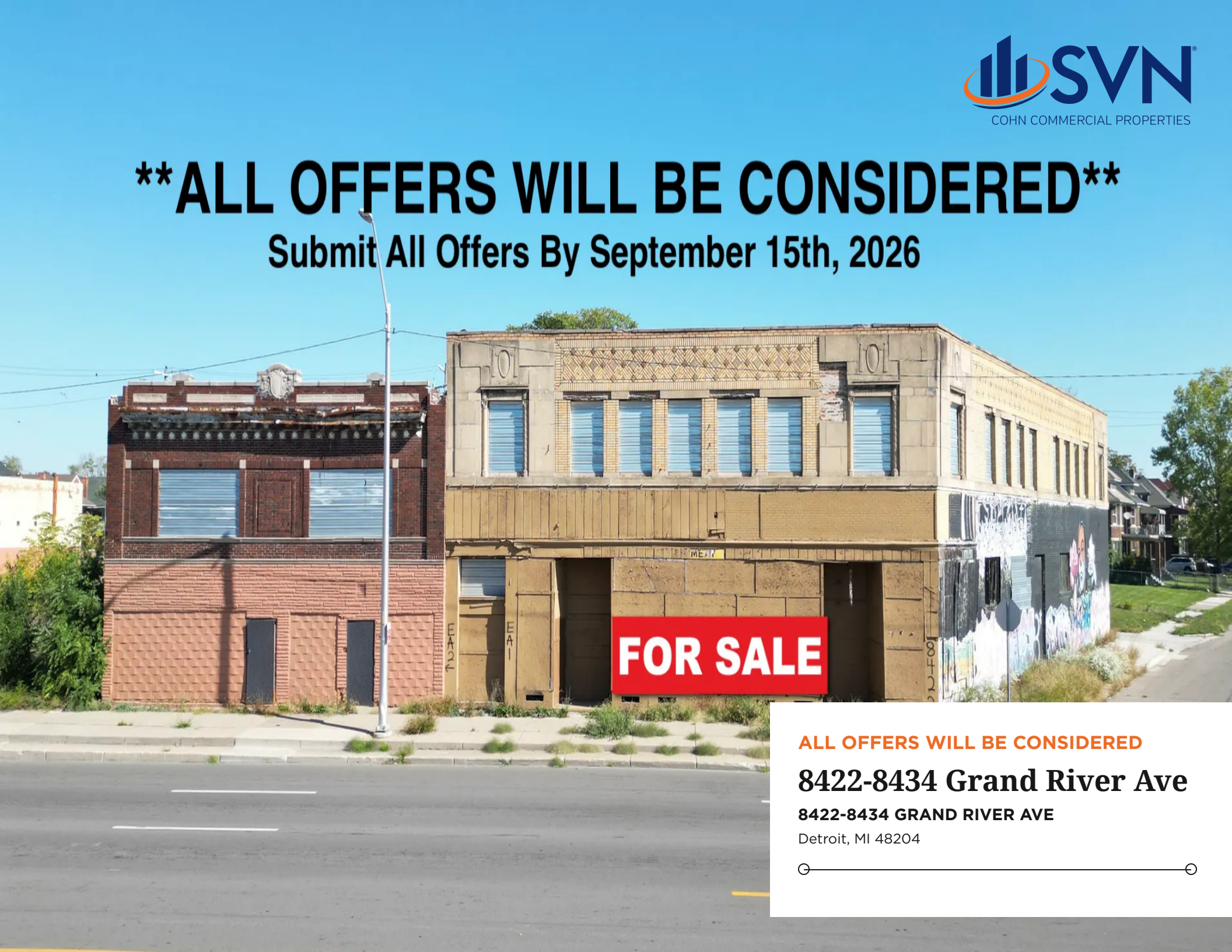


****ALL OFFERS WILL BE CONSIDERED****

Submit All Offers By September 15th, 2026



FOR SALE

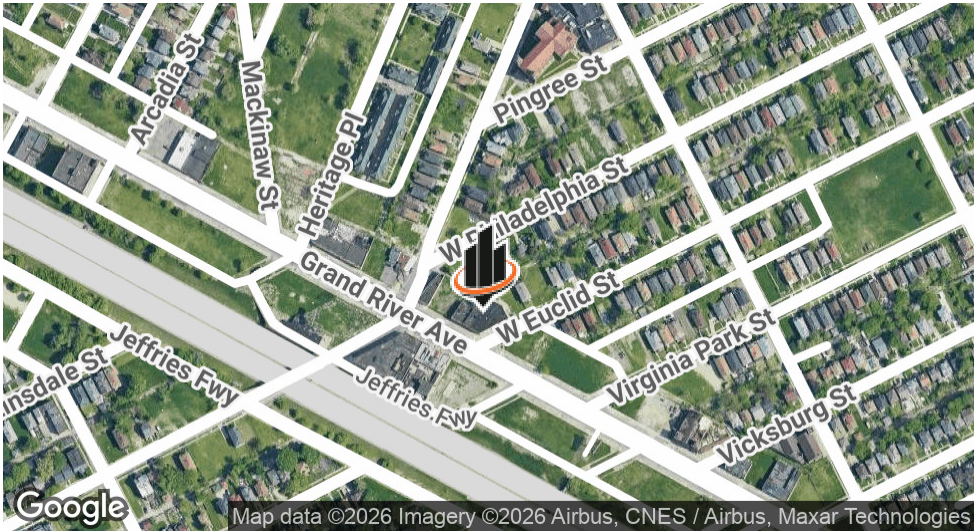
ALL OFFERS WILL BE CONSIDERED

8422-8434 Grand River Ave

8422-8434 GRAND RIVER AVE

Detroit, MI 48204

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	BRING ALL OFFERS
NUMBER OF UNITS:	2
LOT SIZE:	0.29 Acres
BUILDING SIZE:	11,958 SF

PROPERTY DESCRIPTION

Two retail buildings for sale on Grand River Avenue, 8422 Grand River Avenue is 7,918 square feet and 8434 Grand River Avenue is 4,040 square feet. Both buildings must be purchased as a package. Proposed open-air concept retaining the original brick walls and exposed steel framework, creating a distinctive indoor/outdoor setting for a beer garden, patio dining, and live outdoor music events.

PROPERTY HIGHLIGHTS

- HIGHLY MOTIVATED SELLER - BRING ALL OFFERS
- 11,958 Square Feet
- Built in 1960
- 171' on Grand River Avenue

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ADDITIONAL PHOTOS



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8422-8434 GRAND RIVER AVE | Detroit, MI 48204

SVN | COHN COMMERCIAL PROPERTIES, INC. 3

DEMOGRAPHICS MAP & REPORT

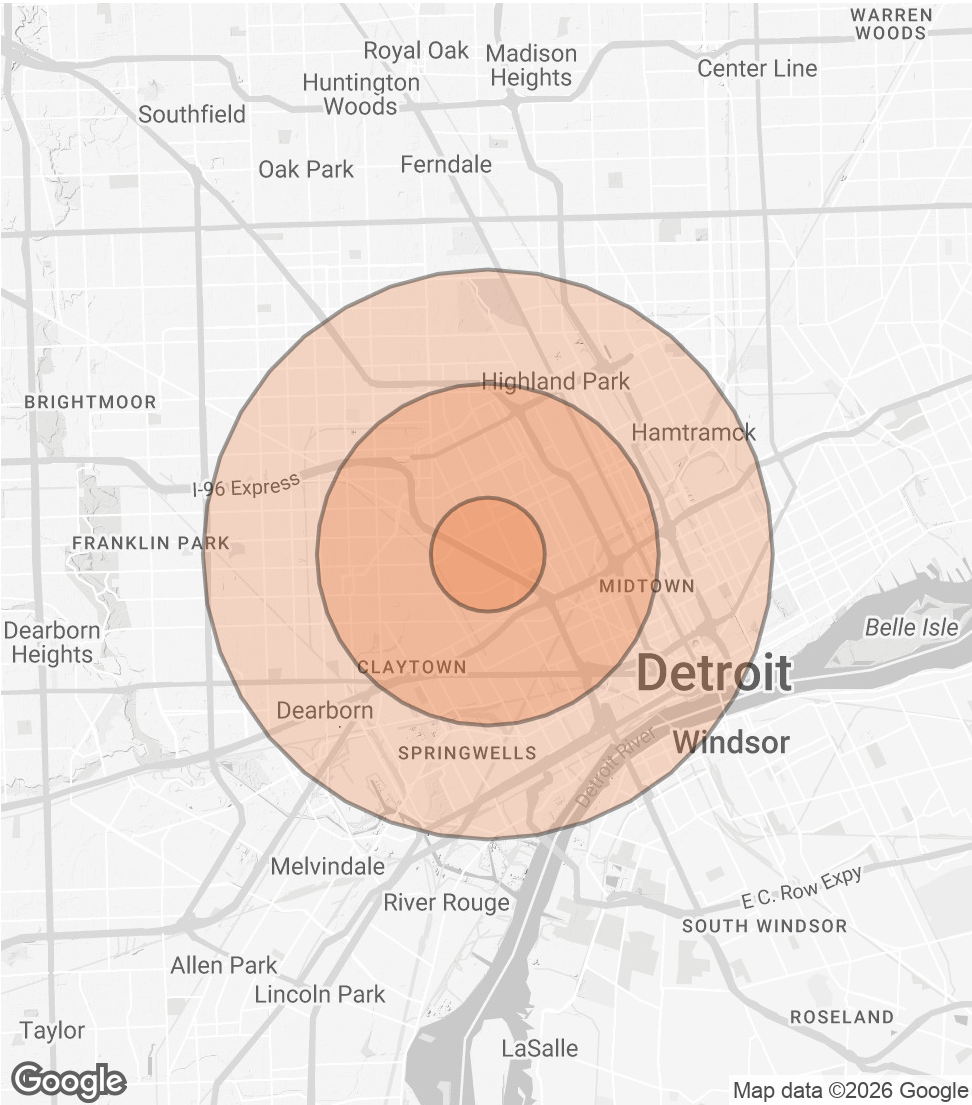
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,182	130,081	373,352
AVERAGE AGE	43.4	36.0	34.5
AVERAGE AGE (MALE)	43.2	35.0	33.2
AVERAGE AGE (FEMALE)	43.8	36.8	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,473	51,838	139,744
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$43,155	\$53,972	\$57,794
AVERAGE HOUSE VALUE	\$67,957	\$124,111	\$129,015

2023 American Community Survey (ACS)



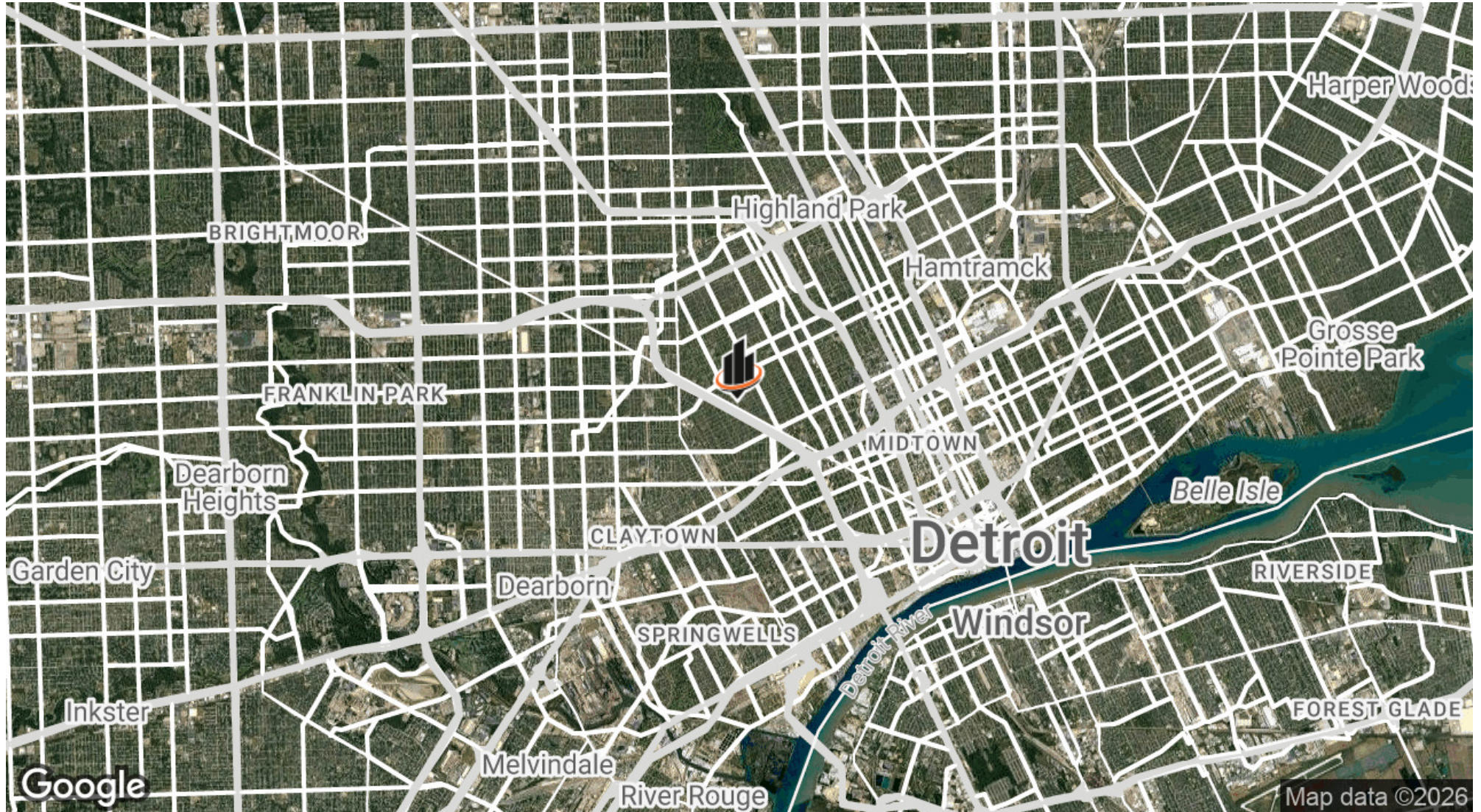
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LOCATION MAP



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MEET THE TEAM



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