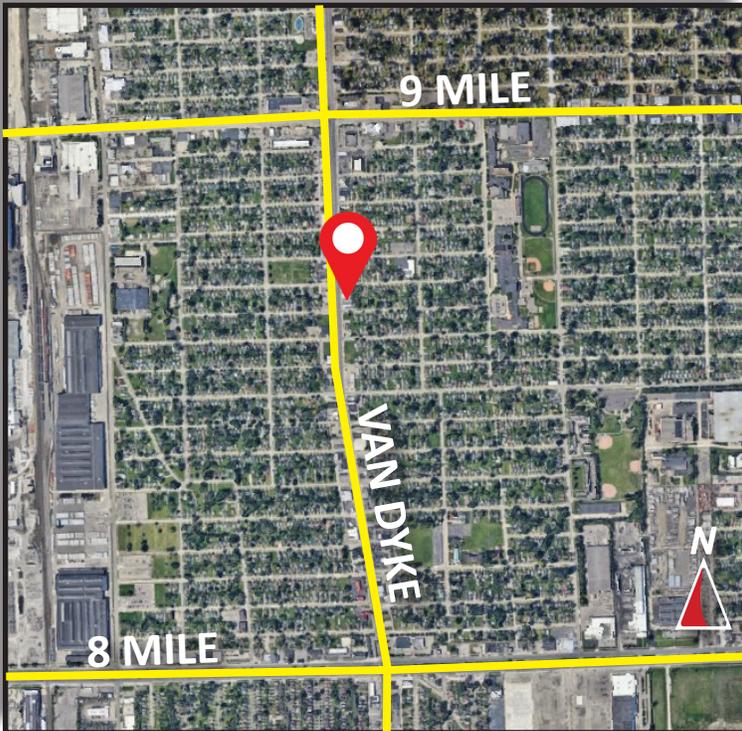


FOR SALE

22134 Van Dyke Avenue
Warren, Michigan
4,800 Square Feet



- 4,800 square foot commercial building for sale
- Main road frontage on Van Dyke
- Traffic count - over 20,000 vehicles per day
- Clean and well maintained showroom / service counter area with small warehouse in the back
- One (1) 10'x12' grade level door
- Fenced on site parking and adjacent lot owned by the City of Warren available to use
- Close proximity to I-696, 8 Mile, and Groesbeck Highway
- Sale Price: \$395,000

Burger & Company

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Joe Pellerito
Senior Associate
Cell: 248.417.8246
joe.pellerito@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR SALE

22134 Van Dyke Avenue
Warren, MI



BUILDING SPECIFICATIONS

Location	9 Mile & Van Dyke	Total Building Square Feet	4,800 SF
County	Macomb	Showroom Square Feet	3,000 SF Approximately
Zoning	C-2	Warehouse Square Feet	1,800 SF Approximately
Lot Size	.27 Acres	Year Built	1951
Construction	Brick/Block	Roof	Flat
Clear Height	12'5"	Grade Level Doors	One (1) 10'x12'
Cranes	No	Dock Doors	No
Lighting	LED	Railroad	No
Heating	Radiant Heat	Signage	Yes / Main road frontage
Buss Duct	No	Restrooms	Yes
Parking	See description	Freestanding	Yes
Property Taxes	\$8,531.82 (2025)		

Description

- 4,800 square foot commercial building for sale
- Main road frontage on Van Dyke
- Traffic count - over 20,000 vehicles per day
- Clean and well maintained showroom / service counter area with small warehouse in the back
- One (1) 10'x12' grade level door
- Fenced on site parking and adjacent lot owned by the City of Warren available to use
- Close proximity to I-696, 8 Mile, and Groesbeck Highway

Sale Price \$395,000
Terms Cash



Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Joe Pellerito
Senior Associate
Cell: 248.417.8246
joe.pellerito@burgercollc.com

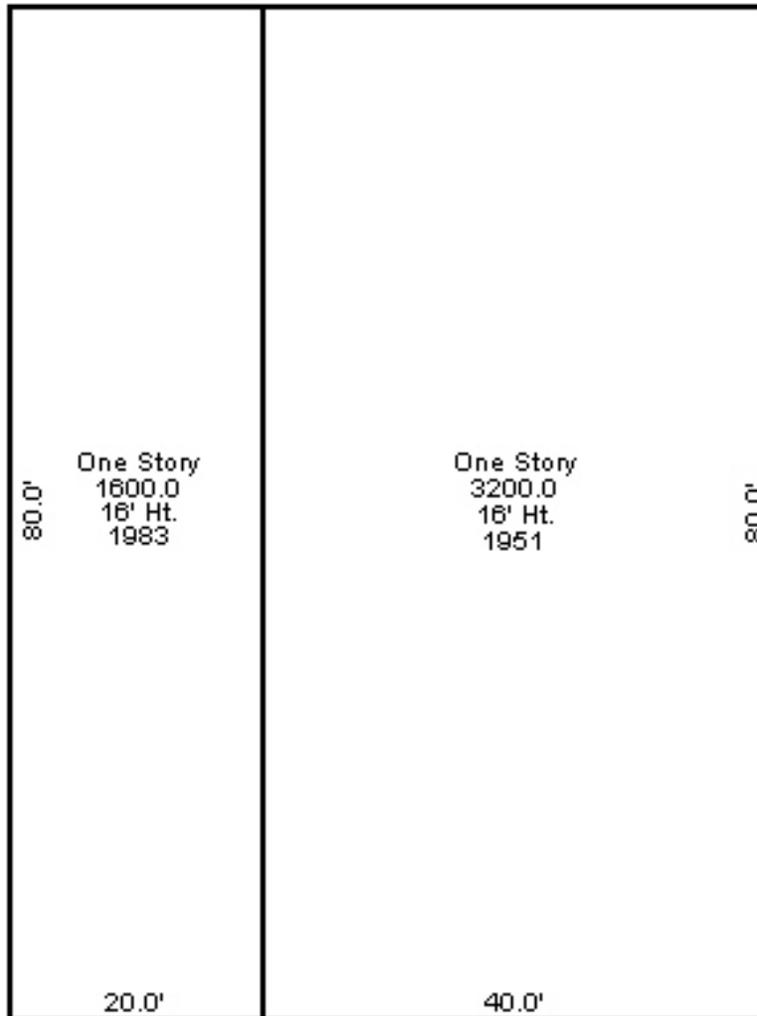
248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR SALE

22134 Van Dyke Avenue
Warren, MI

CITY BUILDING SKETCH



Burger

& COMPANY

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Joe Pellerito
Senior Associate
Cell: 248.417.8246
joe.pellerito@burgercollc.com

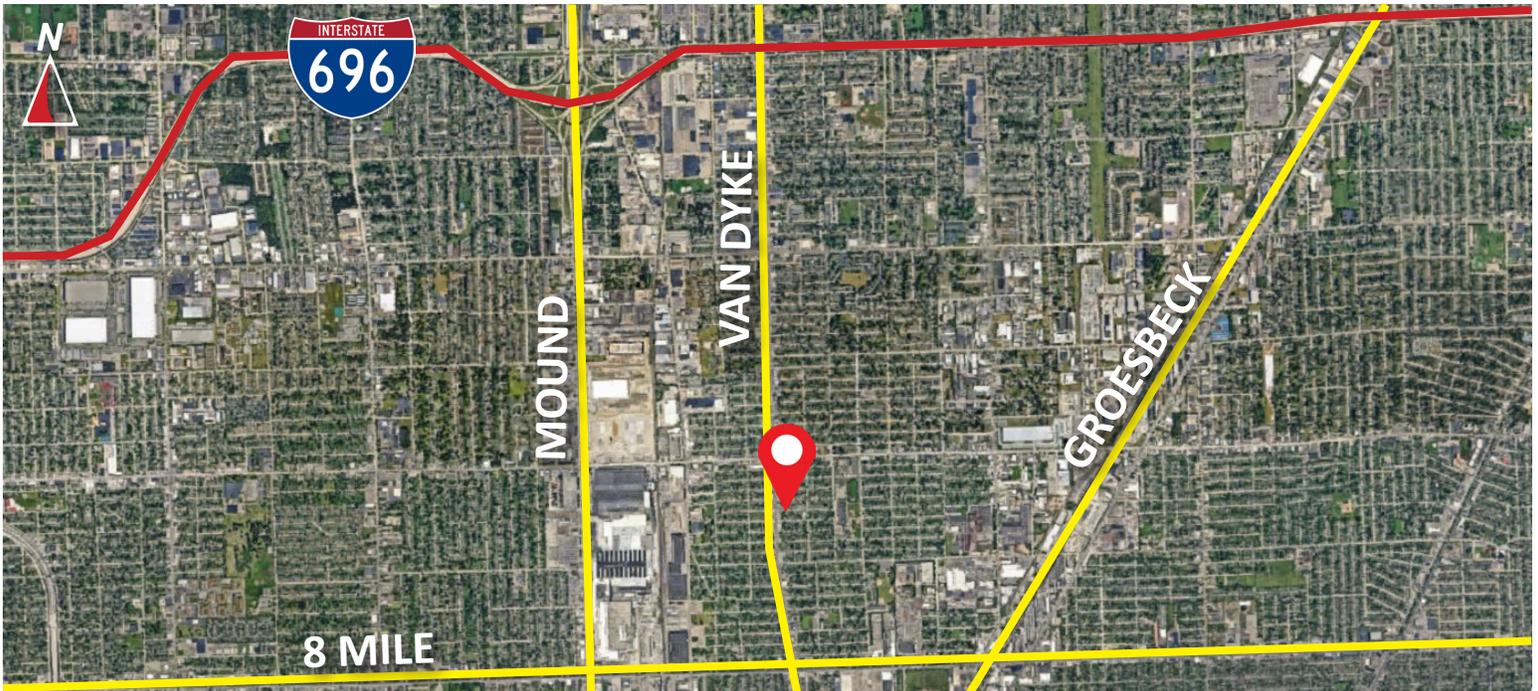
248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR SALE

22134 Van Dyke Avenue
Warren, MI

AERIAL / LOCATION MAP



Burger

& COMPANY

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Joe Pellerito
Senior Associate
Cell: 248.417.8246
joe.pellerito@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.