

LIVERNOIS & MCNICHOLS MIXED-USE

16921 LIVERNOIS AVE, DETROIT, MI 48221



PROPERTY DESCRIPTION

16921 Livernois Avenue presents a compelling mixed-use redevelopment opportunity at the prominent intersection of Livernois Avenue and West McNichols Road in Detroit's growing Live6 corridor. The property consists of a vacant two-story building totaling approximately 20,000 square feet and is located directly across from the University of Detroit Mercy campus, providing a strong institutional anchor and consistent neighborhood activity.

Ownership has completed preliminary redevelopment planning for the site that contemplates approximately 8,500 square feet of ground floor retail space with 13 residential apartments on the second floor, creating a vibrant mixed-use project aligned with the ongoing revitalization of the Livernois corridor and the nearby Avenue of Fashion district.

The surrounding area has experienced continued investment driven by neighborhood density, university activity, and a growing mix of restaurants, retailers, and service businesses along Livernois Avenue. With its highly visible corner location, strong pedestrian and vehicular traffic, and proximity to major Northwest Detroit neighborhoods including Bagley, University District, and Sherwood Forest, the property represents an attractive opportunity for developers, investors, or owner-users seeking to participate in the continued growth of the Livernois commercial corridor.

OFFERING SUMMARY

Sale Price:	\$735,000
Lot Size:	10,395 SF
Building Size:	21,164 SF

MICHAEL SCAMARDELLA

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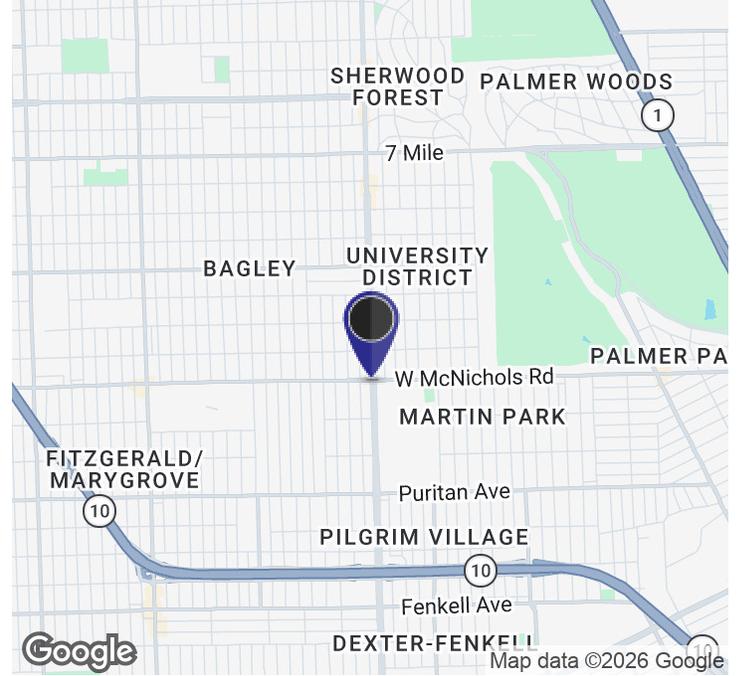
LINO REALTY, INC.

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44200 Garfield Road, Suite 160 Clinton Township, MI

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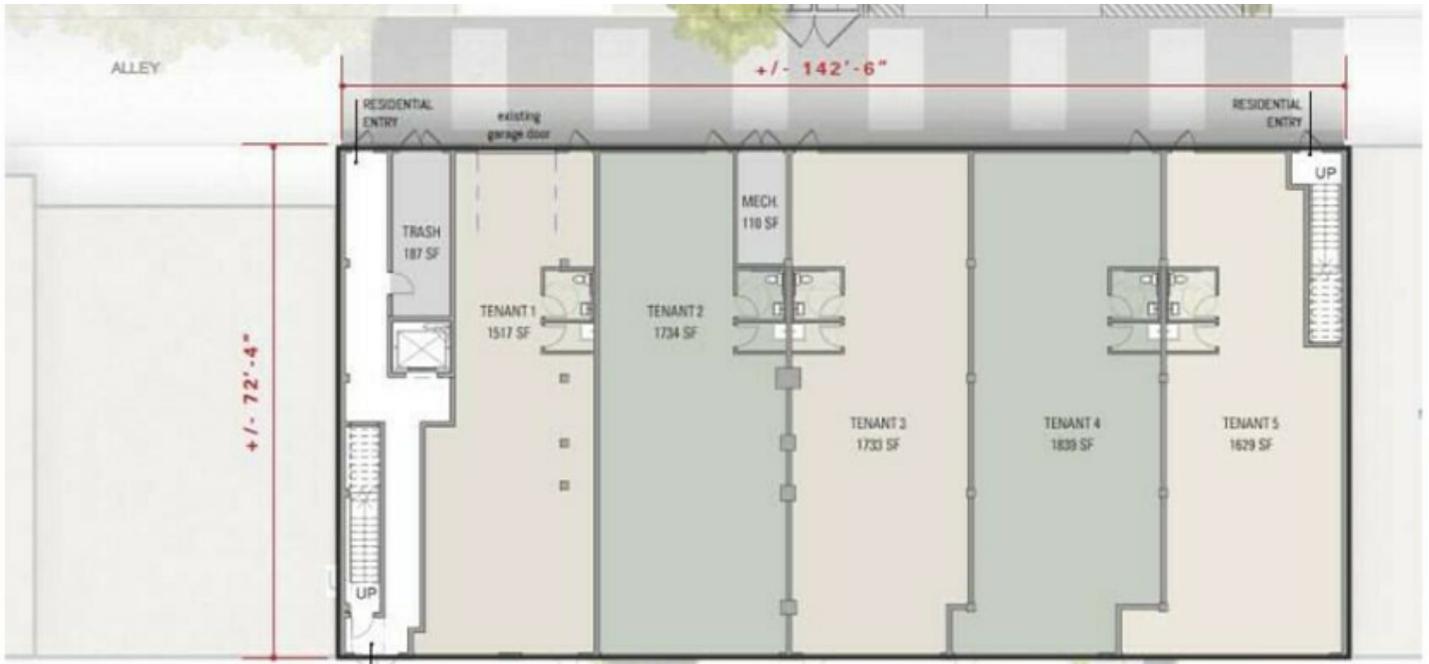
Sale Price:	\$735,000
Building Size:	21,164 SF
Available SF:	
Lot Size:	10,395 SF
Price / SF:	\$34.73
Year Built:	1927
Zoning:	B4
Market:	Detroit
Submarket:	Livernois Avenue

PROPERTY HIGHLIGHTS

- Prominent Livernois & McNichols corner in Detroit's growing Live6 corridor
- Across from University of Detroit Mercy campus
- 20,000 SF two-story building positioned for redevelopment
- Preliminary plan for ~8,500 SF retail + 13 apartments
- Near Detroit's revitalized Avenue of Fashion district
- Surrounded by strong residential neighborhoods including University District and Bagley
- Excellent access to Livernois, McNichols, and major Northwest Detroit corridors

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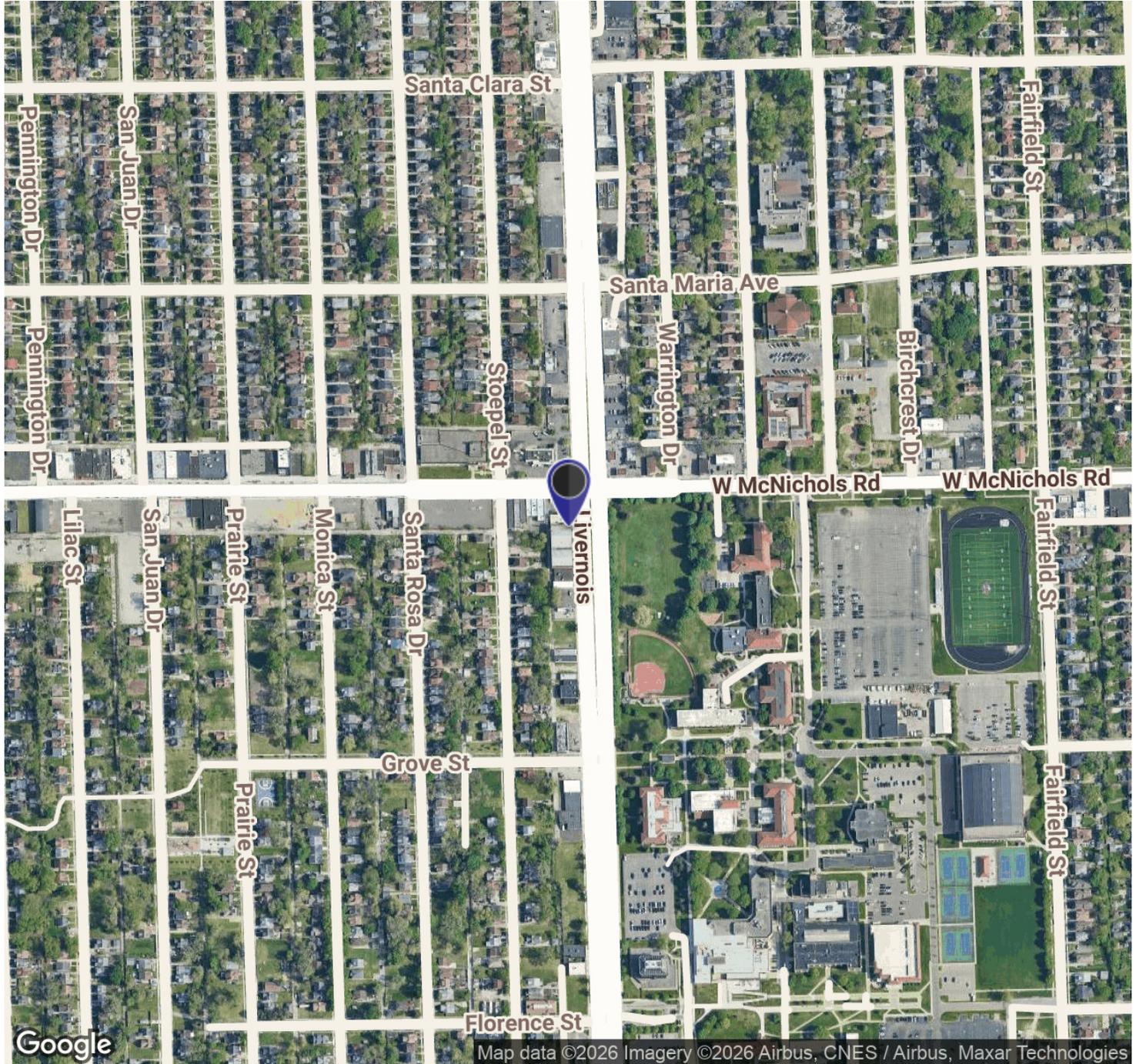
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LIVERNOIS & MCNICHOLS CORNER MIXED-USE OPPORTUNITY
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