

FOR SALE

20524 & 20538 W WARREN AVE
DETROIT, MICHIGAN

PRICE REDUCTION



PROPERTY FEATURES

- 3,923 SF Building
- Zoned – B4
- Wide Range of Uses
- 103' Road Frontage



FOR DETAILS CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY TYPE:	Workshop
TOTAL SF:	3,923
LAND (AC):	0.24
ZONING:	B4
PARCEL ID:	22000516-7 & 22000515
YEAR BUILT:	1959
CEILING HEIGHT:	10ft/ 18ft
GRADE LEVEL DOORS:	1
PARKING SPACES:	3

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PROPERTY PRICING

TRANSACTION TYPE:	Sale
ASKING SALE PRICE:	\$479,000

A single-story retail building and an adjacent vacant lot located at 20524 and 20538 W Warren Ave, Detroit, MI 48228. The retail structure, built in 1959 and comprising approximately 3,923 square feet, sits on a 0.10-acre parcel and is currently configured for single tenancy.

The property is zoned B4, supporting a wide range of commercial uses, and includes 3 onsite

surface parking spaces with approximately 40 feet of frontage on W Warren Ave.

The neighboring parcel at 20538 W Warren Ave is a 0.14-acre (6,098 SF) vacant lot previously improved with a residential structure but now cleared, offering a development opportunity. Combined, both parcels total approximately 0.24 acres with 103 feet of street frontage. The site is located in the Detroit West of Woodward submarket, near public transit lines and a high-traffic retail corridor with visibility to over 12,000 vehicles per day on W Warren Ave.

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