

**RETAIL PROPERTY // FOR SALE / LEASE**

## **4,960 SF FLEX BUILDING WITH HOIST, 4 BAY DOORS & UPSTAIRS APARTMENT**

13417 E 8 MILE RD  
WARREN, MI 48089



- 4,960 SF industrial/flex building
- Remodeled turnkey space
- 4 overhead doors, 12' clear height, and floor drains
- Second-story apartment with a full kitchen
- Excellent traffic count of 40,000 cars per day
- 20 parking spaces
- Easy multi-tenant property
- Can be sold or leased with the building next door



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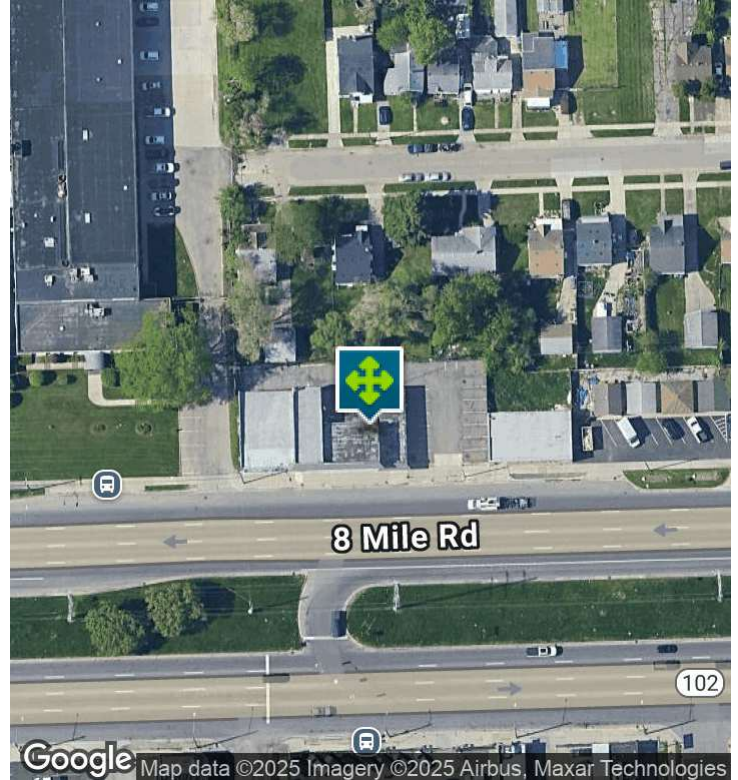
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## EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$441,000</b>
<b>Lease Rate</b>	<b>\$13.00 SF/YR (GROSS)</b>

### OFFERING SUMMARY

<b>Building Size:</b>	4,960 SF
<b>Lot Size:</b>	0.17 Acres
<b>Price / SF:</b>	\$88.91
<b>Year Built:</b>	1965
<b>Renovated:</b>	2019
<b>Zoning:</b>	M1 Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck South
<b>Traffic Count:</b>	40,000

### PROPERTY OVERVIEW

Recently remodeled 4,960 SF building with large warehouse space, 4 overhead doors, and multiple restrooms. Perfect for retail, industrial or automotive uses with 10-12' clear height, floor drains and 220v/3 phase power. The building is clean with LED lighting throughout. The upstairs has a two-bedroom apartment with a kitchen and washer-dryer connections. The parking lot has room for 20 vehicles. Great visibility on 8 Mile with 40,000 passing cars per day. Car hoist, air compressor and hi-lo are negotiable. This property can be combined with the building of a similar size next door. Land contract considered.

### LOCATION OVERVIEW

Convenient central location on busy 8 Mile Rd between Schoenherr Rd and Groesbeck Hwy. Easy access to I-75, I-94, and I-696. Close to restaurants, retail, and industrial areas.

### PROPERTY HIGHLIGHTS

- 4,960 SF industrial/flex building
- Remodeled turnkey space
- 4 overhead doors, 12' clear height, and floor drains
- Second-story apartment with a full kitchen



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## INDUSTRIAL DETAILS

Property Type:	Retail
Building Size:	4,960 SF
Space Available:	4,960 SF
Shop SF:	3,360 SF
Office SF:	1,600 SF
Mezzanine SF:	N/A
Occupancy:	Vacant
Zoning:	M1 Industrial
Lot Size:	0.17 Acres
Parking Spaces:	20
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1965 / 2019
Construction Type:	Masonry Block
Clear Height:	10-13'
Overhead Doors:	Four (4)
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	15'
Power:	220 Volt   3 Phase
Airlines:	Yes
Buss Duct:	No
Air Conditioning:	Upstairs Only
Heat Type:	Radiant
Lighting:	LED
Sprinklers:	No
Exhaust Fans:	Yes
Floor Drains:	Yes
Taxes:	\$4,100



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## ADDITIONAL PHOTOS



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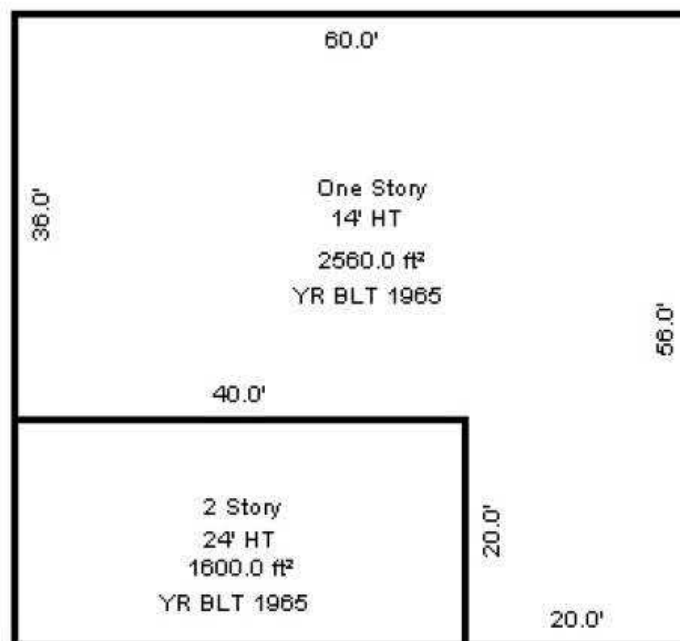
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## SITE PLANS

### Image/Sketch for Parcel: 12-13-35-480-010



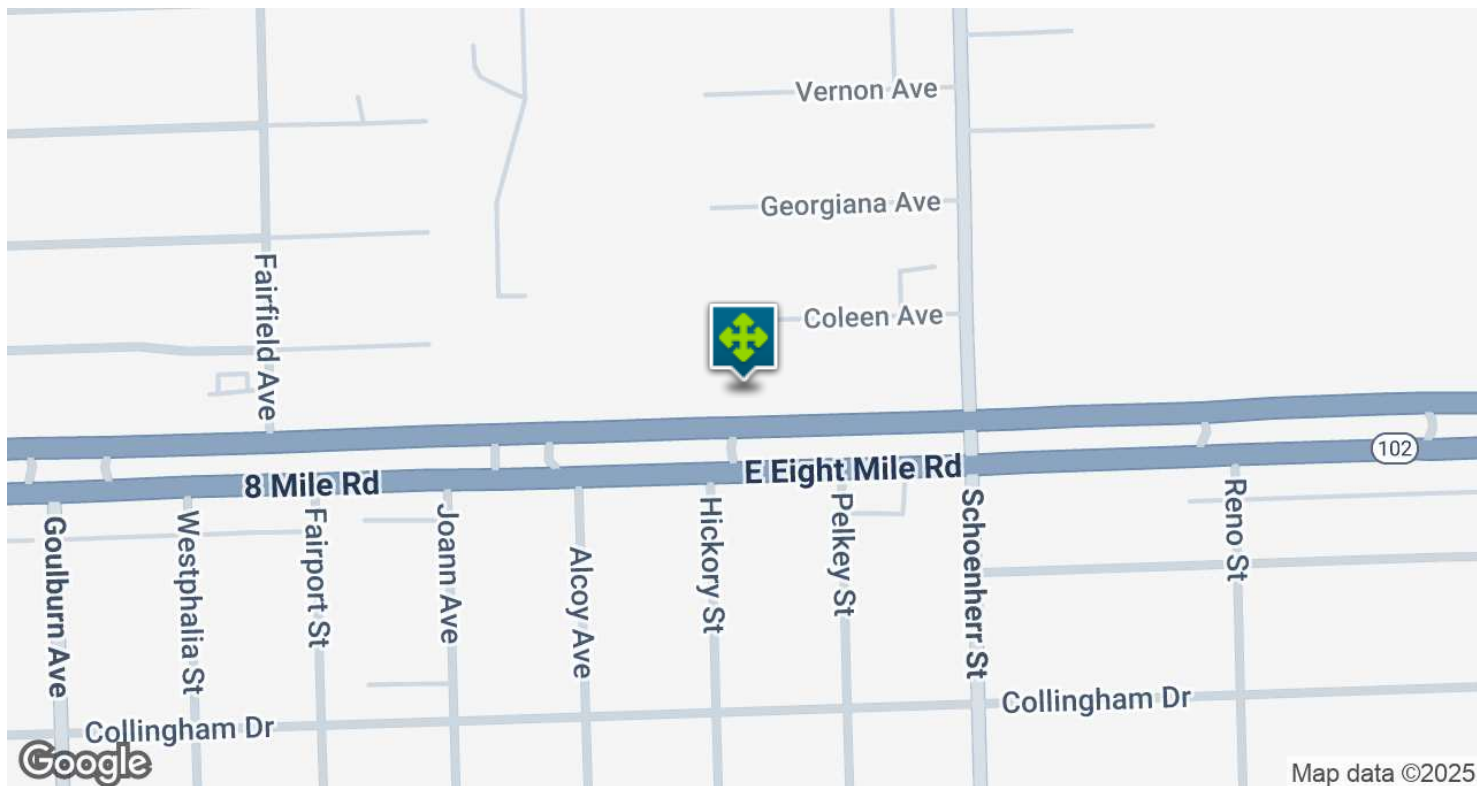
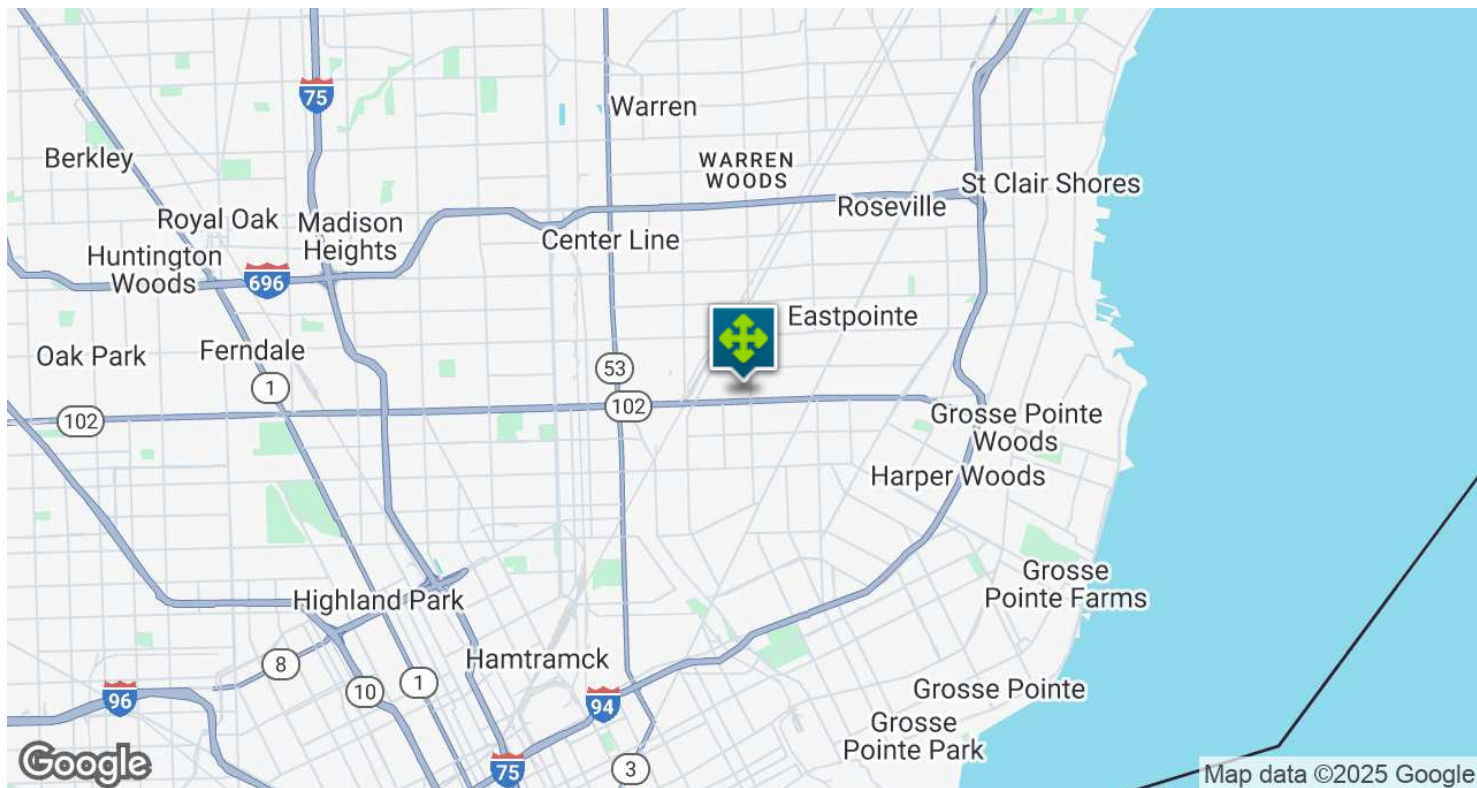
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## LOCATION MAP



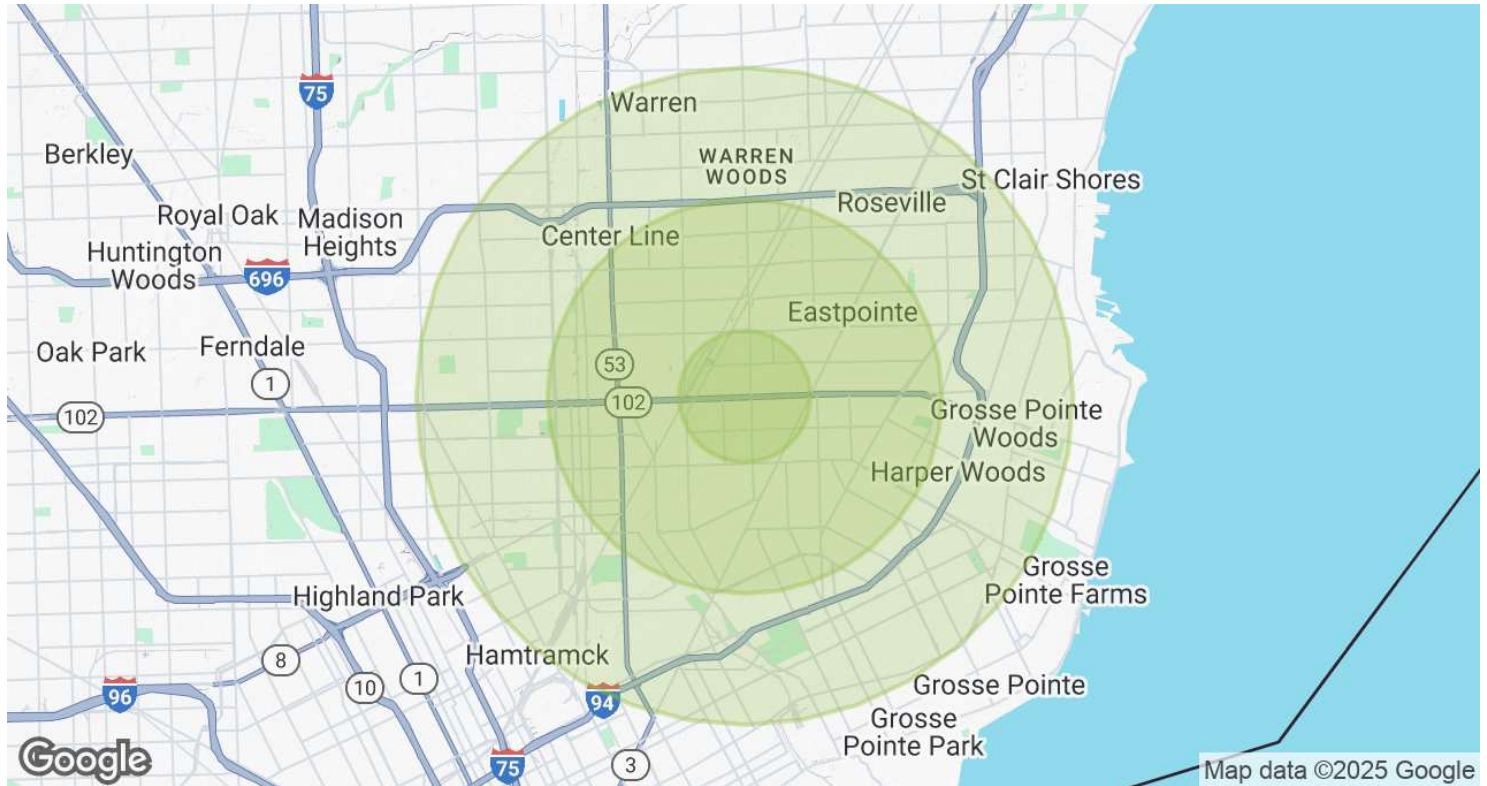
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,858	139,316	376,382
Average Age	30.6	33.4	36.0
Average Age (Male)	31.9	32.3	34.2
Average Age (Female)	29.8	35.0	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,970	67,264	173,371
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$37,998	\$39,634	\$47,079
Average House Value	\$44,082	\$59,492	\$85,815

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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