



Retail For Sale or Lease

Property Name:	
Location:	8840 Macomb Street
City, State:	Grosse lle, MI
Cross Streets:	Meridian Road
County:	Wayne
Zoning:	MSD
Year Built:	N/A

Total Building Sq. Ft.	:	4,800		Property Type:			/pe:	General Retail-Commercial	
Available Sq. Ft.:		4,800		Bldg. Dimensions:		nsions:	N/A		
Min Cont. Sq. Ft.:	in Cont. Sq. Ft.: 4,800 Total Acreage:		ige:	1.025					
Max Cont. Sq. Ft.:		4,800		Land Dimensions:		nsions:	150' X 263'		
Ceiling Height:		12'			Pa	arking:		46	
Overhead Door(s) / H	leight:	0			С	urb Cuts:		2	
Exterior Construction	ior Construction: Brick/Block			Power:			N/A		
Structural System:		Block	Restrooms:			estrooms	1	4 No	
Heating:		Complete HVA	C						
Air-Conditioning:		Complete HVA	C					Pylon & Building	
Basement:		No		Roof:			Truss		
Number of Stories:		1			FI	oors:		Tile	
Condition:		Good			D	elivery Ar	ea:	N/A	
Population:	Median	HH Income:	Traffic:	Yr:	2023	Count:	6,036	Macomb St. E. of Meridian Rd. 2-Way	
1 Mile: 3,896	1 Mile:	\$118,600		Yr:	2023	Count:	9,143	Meridian Rd. S. of Macomb St. 2-Way	
3 Miles: 26,097	3 Miles	\$89,744		Yr:	2023	Count:	5,792	Meridian Rd. N. of Macomb St. 2-Way	
5 Miles: 70,986	5 Miles	\$79,794		Yr:	2023	Count:	16,482	Grosse Ile Pkwy W. of Meridian Rd. 2-Way	
Current Tenant(s):	N/A			Maj	or Tena	nts: N	Ά		
ease Rate.	\$10.00					mnrovem	ent Allow:	ance: N/A	

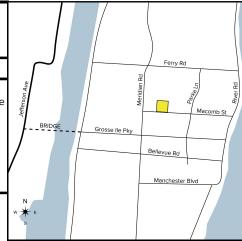
Lease Rate:	\$10.00			Improvement Allowance:	N/A
Lease Type:	NNN			Options:	N/A
Monthly Rate:	N/A			Taxes:	\$3,452.75 (2024)
Lease Term:	N/A			TD:	N/A
Security Deposit:	N/A			Parcel #:	73-028-01-0032-000
Sale Price:	\$430,000 (\$89.58/sqft)			Assessor #:	N/A
Sale Terms:	N/A			Date Available:	Immediately
Utilities		Electric:	Yes		
Sanitary Sewer:	Yes	Gas:	Yes		

Storm Sewer:	Yes		
Tenant Responsibi	lities:	N/A	

Comments: This exceptional commercial property offers a unique investment opportunity in the prestigious Grosse lle Township. Featuring a spacious 4,800 square-foot building on over a full acre of land, this property is currently home to a VFW Hall with an existing lease and cash flow in place. The location provides expansive parking and accessibility, making it ideal for a variety of business ventures, including an event venue, community center, office space, or even a restaurant or banquet hall. Its prime location on Grosse lle Island ensures an attractive, high-growth market with increasing property values and a strong local demographic. The property's versatility and established tenant provide a stable income stream with potential for further development.

Water:

Yes



Broker: SIGNATURE ASSOCIATES

Agent(s):

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