

# 20050 LIVERNOIS AVE

Detroit, MI 48221

For Sale - Spacious Restaurant/Bar Opportunity



Exclusively Listed By:

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# 20050 LIVERNOIS AVE

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Google Map



Street View

VALUATION

## SALE PRICE

**\$1,650,000**

### INVESTMENT SUMMARY

Price / SF:	\$618.44
Building Size:	2,668 SF
Land Acreage:	0.06 Acres
Year Built:	1959
Zoning:	B2



### INVESTMENT HIGHLIGHTS

- **Spacious Restaurant/Bar Opportunity:** Fully built-out space designed for high-volume dining and entertainment.
- **Occupancy:** Licensed for up to 130 people.
- **Indoor & Outdoor Dining:** Features two patios—one fully enclosed and heated for year-round use.
- **Innovative Patio Design:** Equipped with wireless-controlled retractable patio walls and wireless-controlled patio heaters for maximum flexibility.
- **Modern Amenities:** Full Bar with all equipment included Walk-in cooler/freezer Takeout window for added revenue stream
- **Technology -Ready:** Full audio sound system, Videosystem, Security system
- **Customer Convenience:** Two restrooms Three overhead garage doors providing open-air flow and a unique atmosphere Onsite parking
- **Prime Location:** Positioned on the Livernois Avenue of Fashion, Detroit's most dynamic retail and dining corridor with strong traffic counts and a vibrant mix of local businesses.
- **Growing Area:** Benefit from major streetscape improvements, city investment, and continued growth in retail, food & beverage, and residential developments.

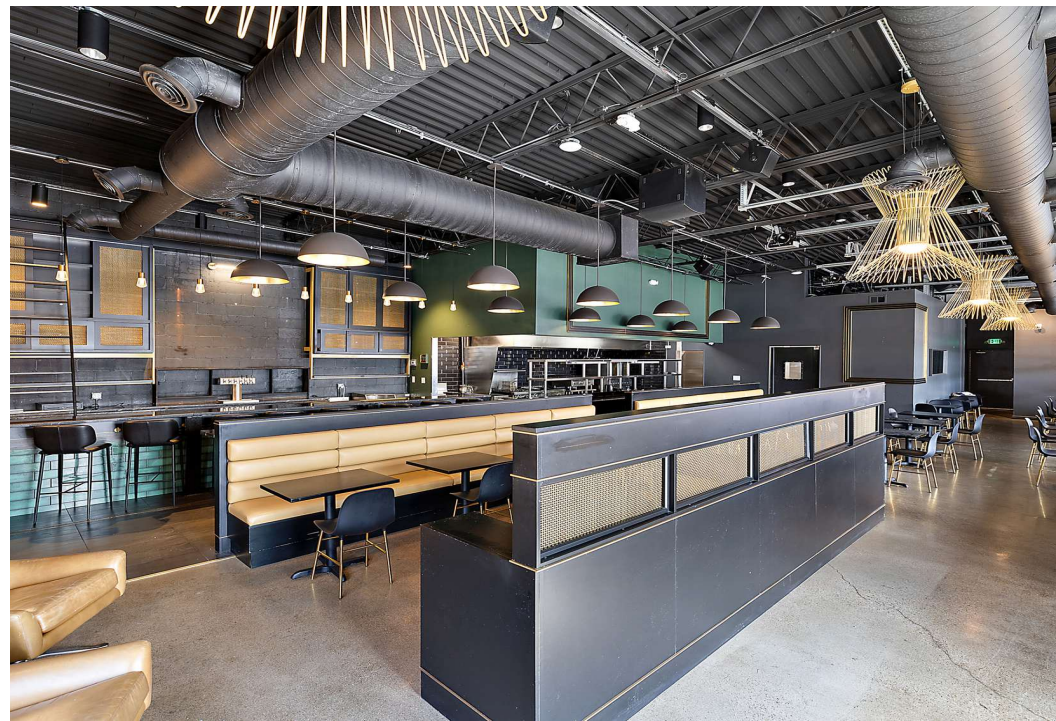
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	15,598	141,368	407,225
Total Households	6,787	61,341	169,156
Average HH Income	\$92,202	\$76,902	\$73,464





## ADDITIONAL PHOTOS

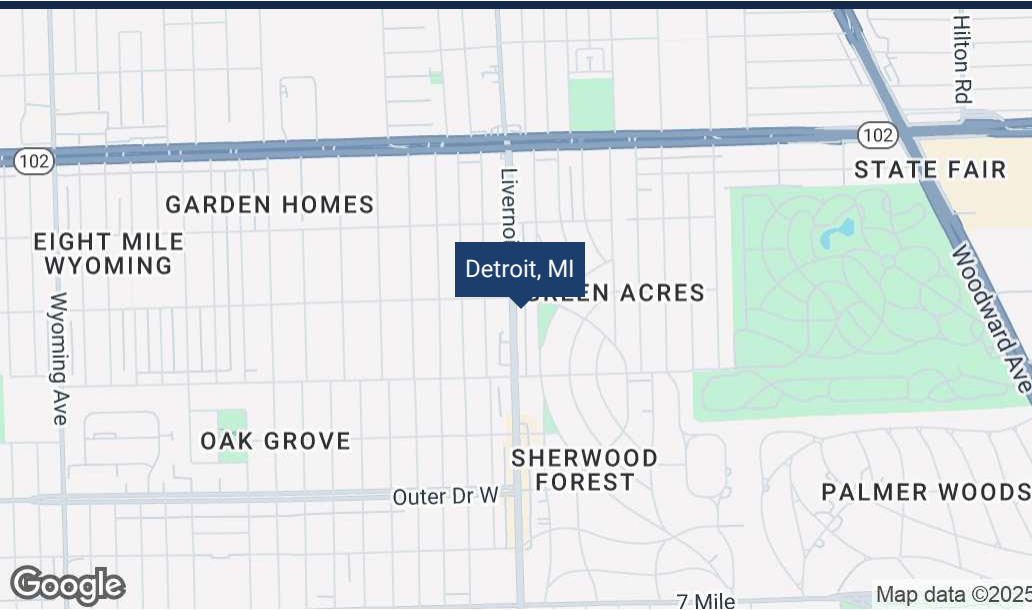




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## MARKET OVERVIEW



### LOCATION DESCRIPTION

Located on Detroit's Historic Avenue of Fashion, 20050 Livernois offers prime visibility and access in one of the city's most active commercial corridors.

Surrounded by a vibrant mix of boutiques, salons, cafes, and professional offices, this property sits in a thriving retail and dining district with strong community engagement.

The area benefits from recent streetscape improvements, widened sidewalks, and beautification projects that have attracted steady foot traffic and local investment.

Just minutes from the University of Detroit Mercy and major thoroughfares, the location provides excellent accessibility for both local patrons and visitors.

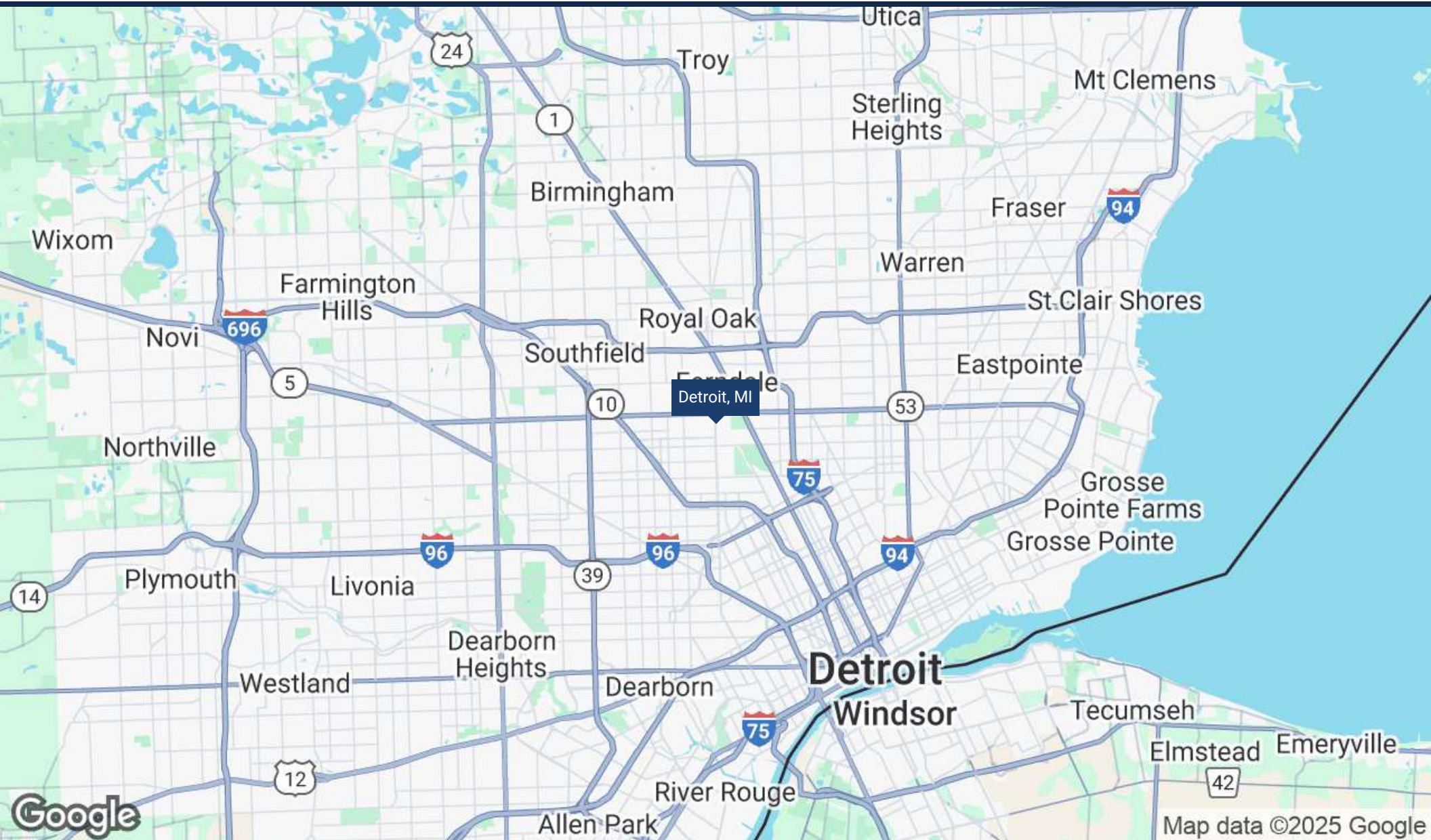
This is a premier destination for entrepreneurs and investors looking to capitalize on Detroit's continued commercial momentum.



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REGIONAL MAP

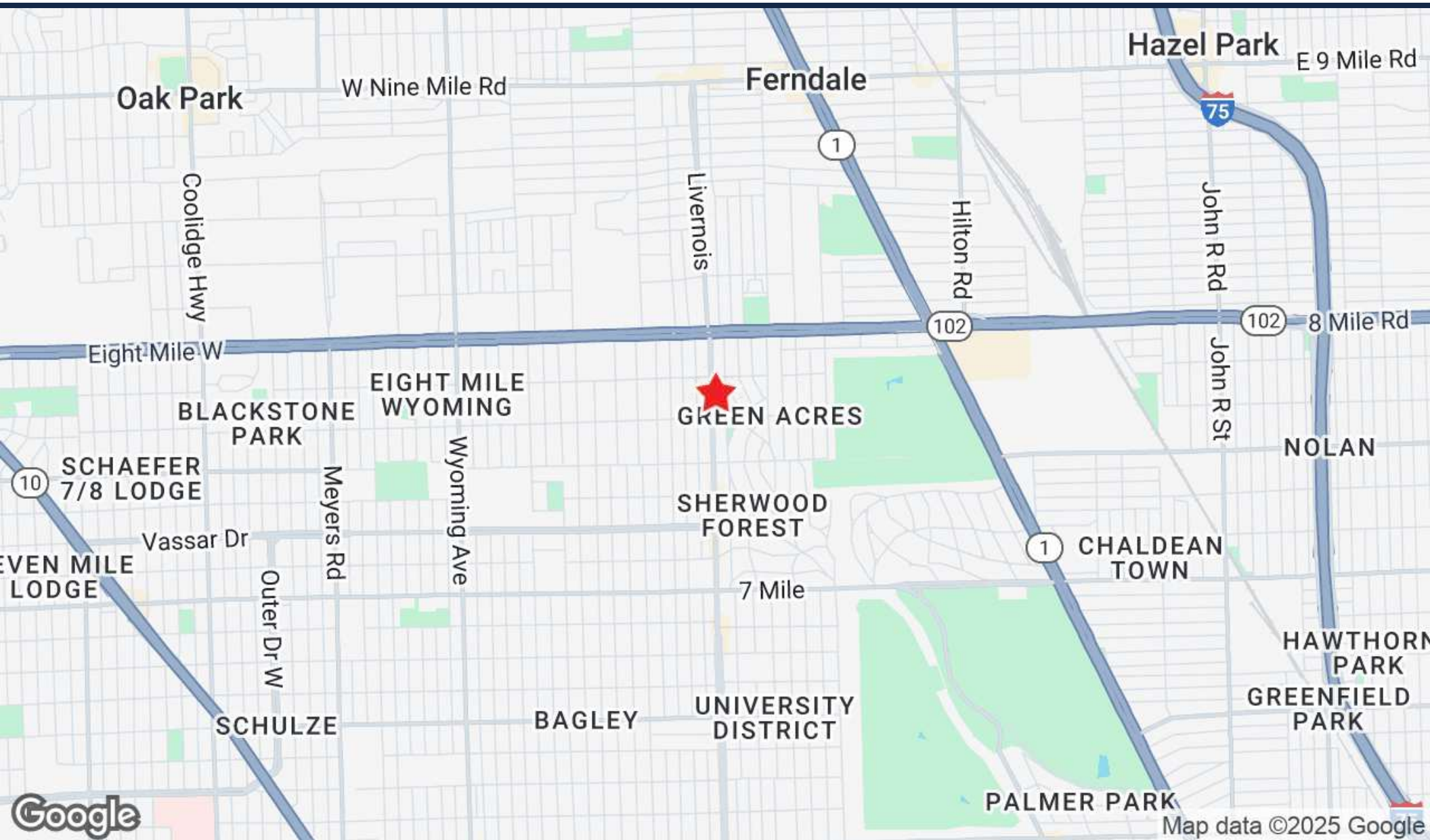




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LOCATION MAP

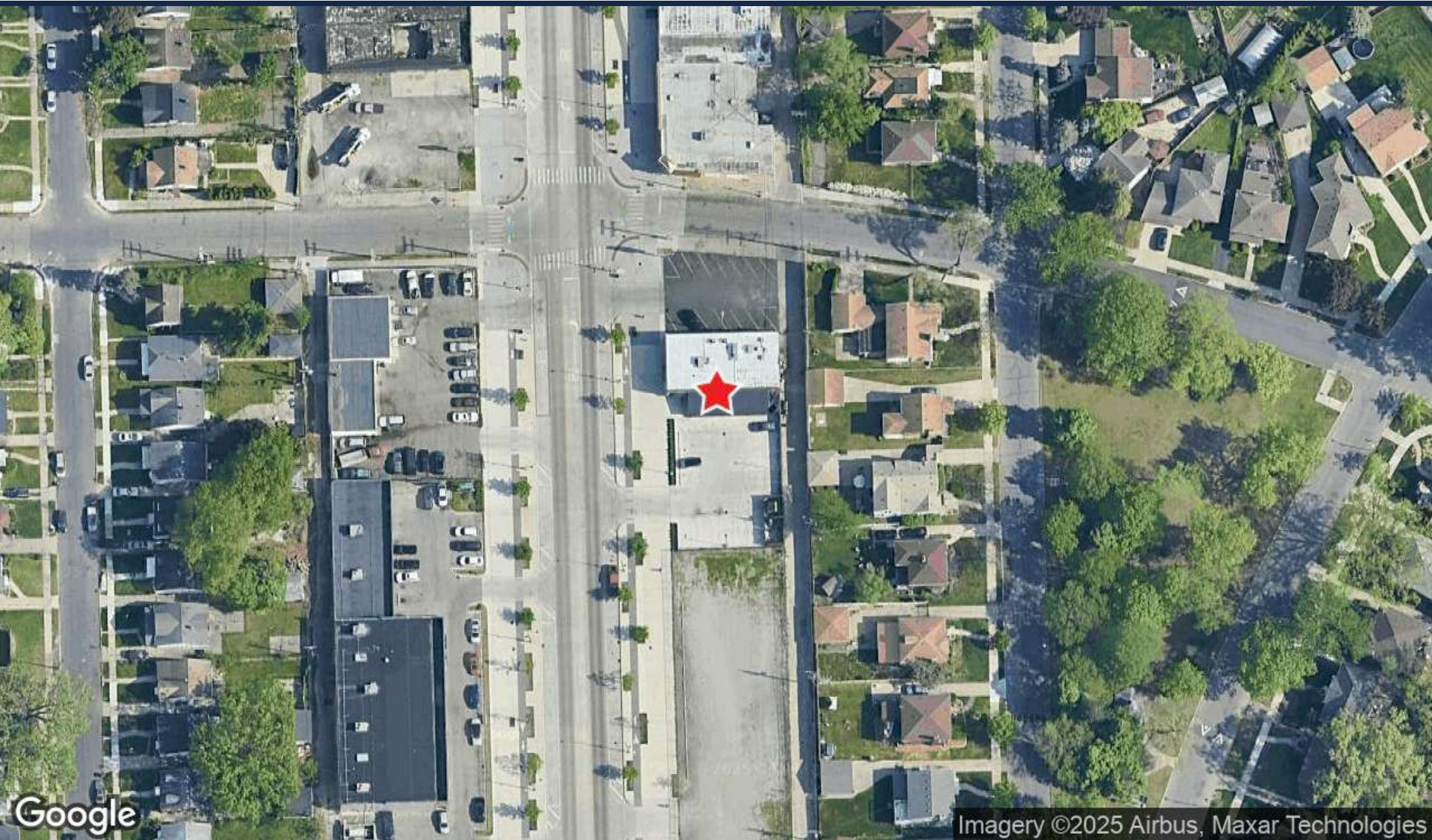




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AERIAL MAP



Google

Imagery ©2025 Airbus, Maxar Technologies



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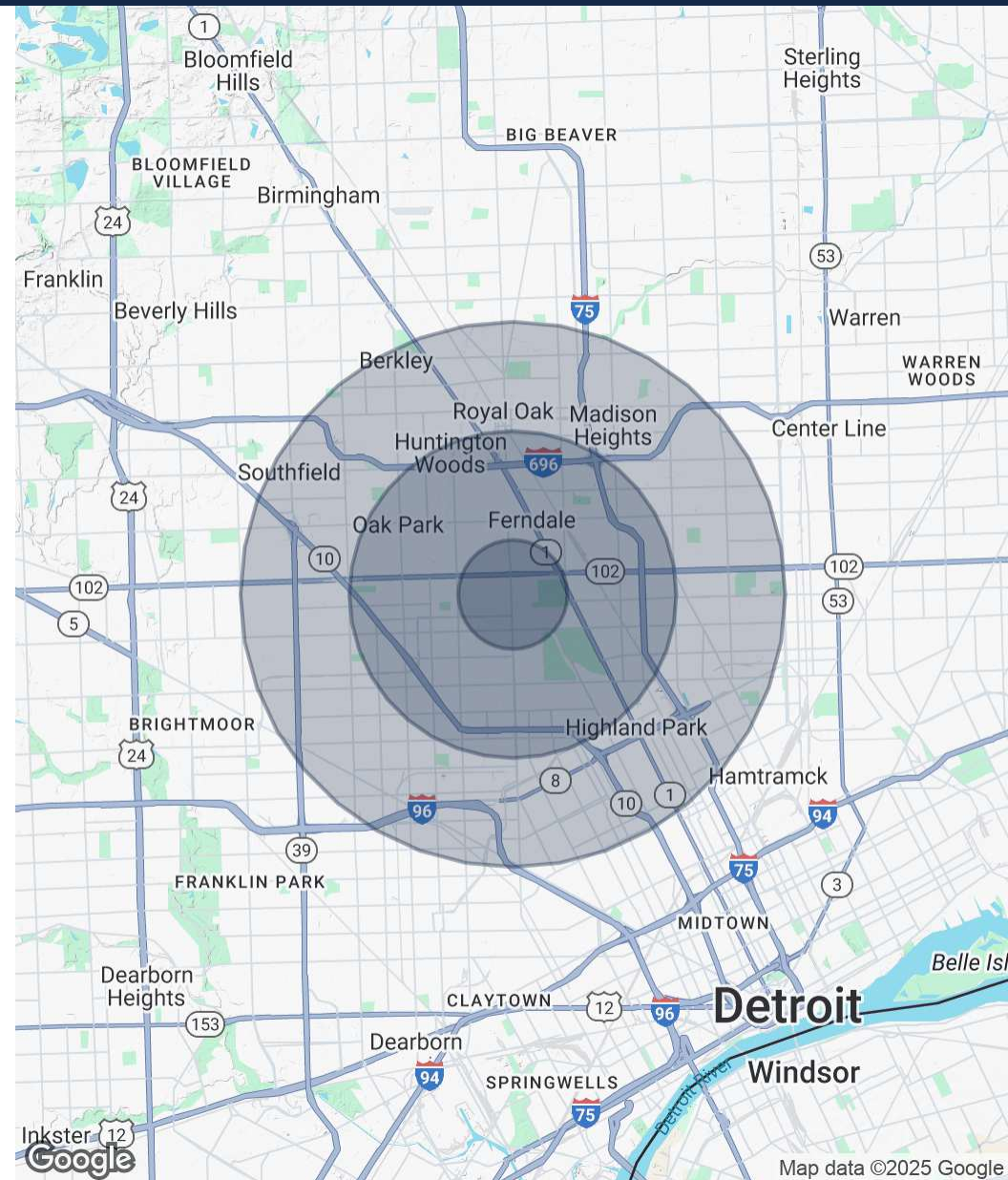
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,598	141,368	407,225
Average Age	42	40	39
Average Age (Male)	40	39	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,787	61,341	169,156
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$92,202	\$76,902	\$73,464
Average House Value	\$228,004	\$184,986	\$180,937

Demographics data derived from AlphaMap





# EVOLVE

REAL ESTATE TEAM

## EVOLVE @ ENCORE

Evolve, a team with modest origins, is renowned in the CRE sector for their exceptional competence, client focus, and data-driven approach. Above all, they are distinguished by their steadfast commitment to integrity and transparency. Their aim is to consistently exceed client expectations by delivering innovative and tailored real estate solutions that optimize investment returns and contribute to enduring success.

Through real estate, they help organizations, families and individuals procure time for the things that matter and create sustainable wealth for future generations.



Kishon Harbert, Senior Director | Kimberly Hoyle, Associate Advisor | Dr. Eric Reed, Associate Advisor | Daynah Manigault, Settlement Manager |  
Amber Anglin, CRE Investment Strategist

About Us

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