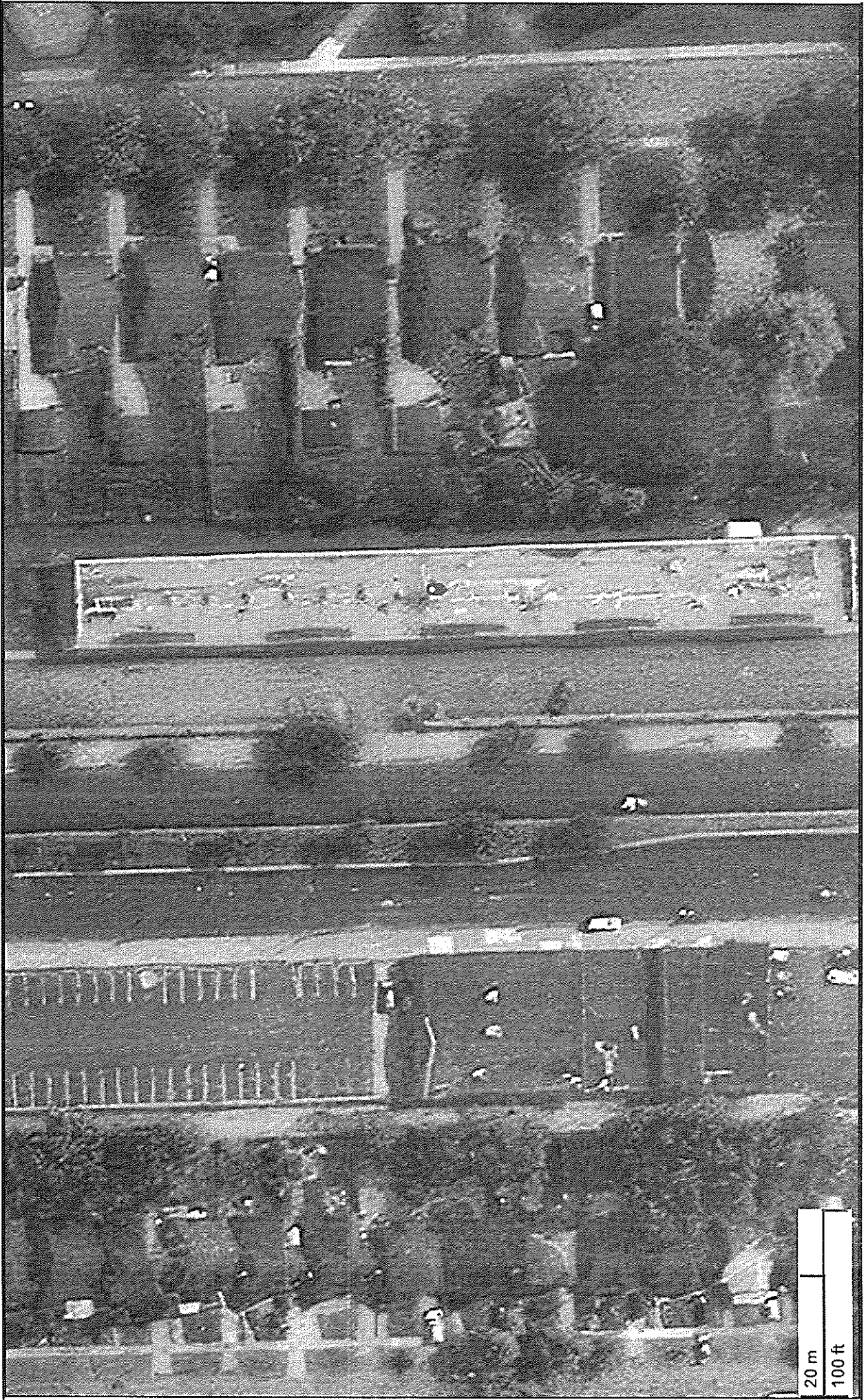
Reset

Image/Sketch for Parcel: 02004387-96



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Base Unit Tools

ArcGIS Online login →

☒ Street View

Basemap

Select Mode



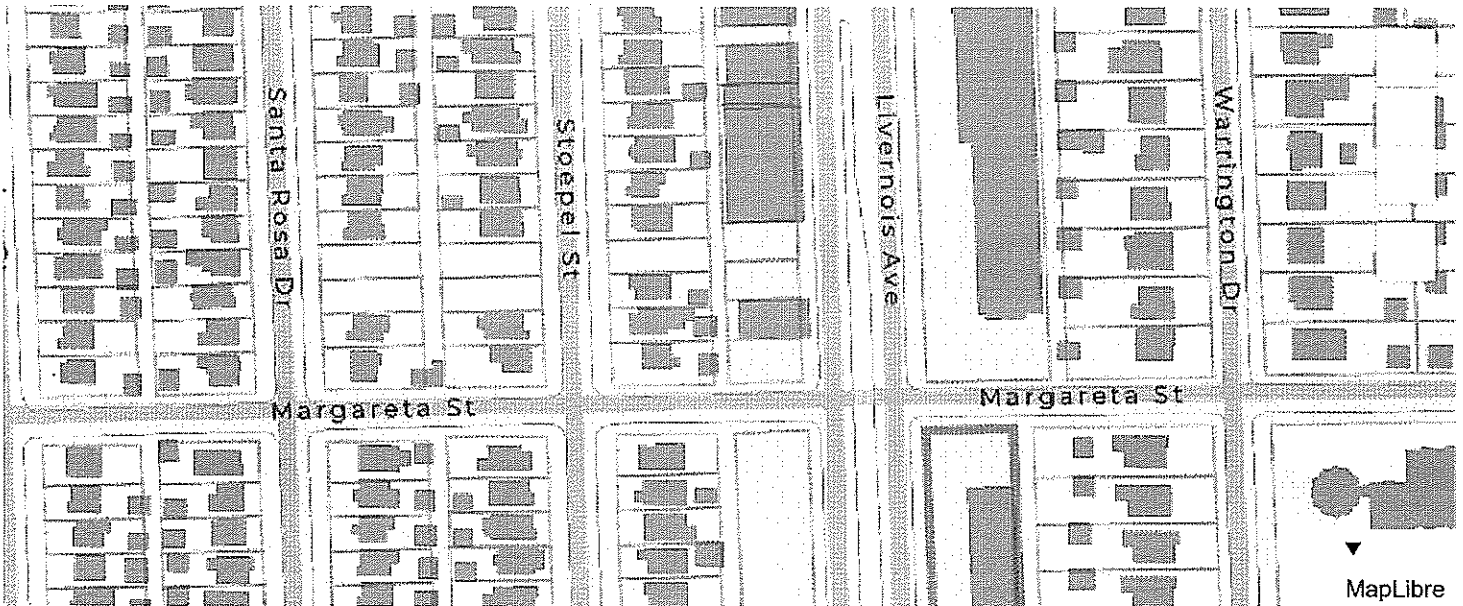
Streets ▾

All

Parcel

Building

Street



Search

Address, parcel, or intersection



Parcel

18400 LIVERNOIS

02004367-86

permalink

source

report issue

Ownership

Taxpayer LIVERNOIS SQ ASSOC INC

Taxpayer (ext)

Taxpayer address 18400 LIVERNOIS, DETROIT, MI 48221

PRE % 0

NEZ

Sale date

Sale price \$0

Usage & classification

Property Class 201 - COMMERCIAL-IMPROVED

Property Use 22460 - SHOPPING CENTER

Zoning B2

Style Shopping Centers - Neighborhood

Historic Designation

Taxation

Taxable status TAXABLE

Taxable value \$309,359

Assessed value \$522,800

Dimensions

Total Acreage 1.104

Total Square Footage 48111

Depth x Frontage 0 x 0

Legal description

E LIVERNOIS 26 THRU 1 EXC LIVERNOIS AVE AS WD J.G. DICKINSON SUB L45 P48 PLATS, WCR 2/153 48119 SQ FT

1 buildings linked to this parcel

8624 #8624 →

6 addresses linked to this parcel

18400 Livernois Ave	#545250 →	
18430 Livernois Ave	#321452 →	
18470 Livernois Ave	#352543 →	
18472 Livernois Ave	#352544 →	
18478 Livernois Ave	#540817 →	
18490 Livernois Ave	#540816 →	

Export.csv

Tools

- Home
- Map
- Geocoder

Base Units

- Addresses
- Buildings

Resources

- About the base units
- Open Data Portal

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- Contact/feedback form