

**INDUSTRIAL PROPERTY // FOR SALE**

# 1,600 SF INDUSTRIAL BUILDING WITH OVERHEAD DOOR, GATED YARD & EQUIPMENT INCLUDED

19141 MT ELLIOTT ST  
DETROIT, MI 48234



- Stand-alone, solid block industrial building
- Located in the Mount Elliott Development District
- 40' x 40' (1,600 SF) with 11'7" clear height
- Gated driveway & yard with parking for up to 10 vehicles
- 12'W x 10'H overhead door
- Zoned B-2 Local Business
- Machine shop tools and equipment included (conditions unknown)
- Perfect opportunity for contractors, small trade companies, or secure storage
- Convenient location near I-94 and I-75



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$115,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	1,600 SF
<b>Lot Size:</b>	0.12 Acres
<b>Price / SF:</b>	\$71.88
<b>Year Built:</b>	1951
<b>Zoning:</b>	B2- Local Business
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit E of Woodward
<b>Traffic Count:</b>	4,776

## PROPERTY OVERVIEW

This solid, standalone 1,600 SF industrial building, constructed in 1951, is thoughtfully designed for efficiency and functionality. Boasting a 40' x 40' layout with an 11'7" clear height, ceiling heights from 14'3" - 14'6" to decking, a 12'W x 10'H overhead door for seamless access, and a gated driveway and yard with parking for up to 10 vehicles, this property is primed for immediate productivity. This offering also includes a restroom, wood-burning stove, and numerous shop tools and equipment, such as drill press, air compressor, band saw, and grinder (conditions unknown). The roof is also in good condition. Zoned B-2 Local Business, and previously operated as a welding shop, this is ideal for contractors, small trade companies, workshop use, or secure storage.

## LOCATION OVERVIEW

Surrounded by a rich industrial landscape on Detroit's east side, the location within Mount Elliott Development District offers convenient access to major transportation routes, such as I-94 and I-75, making it an ideal hub for manufacturing and industrial businesses. Adjacent to railways, Stellantis Tool and Die, Warren Truck Plant. Quick access to M-53/Van Dyke Expressway and 8 Mile Road.

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Free-standing
<b>Building Size:</b>	1,600 SF
<b>Shop SF:</b>	1,600 SF
<b>Office SF:</b>	n/a
<b>Mezzanine SF:</b>	n/a
<b>Occupancy:</b>	Vacant
<b>Zoning:</b>	B2- Local Business
<b>Lot Size:</b>	0.12 Acres
<b>Parking Spaces:</b>	10
<b>Parking Type:</b>	Surface
<b>Fenced Yard:</b>	Yes
<b>Trailer Parking:</b>	n/a
<b>Year Built / Renovated:</b>	1951
<b>Construction Type:</b>	Block Masonry
<b>Clear Height:</b>	11'7"
<b>Ceiling Height:</b>	14'3" to 14'6" to decking
<b>Roof:</b>	Good Condition
<b>Overhead Doors:</b>	(1) 12' x 10'
<b>Truckwells/Docks:</b>	No
<b>Cranes:</b>	No
<b>Column Spacing:</b>	Clear Span
<b>Air Conditioning:</b>	No
<b>Sprinklers:</b>	No
<b>Floor Drains:</b>	Yes
<b>Taxes:</b>	\$1,267.14



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**Kevin Bull** SENIOR ASSOCIATE

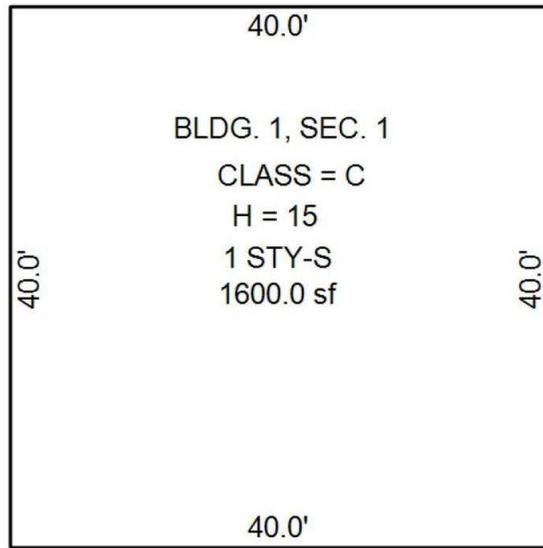
**D:** 248.358.5361 | **C:** 248.895.9972

[kevin@pacommercial.com](mailto:kevin@pacommercial.com)

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**SITE PLANS**

Image/Sketch for Parcel: 13009321-2



FRONT

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**Kevin Bull** SENIOR ASSOCIATE  
D: 248.358.5361 | C: 248.895.9972  
[kevin@pacommercial.com](mailto:kevin@pacommercial.com)

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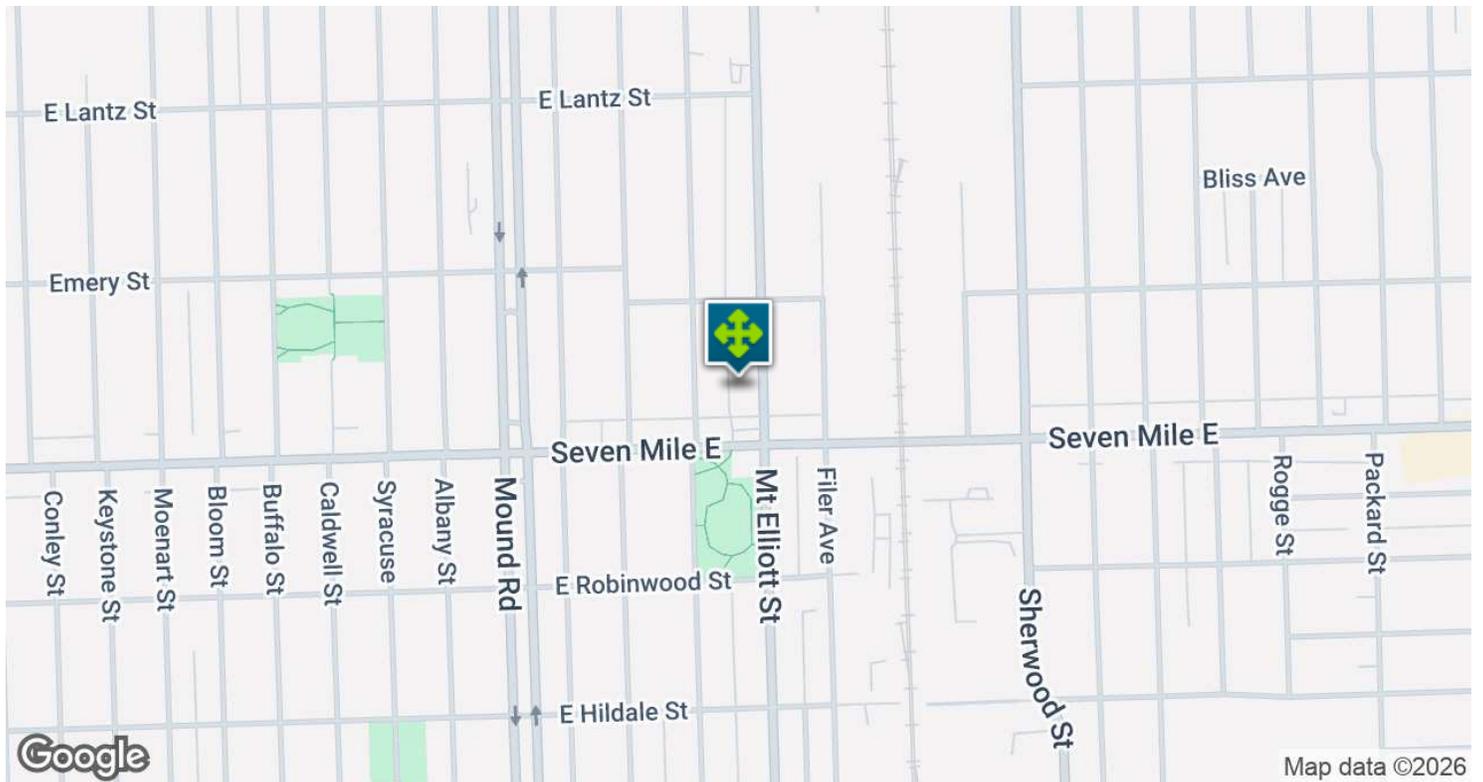
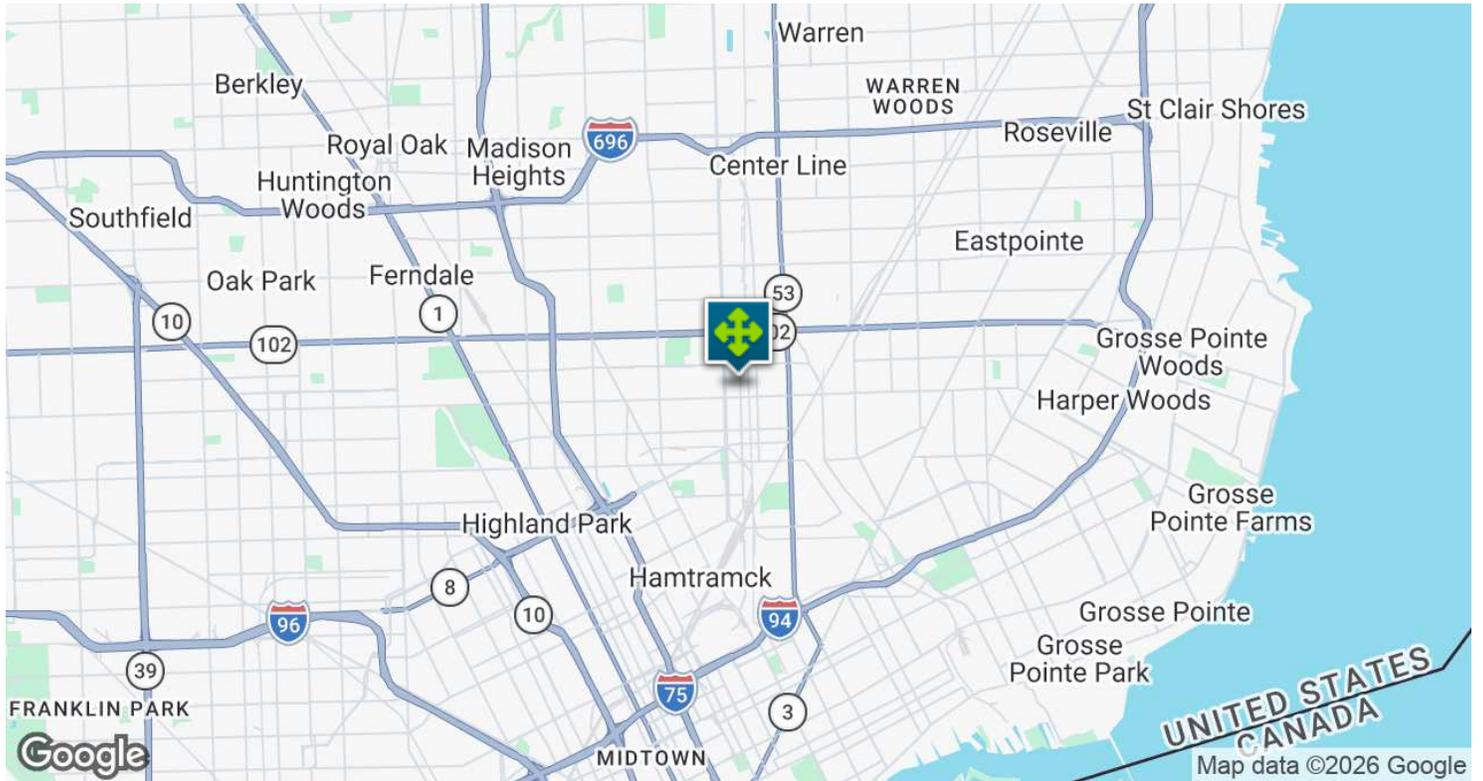
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# AERIAL MAP

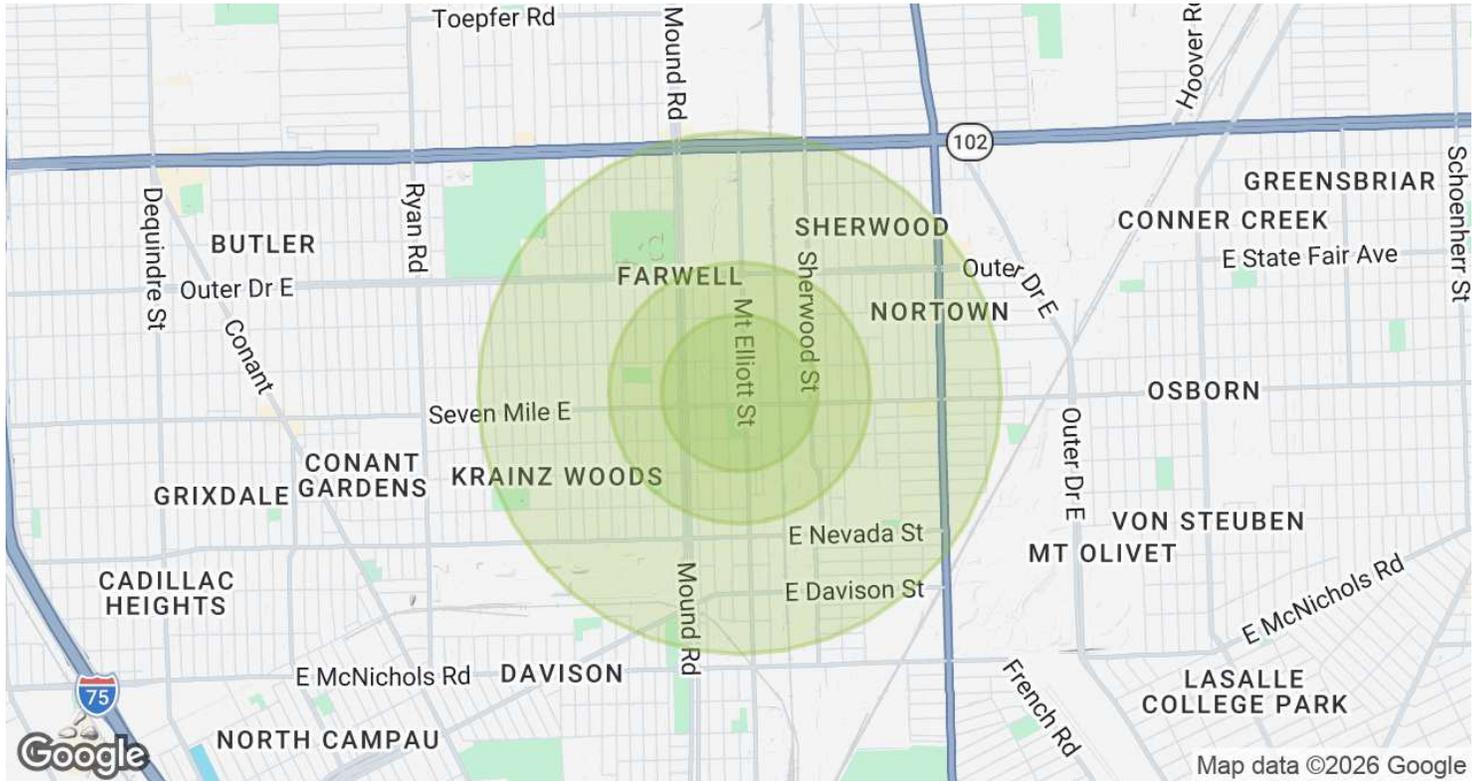


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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	349	2,511	12,113
Average Age	38	38	38
Average Age (Male)	37	36	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	960	4,620
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$43,776	\$47,176	\$49,081
Average House Value	\$166,261	\$134,642	\$91,749

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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