



6975 Livernois Rd
6975 Livernois Rd, Troy, MI 48098



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6975 Livernois Rd

\$16.00 /SF/YR

All or part owner will demise

Nestled within a dense residential enclave in Troy, Michigan, stands 6975 Livernois Road. This free-standing building, impeccably maintained and in excellent condition, commands attention from its prime position on the southwest corner of Livernois Road and South Boulevard.

Its strategic location ensures unparalleled road exposure, capturing the attention of passersby and commuters alike.

Surrounded by the warmth of a thriving residential community, 6975 Livernois Road offers not just a physical space, but a potential hub for connection and commerce. Whether it's a local business seeking a prominent...

- All or part owner will demise
- Excellent condition.
- Free-standing building.
- Located on the SW Corner of Livernois Rd and South Boulevard.
- Excellent road exposure.



Rental Rate: \$16.00 /SF/YR

Property Type: Retail

Property Subtype: Storefront

Gross Leasable Area: 8,878 SF

Year Built: 1972

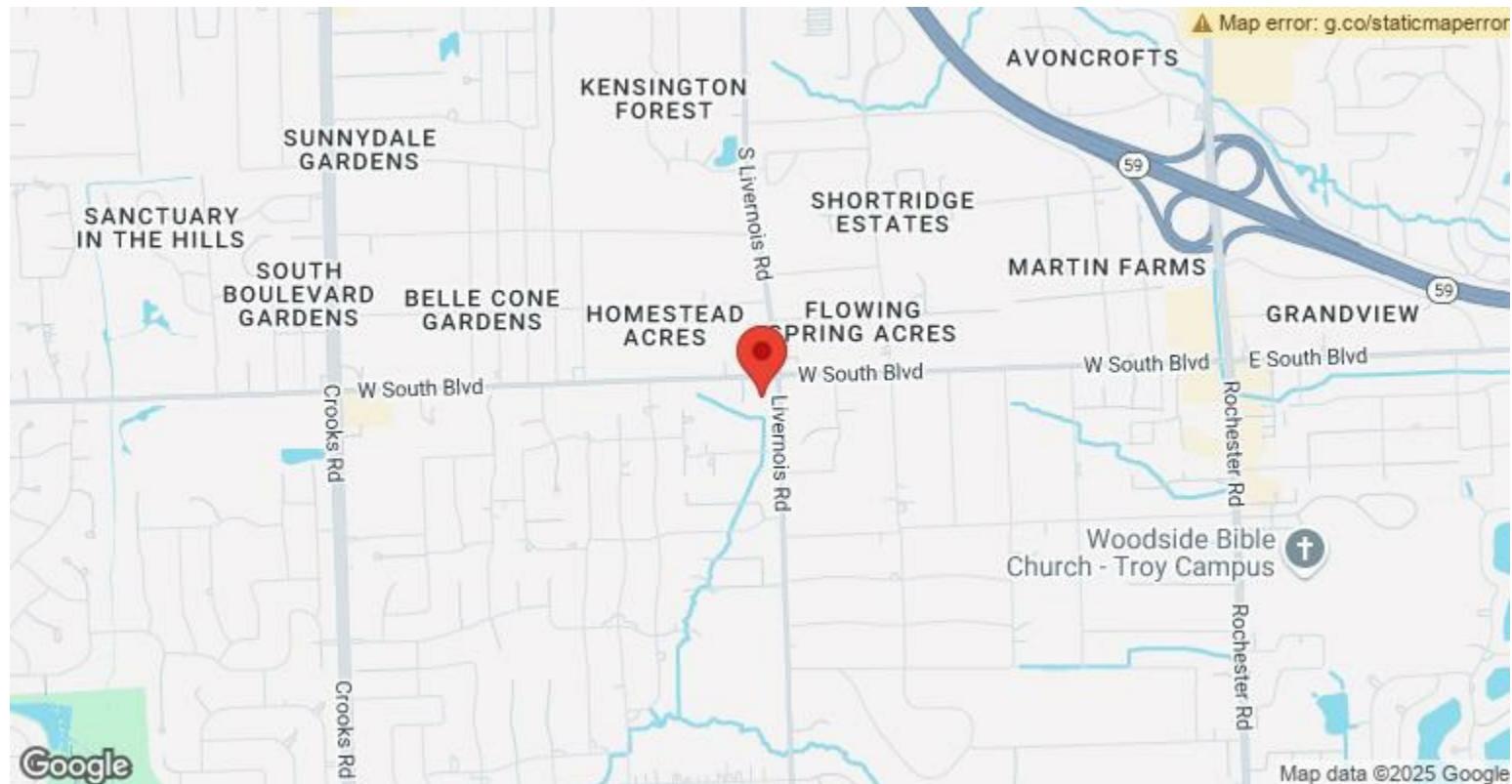
Walk Score ®: 19 (Car-Dependent)

Rental Rate Mo: \$1.33 /SF/MO

1st Floor

1

Space Available	8,878 SF	Freestanding building on over 2 acres for lease at the southwest corner of South Boulevard and Livernois.
Rental Rate	\$16.00 /SF/YR	
Date Available	Now	
Service Type	Full Service	
Built Out As	Standard Retail	
Space Type	Retail /	
Space Use	Retail	
Lease Term	Negotiable	



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All or part owner will demise to white box condition. Modified Gross Terms. New parking area. Walk in cooler. Nestled within a dense residential enclave in Troy, Michigan, stands 6975 Livernois Road. This free-standing building, impeccably maintained and in excellent condition, commands attention from its prime position on the southwest corner of Livernois Road and South Boulevard.

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Surrounded by the warmth of a thriving residential community, 6975 Livernois Road offers not just a physical space, but a potential hub for connection and commerce. Whether it's a local business seeking a prominent storefront or a service provider looking to expand their reach, this building presents a rare opportunity to thrive in a vibrant setting.

With its prime location, excellent condition, and undeniable road exposure, 6975 Livernois Road epitomizes the perfect blend of accessibility and prestige—a cornerstone of opportunity in the heart of Troy, Michigan.

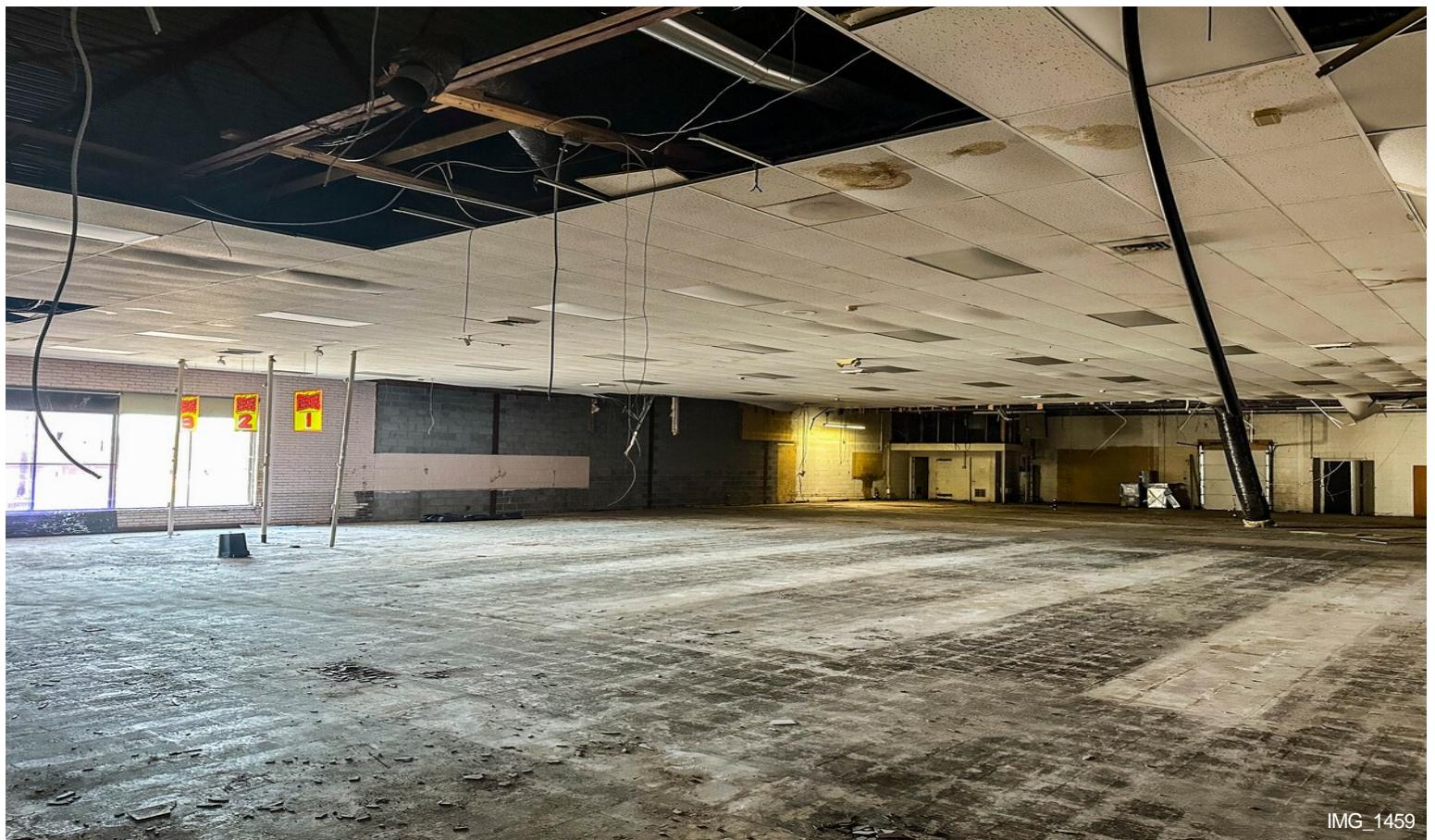
Livernois Road in Troy, Michigan, is a bustling thoroughfare that weaves through both commercial and residential areas. Stretching north to south, it serves as a vital artery connecting various parts of the city. As you travel along Livernois Road, you'll encounter a diverse mix of businesses, from small local shops to larger chain stores. The storefronts exhibit a range of architectural styles, reflecting the area's history and development over time.

Amidst the commercial hubbub, pockets of residential neighborhoods add a sense of community to the landscape. Quaint homes with well-manicured lawns provide a charming contrast to the commercial bustle, offering a peaceful retreat from the urban activity.

Property Photos



Overhead and walk in (6)



IMG_1459

Property Photos



Property Photos

