

INDUSTRIAL/STORAGE PROPERTY FOR SALE

Moving and Storage Warehouse in West Village Opportunity Zone

7930 MACK AVE
DETROIT, MI 48214

PRICE REDUCED!



63,000 SF, Five-story Building

Recent Substantial Capital Improvements

Room for Improved Revenue Streams

Surrounded by Commercial, Residential, &
Multi-family Developments



P.A. COMMERCIAL
Corporate & Investment Real Estate

D&D MOVING AND STORAGE

7930 MACK AVE, DETROIT, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,575,000
Price / SF:	\$25.00
Lease Rate:	Negotiable
Building Size:	63,000 SF
Lot Size:	0.281 Acres
Zoning:	B4
Year Built:	1917
Market:	Detroit
Submarket:	Detroit East

PROPERTY OVERVIEW

D&D Moving and Storage operates in a well-known 5 story warehouse located on a highway access road that sees 17,000 vehicles a day. The building enjoys a brand-new beautiful half-million-dollar façade renovation (2019), a vibrant welcoming office for customers updated (2020), a new outer enclosure in the rear for loading (2016), and new roll-up doors (2016). Partial electrical upgrades completed (2018). Parking is shared in agreement with the next-door neighbor. Next door is a newly renovated coffee-food shop, laundromat, and community center. A nice garden-social space separates D&D Moving and Storage from the retail spaces next door.

LOCATION OVERVIEW

Located in a heavily active neighborhood filled with multiple development projects, new construction, rehabilitated homes, restaurants, a beer garden, and near the waterfront condo-apartment district. West Village, Indian Village, and Islandview surround this property to the east, south, and west. A mile and a half to the north is a billion-dollar expansion for GM Hamtramck Assembly. 1.5 miles east is FCA's 2.5-billion-dollar expansion. The surrounding supply chain continues to grow, supporting GM and FCA with brand new and rehabilitated facilities. Just a mile south on the same road is a \$22 million development, planning to break ground in July 2021, with 42 apartments and 17,000 square feet of commercial space. Near completion is a 92-unit apartment complex located on Van Dyke Ave, 0.7 miles south of the subject property.

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// COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	D&D Moving and Storage
Street Address	7930 Mack Ave
City, State, Zip	Detroit, MI 48214
County	Wayne
Market	Detroit
Sub-market	Detroit East
Cross-Streets	Van Dyke & Mack Ave

BUILDING INFORMATION

Number of Floors	5
Average Floor Size	12,604 SF
Gross Leasable Area	63,000 SF
Year Built	1917
Year Renovated	2019/2020

PROPERTY HIGHLIGHTS

- Recent Substantial Capital Improvements
- Room for Improved Revenue Streams
- Surrounded by Commercial, Residential, & Multi-Family Developments
- Freight Elevator
- Long Established Moving & Storage Business
- In-out Service

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// INDUSTRIAL DETAILS

PROPERTY TYPE:	Industrial
SALE PRICE	\$1,575,000
OCCUPANCY:	Immediate
OFFICE SF:	1,000 SF
ZONING:	B4
LOT SIZE:	0.28 AC
CONSTRUCTION TYPE:	Brick
GRADE LEVEL DOORS:	(2) 13' x 12'
CLEAR HEIGHT:	9' - 12'
AIR CONDITIONED:	No
YEAR BUILT / RENOVATED:	1917, 2019, 2020
FENCED YARD:	No
LOADING DOCK:	1
PARKING SPACES:	Shared Lot



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// ADDITIONAL PHOTOS



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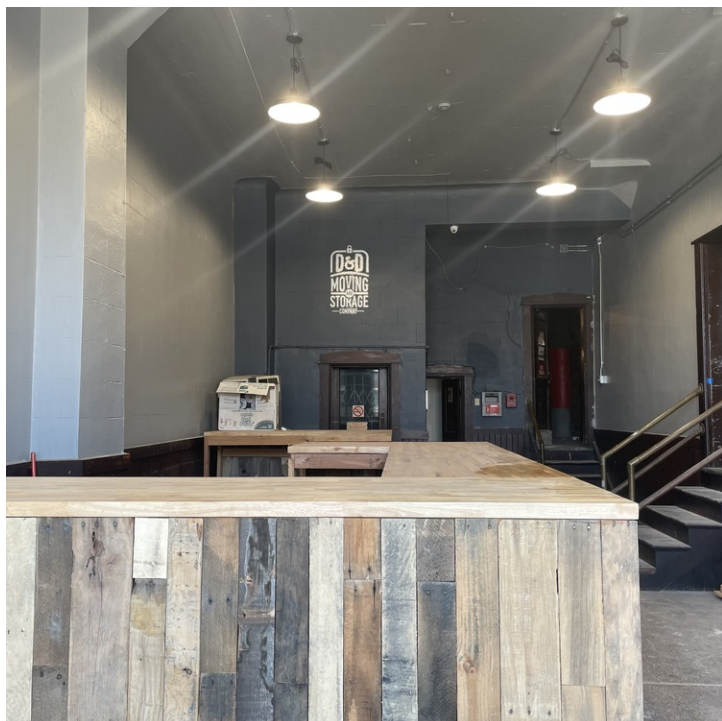
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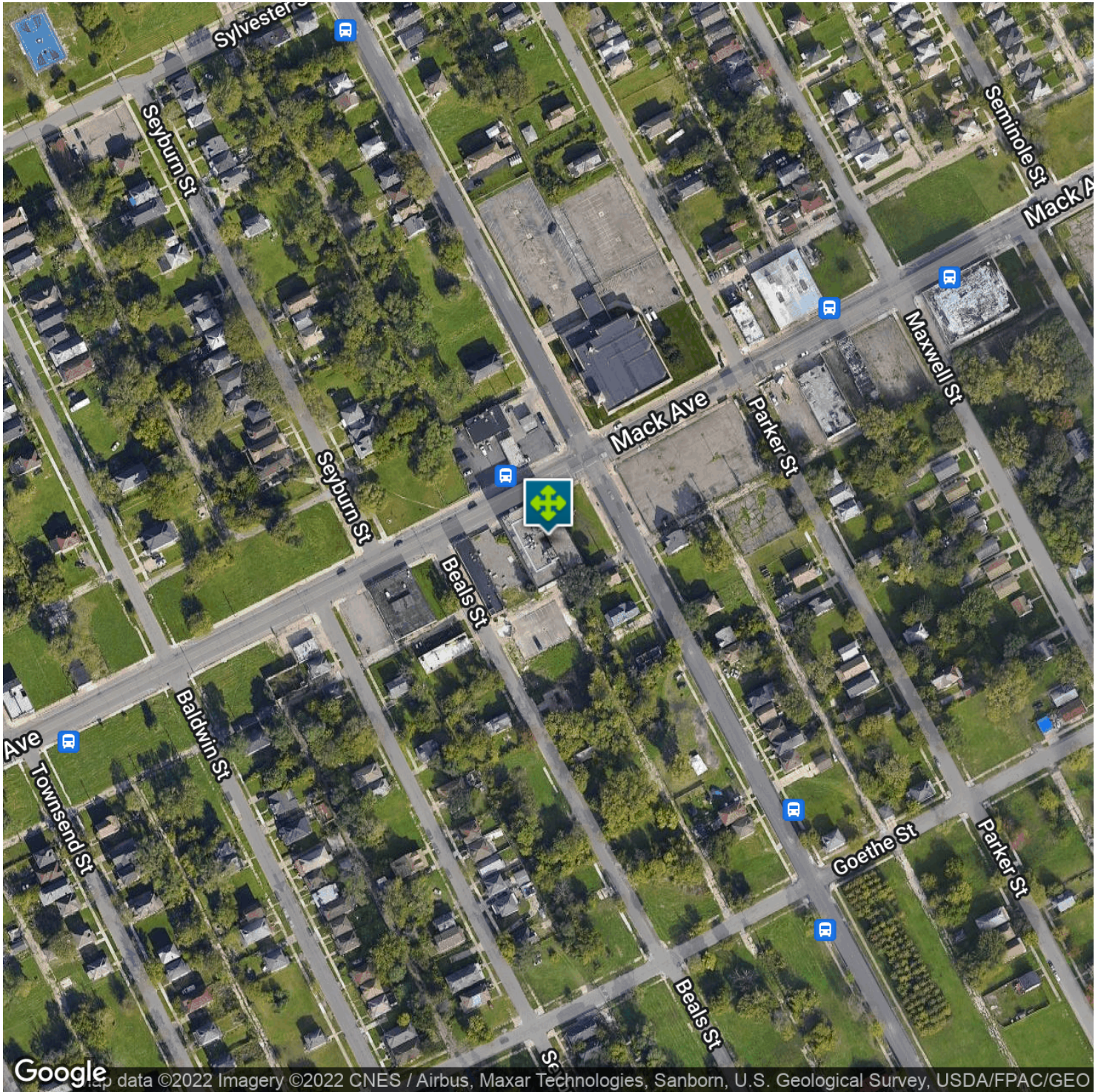
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// AERIAL MAP



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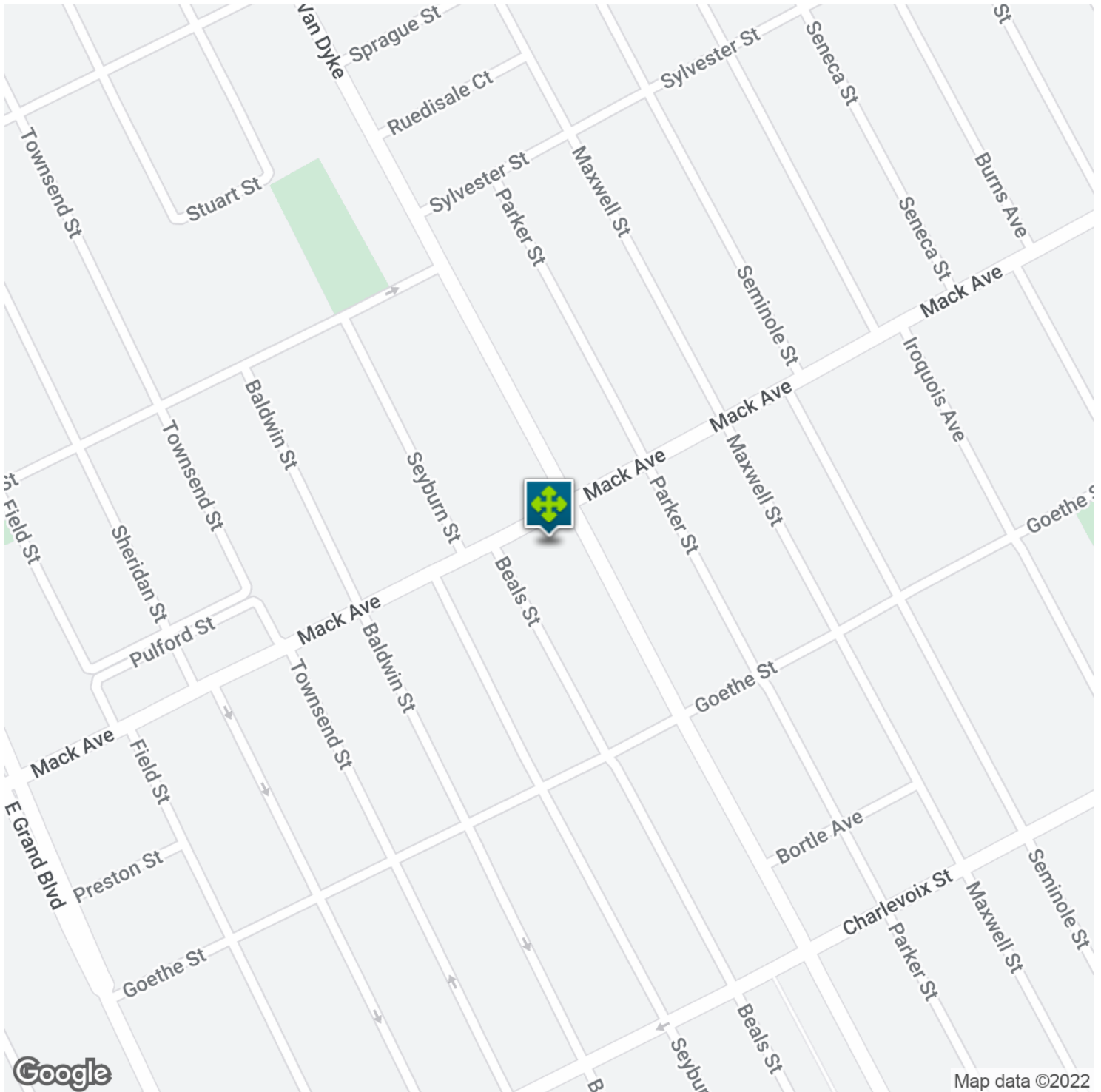
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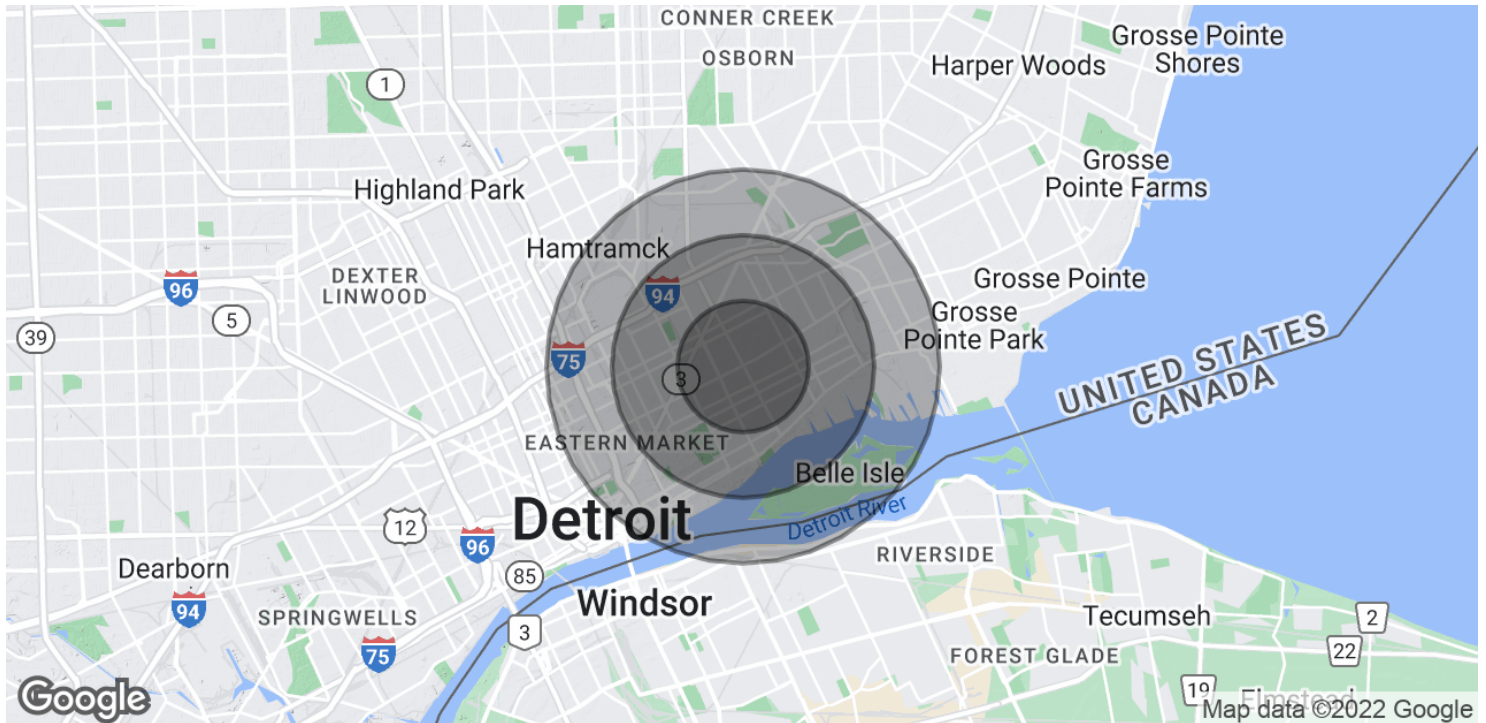
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// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	18,531	55,500	90,246
Average age	38.5	39.7	38.2
Average age (Male)	37.6	36.4	34.6
Average age (Female)	38.6	41.9	41.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,507	22,278	37,477
# of persons per HH	2.8	2.5	2.4
Average HH income	\$39,547	\$35,262	\$34,573
Average house value	\$75,453	\$77,577	\$83,009

* Demographic data derived from 2020 ACS - US Census

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