

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1430 S GRATIOT AVE

1430 S Gratiot Ave, Mount Clemens, MI 48043



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

Vice President

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OFFERING SUMMARY: 1430 S Gratiot Ave | Mount Clemens, MI 48043



PROPERTY OVERVIEW

Prominently situated along the highly traveled Gratiot Ave corridor, this 4,560 SF retail building is a great opportunity for any small local business operator. The unique quad-level design allows for an open concept business environment with high vaulted ceilings.

OFFERING SUMMARY

Sale Price - REDUCED:	Was \$495,000 NOW \$349,000
Building Size:	4,560 SF
Price / SF:	\$76.73
Year Built:	1962
Zoning:	GC - General Commercial

PROPERTY HIGHLIGHTS

- 4,560 SF multi level building with a 1,000 +/- SF basement
- Prominent Gratiot Ave frontage
- Contains three restrooms, one with a shower
- 480 amp three phase power
- Close proximity to Downtown Mt Clemens and I-94 expressway
- Approximate lot dimensions 100 ft x 100 ft

BUILDING/PROPERTY INFORMATION: 1430 S Gratiot Ave | Mount Clemens, MI 48043

BUILDING INFORMATION

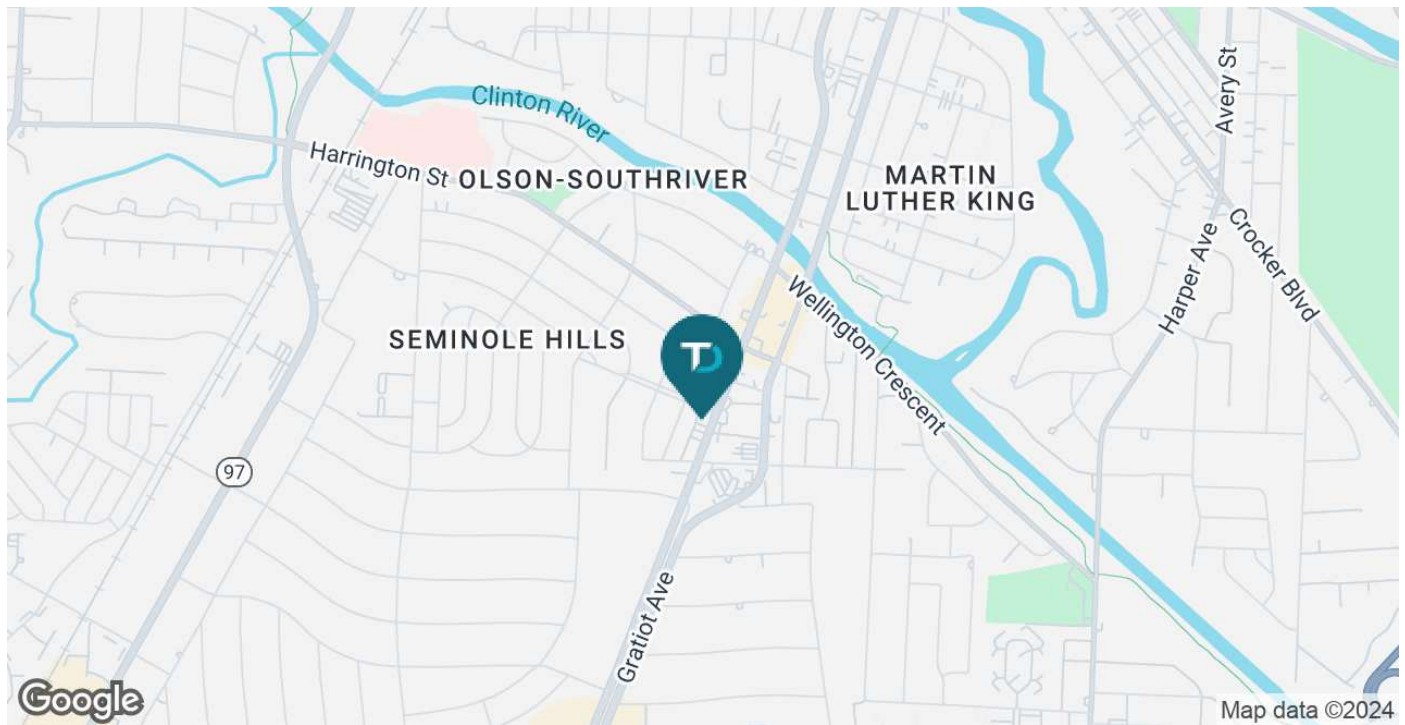
Price/SF:	\$76.73
Building Size:	4,560 SF
Year Built:	1962
Number of Floors:	3
Parking Spaces:	12 spaces

PROPERTY INFORMATION

Lot Size:	0.23 AC
Property Type:	Retail
Property Subtype:	Free Standing Building
2023 Summer Tax:	\$7,556.35
2022 Winter Tax:	\$153.92
Zoning	GC - General Commercial
Traffic Count:	15,032 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	05-11-23-154-011

LOCATION INFORMATION

Located on the west side of southbound Gratiot Ave, between 16 Mile Rd & Harrington St in Mount Clemens.





ADDITIONAL PHOTOS: 1430 S Gratiot Ave | Mount Clemens, MI 48043

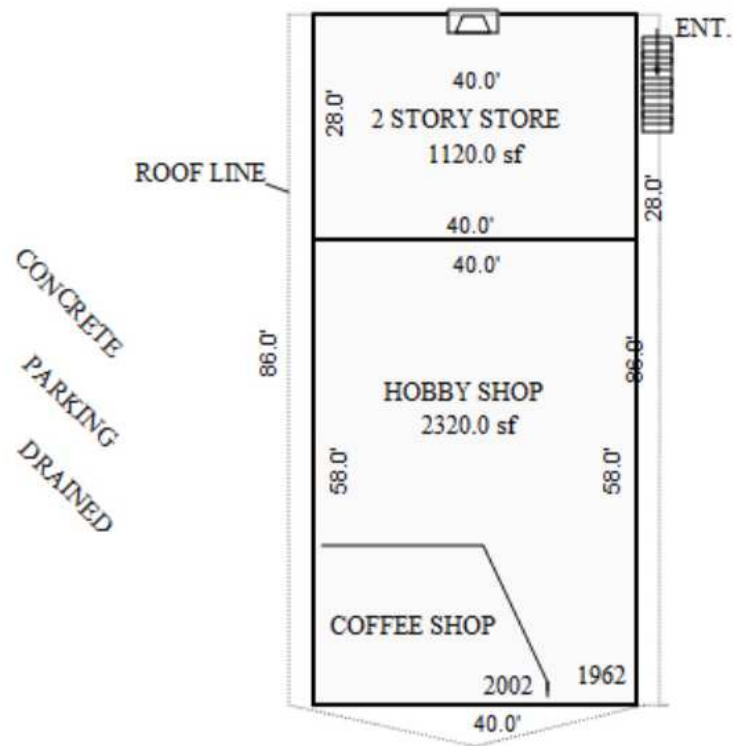


: 1430 S Gratiot Ave | Mount Clemens, MI 48043



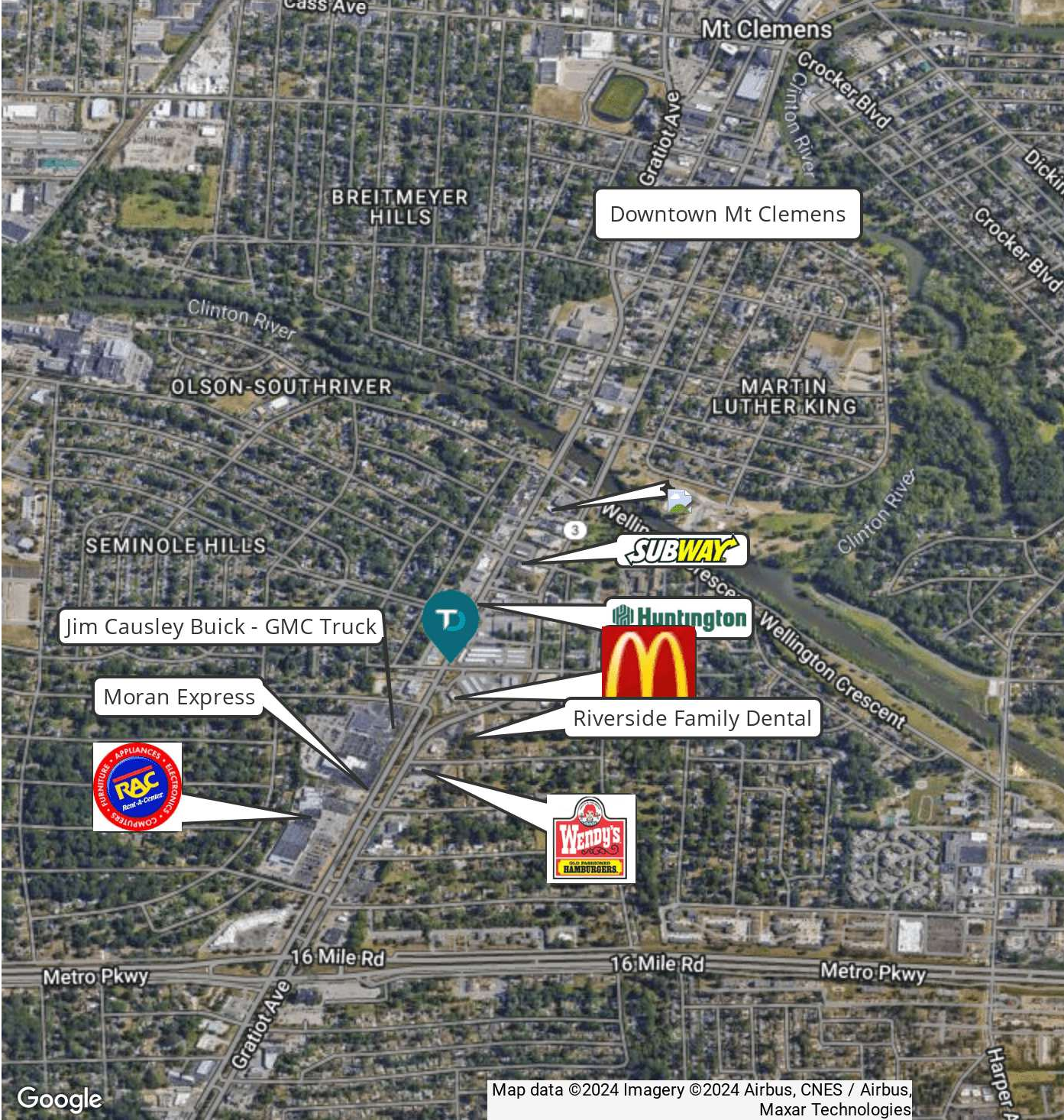
FLOOR PLAN: 1430 S Gratiot Ave | Mount Clemens, MI 48043

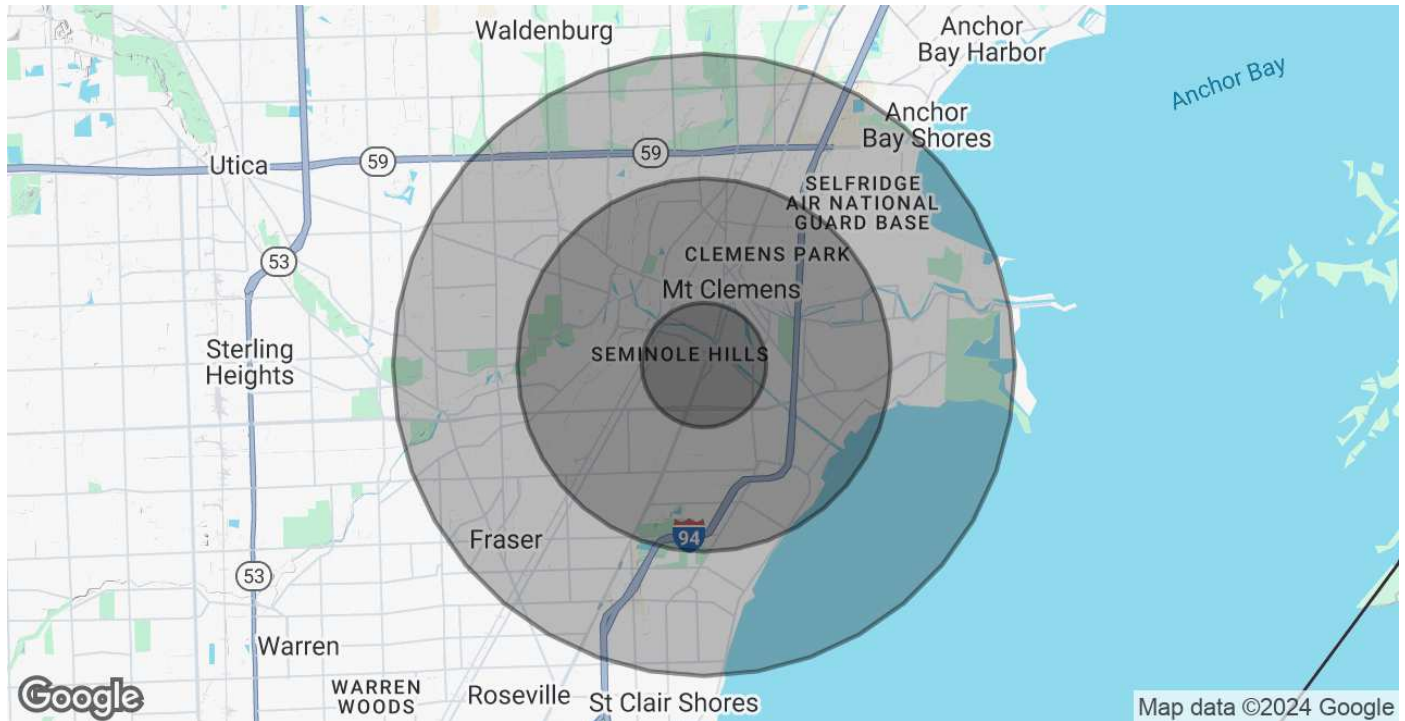
Image/Sketch for Parcel: 05-11-23-154-011



Sketch by Apex Medina™

RETAILER MAP: 1430 S Gratiot Ave | Mount Clemens, MI 48043



DEMOGRAPHICS MAP & REPORT: 1430 S Gratiot Ave | Mount Clemens, MI 48043

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,560	88,387	212,087
Average Age	43.9	42.3	42.4
Average Age (Male)	40.5	40.9	40.7
Average Age (Female)	43.4	42.8	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,004	41,153	96,591
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$70,757	\$67,166	\$74,998
Average House Value	\$148,725	\$135,173	\$157,926

2020 American Community Survey (ACS)