

INDUSTRIAL PROPERTY // FOR SALE

8,572 SF BOX WAREHOUSE IN DETROIT FOR SALE

2934 FENKELL AVENUE
DETROIT, MI 48238



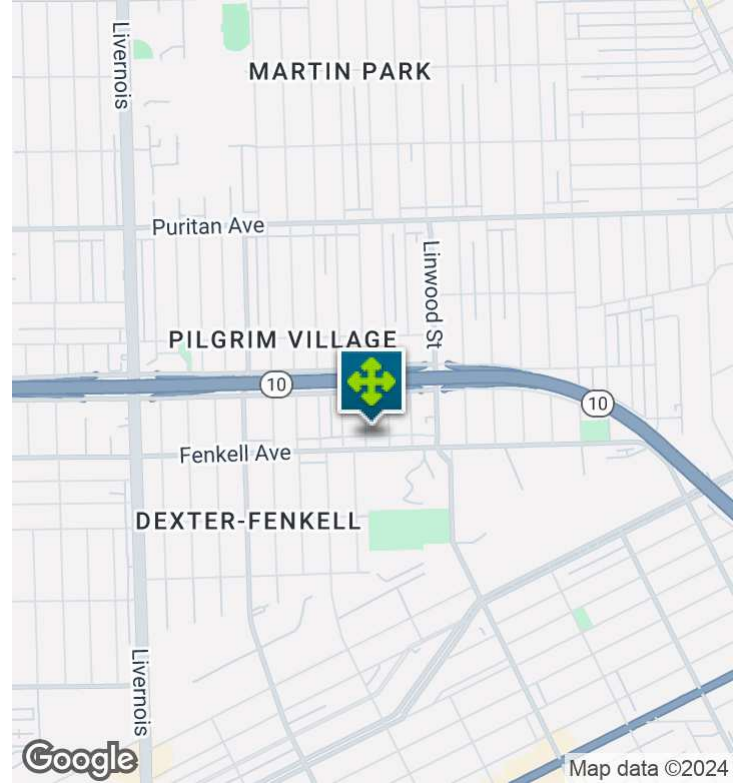
- 16.5' - 17.5' Ceiling
- Fenced Alley for parking
- 3 Phase Power
- (1) Grade door; (3) more can be easily added.
- Small Office and Storage area
- Immediate M-10 Freeway Access



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2934 FENKELL AVENUE, DETROIT, MI 48238 // FOR SALE
EXECUTIVE SUMMARY



Sale Price	\$250,000
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OFFERING SUMMARY

Building Size:	8,572 SF
Lot Size:	0.25 Acres
Price / SF:	\$29.16
Year Built:	1949
Zoning:	B4 Commercial
Market:	Detroit

PROPERTY OVERVIEW

This building is perfect for an owner-operator seeking to run a business, store equipment, or an investor seeking to lease the space for income generation. The block building has strong bones with a wide-open floor plan allowing for an easy retrofit.

LOCATION OVERVIEW

The property is located near the Oakman Blvd Industrial Row, Focus Hope, and the M-10 Freeway. Accessible immediately from the M-10 Freeway via the Livernois and Linwood on-off ramps. Across the street, you will find the active Andy Arts Musical and Theatre Society; as well as USPS located on the same square block. Good neighbors surround this property.

PROPERTY HIGHLIGHTS

- 26' Ceiling
- Fenced Alley for parking
- 3 Phase Power
- (1) Grade door; (3) more can be easily added.
- Small Office and Storage area
- Immediate M-10 Freeway Access

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	8,572 SF
Shop SF:	8,000 SF
Office SF:	494 SF
Mezzanine SF:	N/A
Tenancy:	Single
Zoning:	B4 Commercial
Lot Size:	0.25 Acres
Parking Spaces:	4
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1949
Construction Type:	Block
Clear Height:	16.5' - 17.5'
Overhead Doors:	1
Truckwells/Docks:	N/A
Cranes:	None
Power:	3 Phase Power
Air Conditioning:	Yes
Heat Type:	Forced Air Furnace
Sprinklers:	No



P.A. COMMERCIAL
Corporate & Investment Real Estate

Anthony Pellegrino SENIOR ASSOCIATE

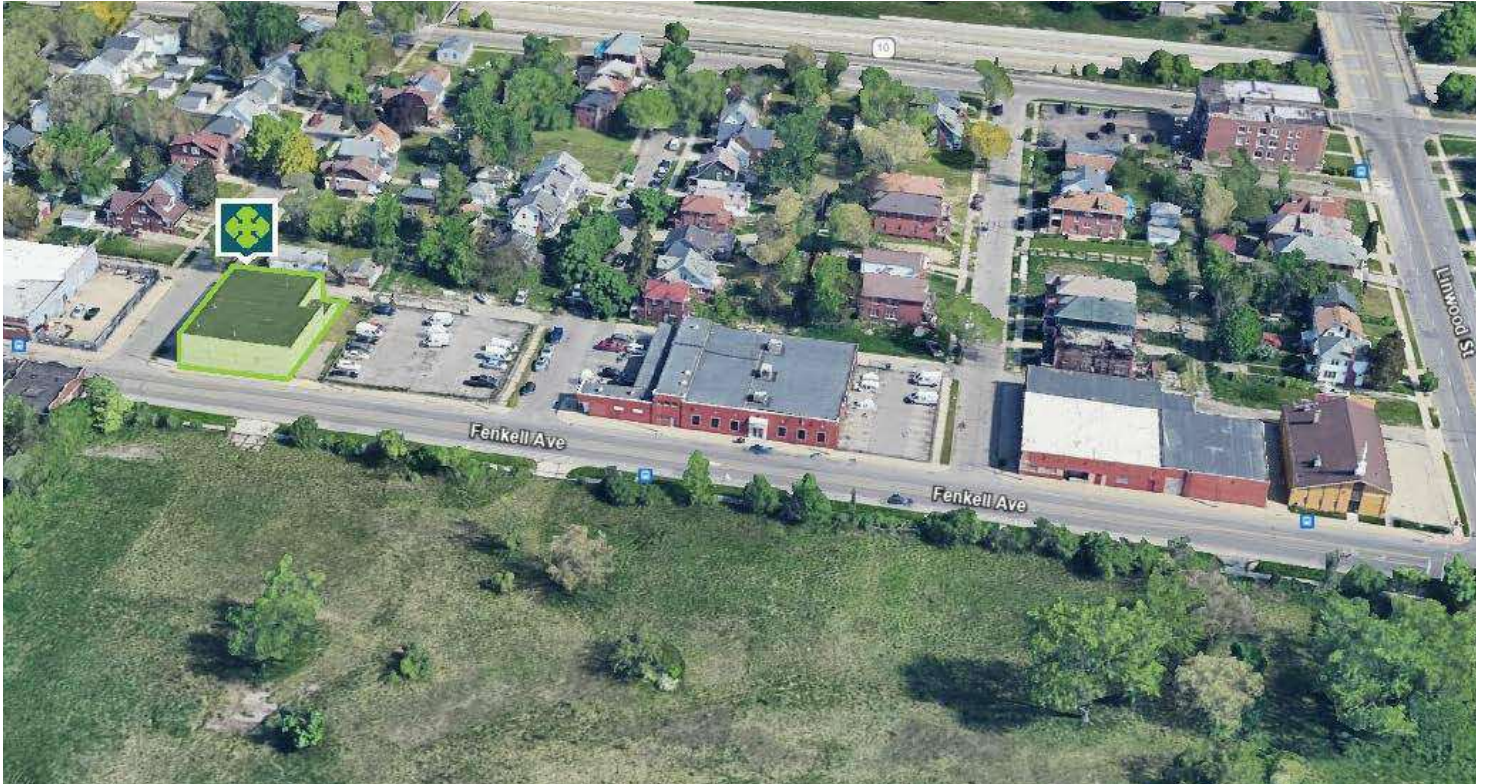
D: 248.358.5341 | **C:** 313.878.7735

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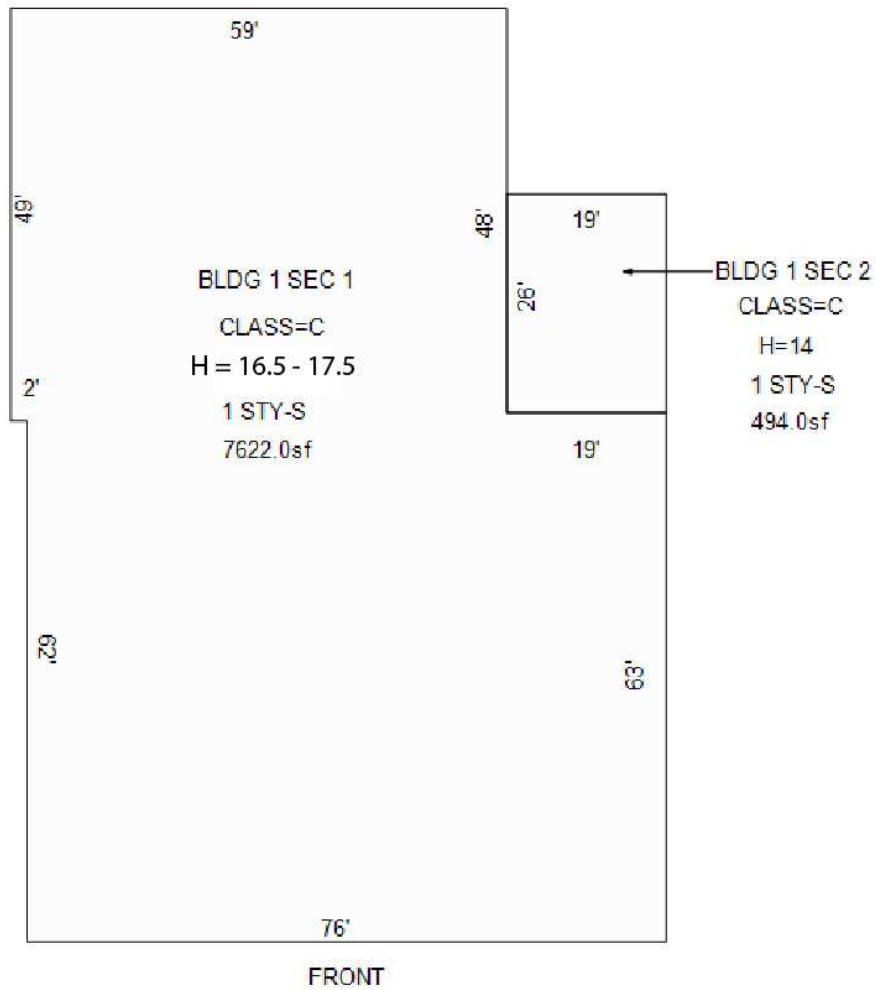
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ADDITIONAL PHOTOS



SITE PLANS

Image/Sketch for Parcel: 12005362-6



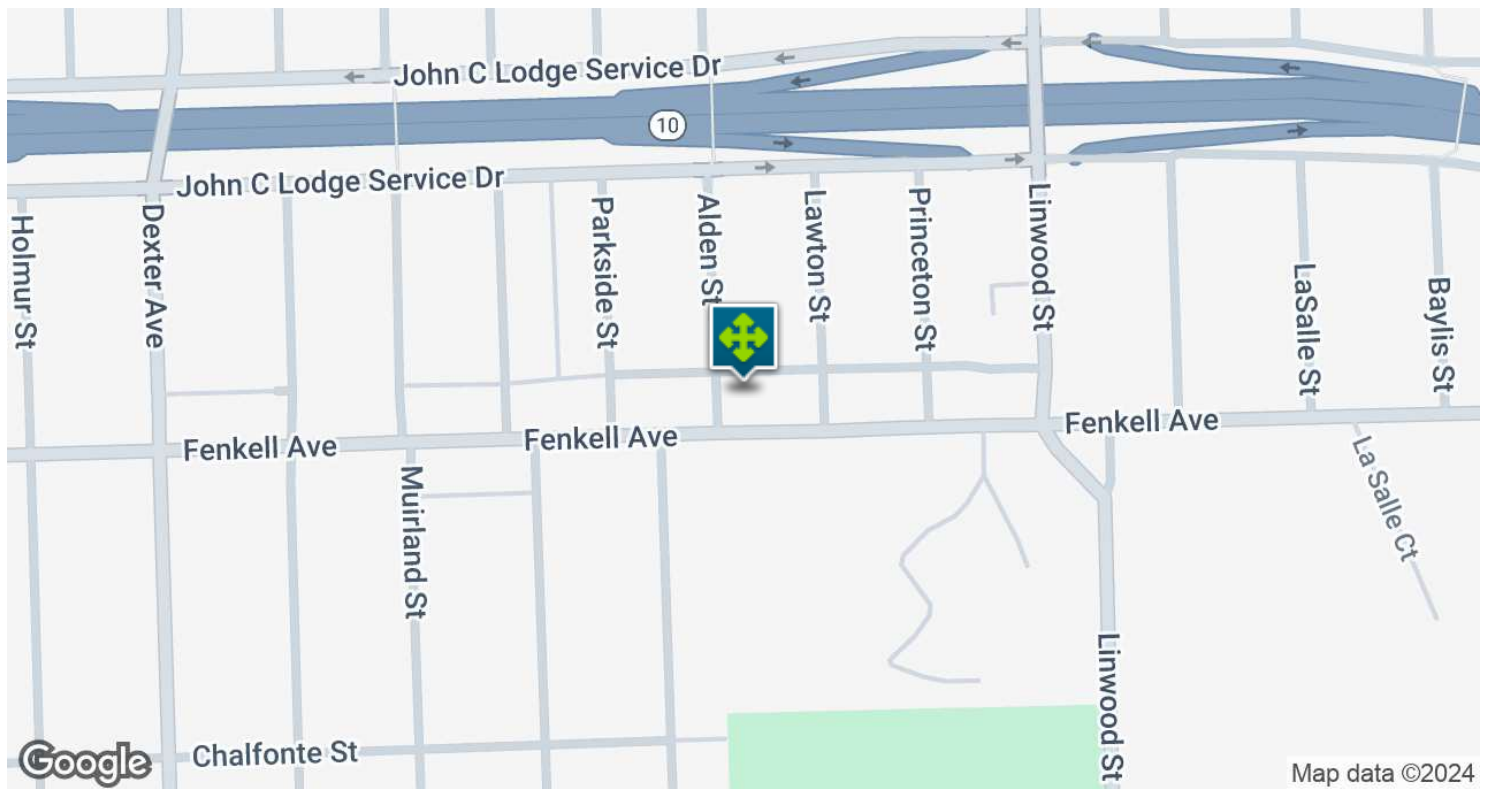
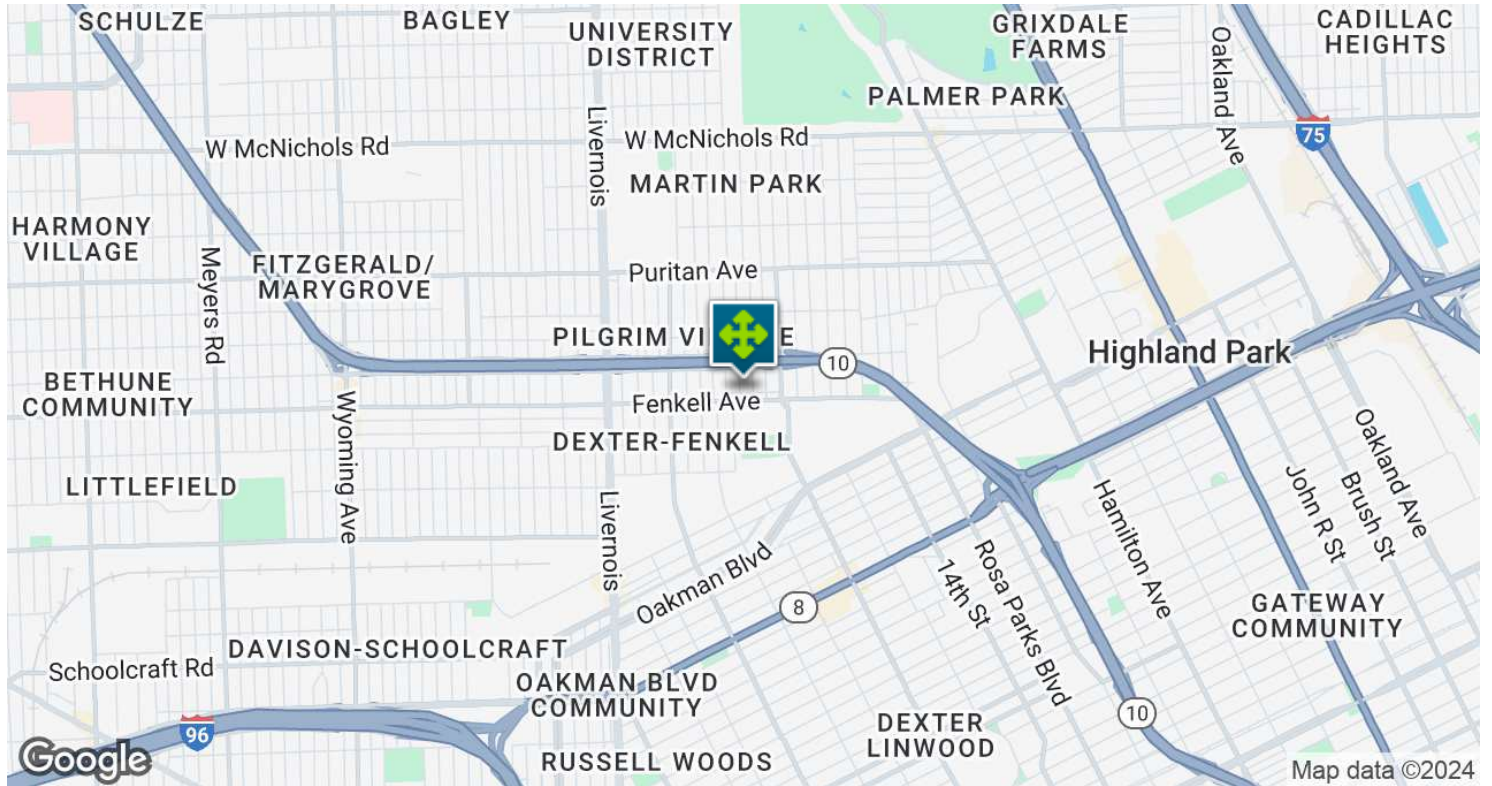
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AERIAL MAP



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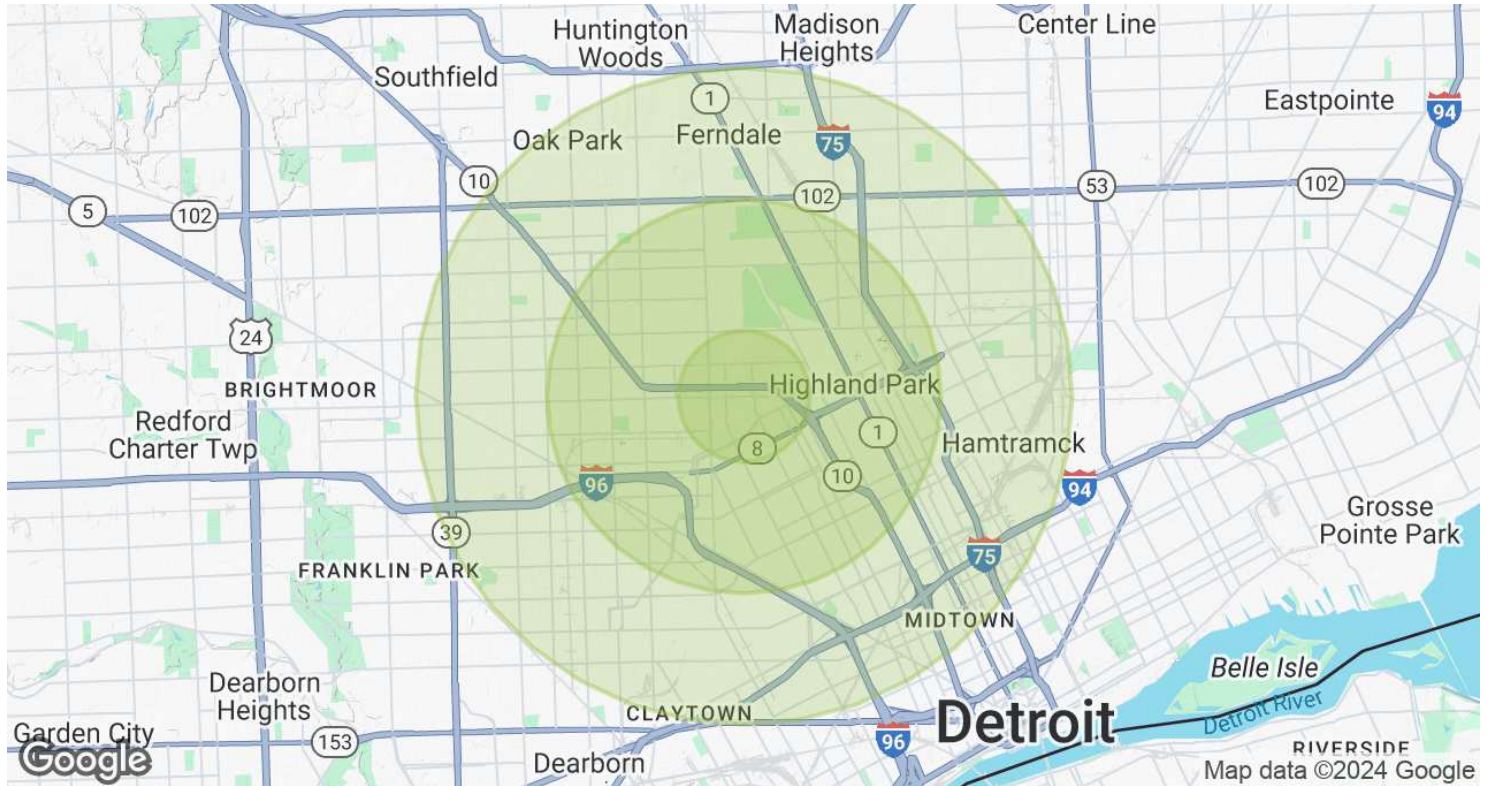
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,435	128,205	408,200
Average Age	39	40	38
Average Age (Male)	38	38	37
Average Age (Female)	39	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,632	52,526	160,574
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$47,406	\$55,488	\$58,023
Average House Value	\$123,596	\$144,912	\$153,819

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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