

# DETROIT MI 48227



OFFERING MEMORANDUM

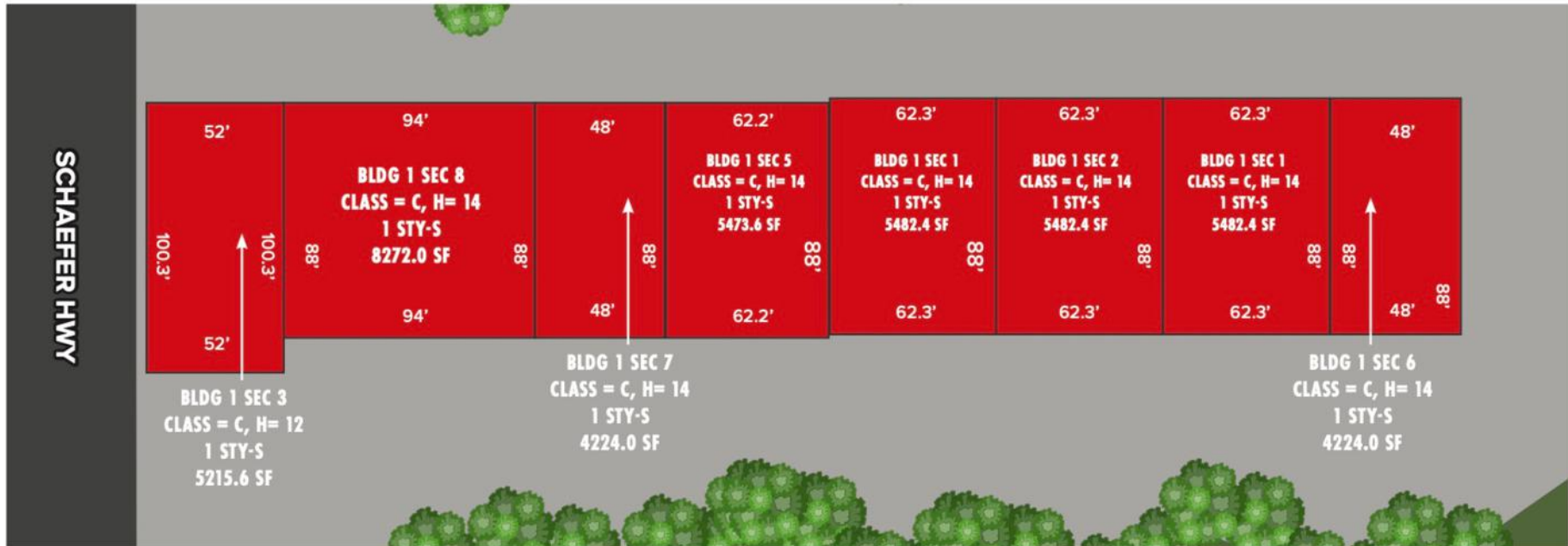
**FOR SALE | \$899,000**

**FOR MORE INFORMATION, PLEASE CONTACT**

**Maurice Khalifa, Principal Broker | ☎ 586.615.0101**

# Site Plan

INVESTMENT SUMMARY

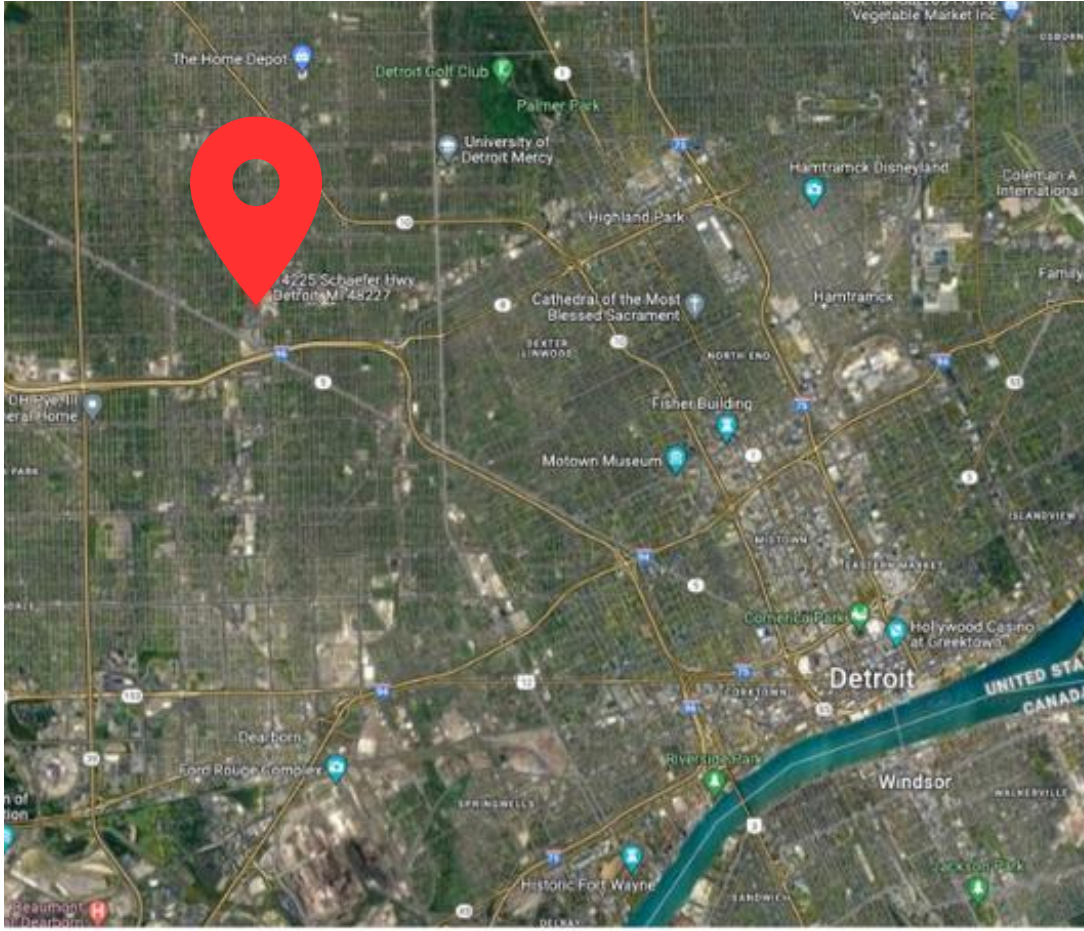


This prime commercial building in Detroit, MI, offers a versatile space perfect for a variety of industrial and commercial uses. Spanning 44,000 square feet, this property is ideal for indoor storage, distribution, and manufacturing assembly. Additionally, it is fully state-approved for cannabis operations, making it an excellent choice for businesses in the cannabis industry. The building is in a strategic location with easy access to major highways and transportation hubs. Located in a high-demand area, this property provides significant growth potential and investment opportunities in Detroit's thriving commercial market.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



<b>Price:</b>	<b>\$899,000</b>
<b>Building SF</b>	44,000
<b>Acreage:</b>	1.76
<b>Location:</b>	Clinton Township
<b>Parking:</b>	Ample
<b>Zonning:</b>	M4
<b>City Approved</b>	Cannibas Cultivation & Processing
<b>Building Use</b>	Indoor Storage- Distribution- Manufacturing- Assembly-



SITE SUMMARY

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**MAURICE KHALIFA, PRINCIPAL BROKER**

**Cell: (586) 615-0101**

**PROPERTY PHOTOS**



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**Demographics**

Population:	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2002 Total Population	14,888	159,148	415,452
2007 Population	14,751	156,288	409,934
Average Age	38	39	33
2022 Total Households	5416	59,836	153,260
HH Growth 2022-2027	(1.07%)	(1.98%)	(1.49%)
Median Income	\$29,166	\$33,598	\$34,189
Avg Household Size	2.70	2.60	2.70
Median Home Value	\$62,130	\$70,357	\$76,863





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