

OFFICE PROPERTY // FOR SALE

2,800 SF MEDICAL OFFICE BUILDING OWNER/USER OR INVESTMENT OPPORTUNITY IN DETROIT

18940 SCHOOLCRAFT RD
DETROIT, MI 48223



- Spacious 2,800 SF medical office building
- Flexible floor plan to suit various business needs
- Zoned B4 for versatile commercial opportunities
- Built in 1966 with potential for modern updates
- Located on a corner lot with over 18,734 VPD
- Prime location in the Detroit / W of Woodward area
- Ample parking for staff and visitors
- Well-maintained exterior and landscaping

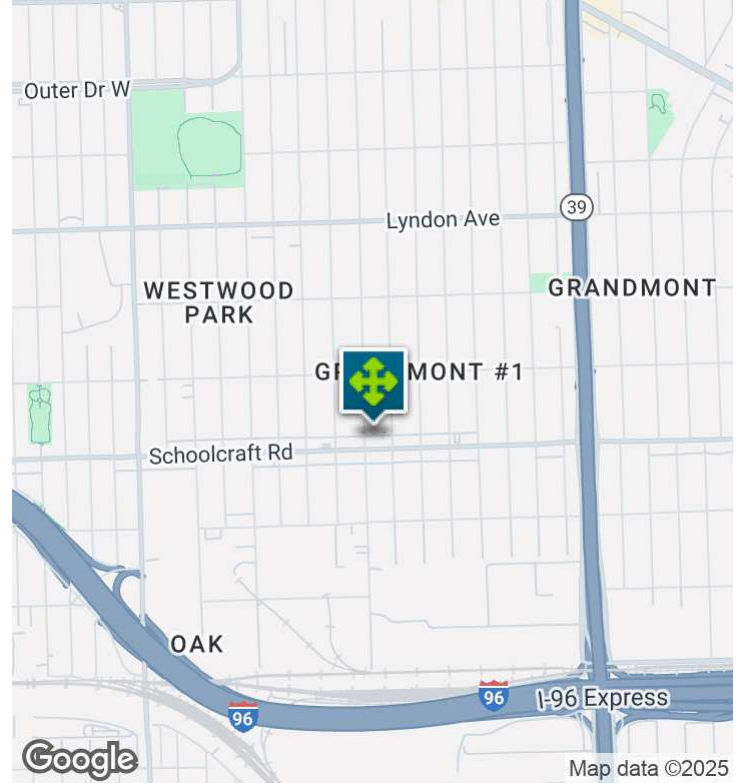


26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

18940 SCHOOLCRAFT RD, DETROIT, MI 48223 // FOR SALE

EXECUTIVE SUMMARY



Sale Price	\$150,000
-------------------	------------------

OFFERING SUMMARY

Building Size:	2,800 SF
Available SF:	1,900 SF
Lot Size:	0.14 Acres
Price / SF:	\$53.57
Year Built:	1966
Zoning:	B4
Market:	Detroit
Submarket:	Detroit / W of Woodward
Traffic Count:	18,734

PROPERTY OVERVIEW

This 2,800 SF medical office building offers a prime location with B4 zoning in the high-demand Detroit/W of Woodward area. The property's strategic positioning is perfect for any investor or owner/user looking to capitalize on the robust office market, providing a solid foundation for a wide range of business ventures. The current layout features a 1,900 SF family medical practice, a 500 SF dental office, and a shared 360 SF reception. The medical office is comprised of 6 private offices/exam rooms, a kitchenette, two private restrooms, storage, a private reception, and a utility room. The dental office has two exam rooms, a lab, and a private office. There is also abundant on-site parking in the rear of the building and street parking.

LOCATION OVERVIEW

Located just minutes from Southfield Freeway, I-96 Express, and West Grand River Ave. The Grandmont/Rosedale community is made up of 5 neighborhoods. North Rosedale Park, Rosedale Park, Grandmont, Grandmont #1 and Minock Park. These neighborhoods are among some of the most desired residential communities in Detroit.



DeVon Jackson SENIOR ASSOCIATE
 D: 248.663.0508 | C: 248.568.1488
 DeVon@pacommercial.com

Kevin Bull SENIOR ASSOCIATE
 D: 248.358.5361 | C: 248.895.9972
 kevin@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

18940 SCHOOLCRAFT RD, DETROIT, MI 48223 // FOR SALE

PROPERTY DETAILS

Sale Price	\$150,000
------------	-----------

LOCATION INFORMATION

Building Name	18940 Schoolcraft Rd
Street Address	18940 Schoolcraft Rd
City, State, Zip	Detroit, MI 48223
County	Wayne
Market	Detroit
Sub-market	Detroit / W of Woodward
Cross-Streets	Schoolcraft Rd & Southfield Fwy
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-96
Nearest Airport	DTW

BUILDING INFORMATION

Building Size	2,800 SF
Building Class	C
Tenancy	Multiple
Number of Floors	1
Average Floor Size	2,800 SF
Year Built	1966
Gross Leasable Area	1,900 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	B4
Lot Size	0.14 Acres
APN #	22-00964-850
Corner Property	Yes
Traffic Count	18734
Traffic Count Street	Schoolcraft Rd
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	6

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
Restrooms	2 Private Restrooms
Gas / Propane	Yes

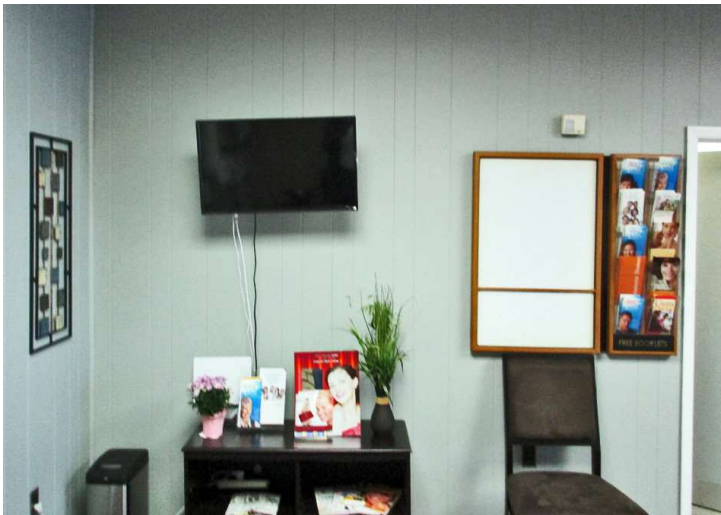
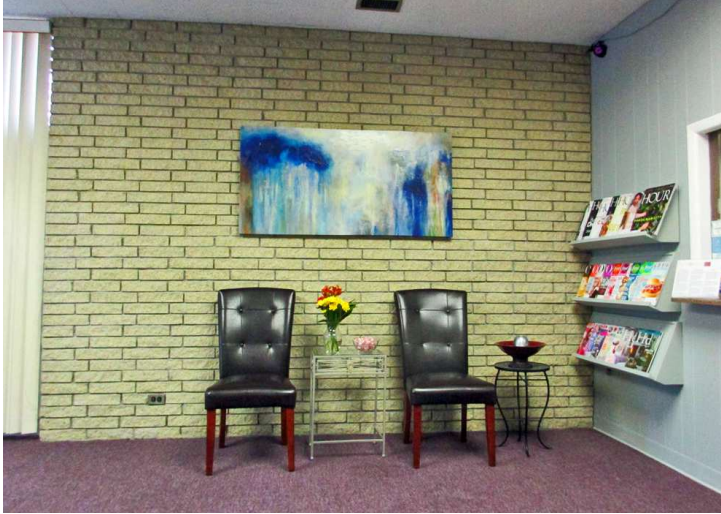
18940 SCHOOLCRAFT RD, DETROIT, MI 48223 // FOR SALE

ADDITIONAL PHOTOS



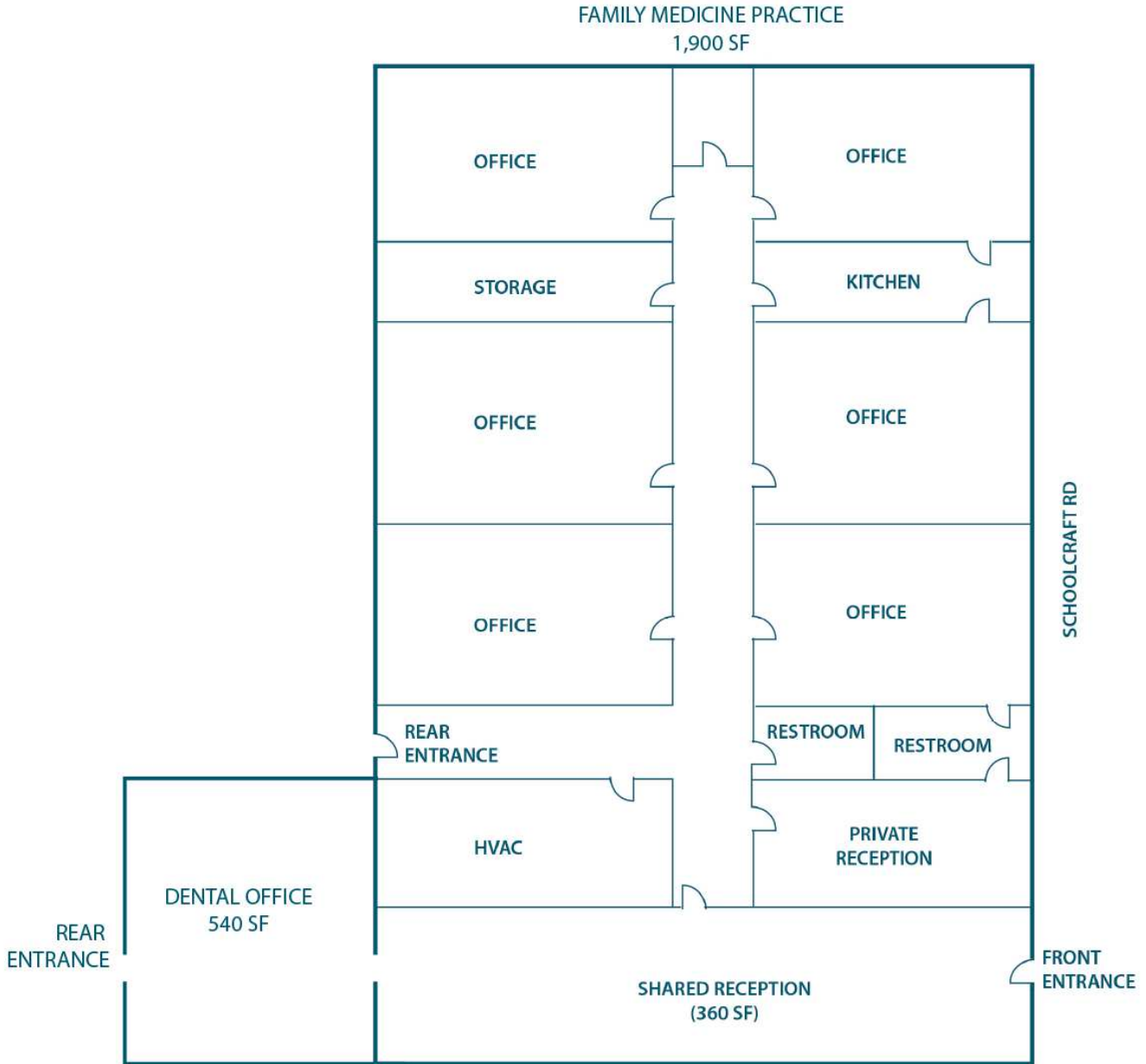
18940 SCHOOLCRAFT RD, DETROIT, MI 48223 // FOR SALE

ADDITIONAL PHOTOS



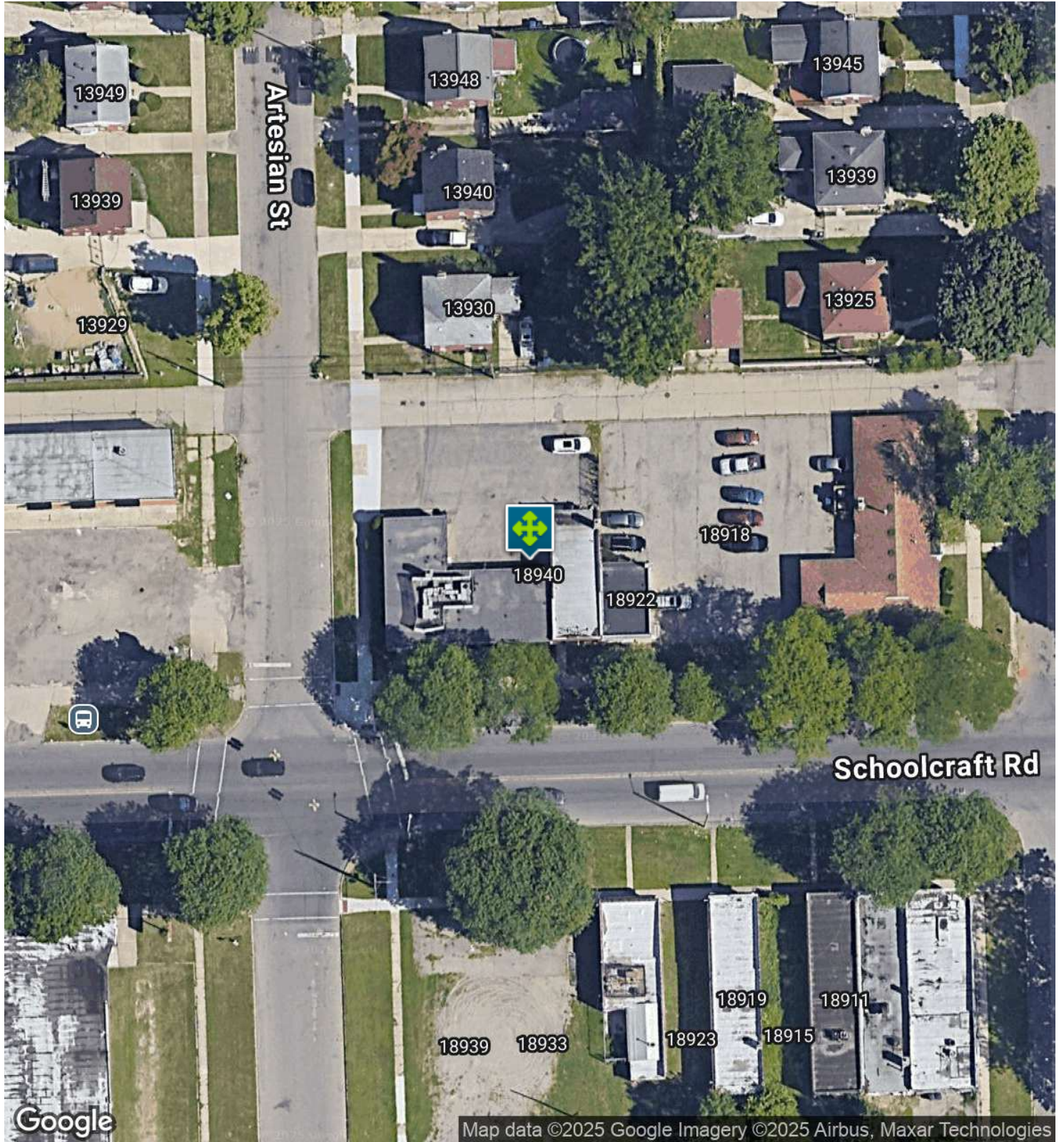
18940 SCHOOLCRAFT RD, DETROIT, MI 48223 // FOR SALE

FLOOR PLANS



18940 SCHOOLCRAFT RD, DETROIT, MI 48223 // FOR SALE

AERIAL MAP



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

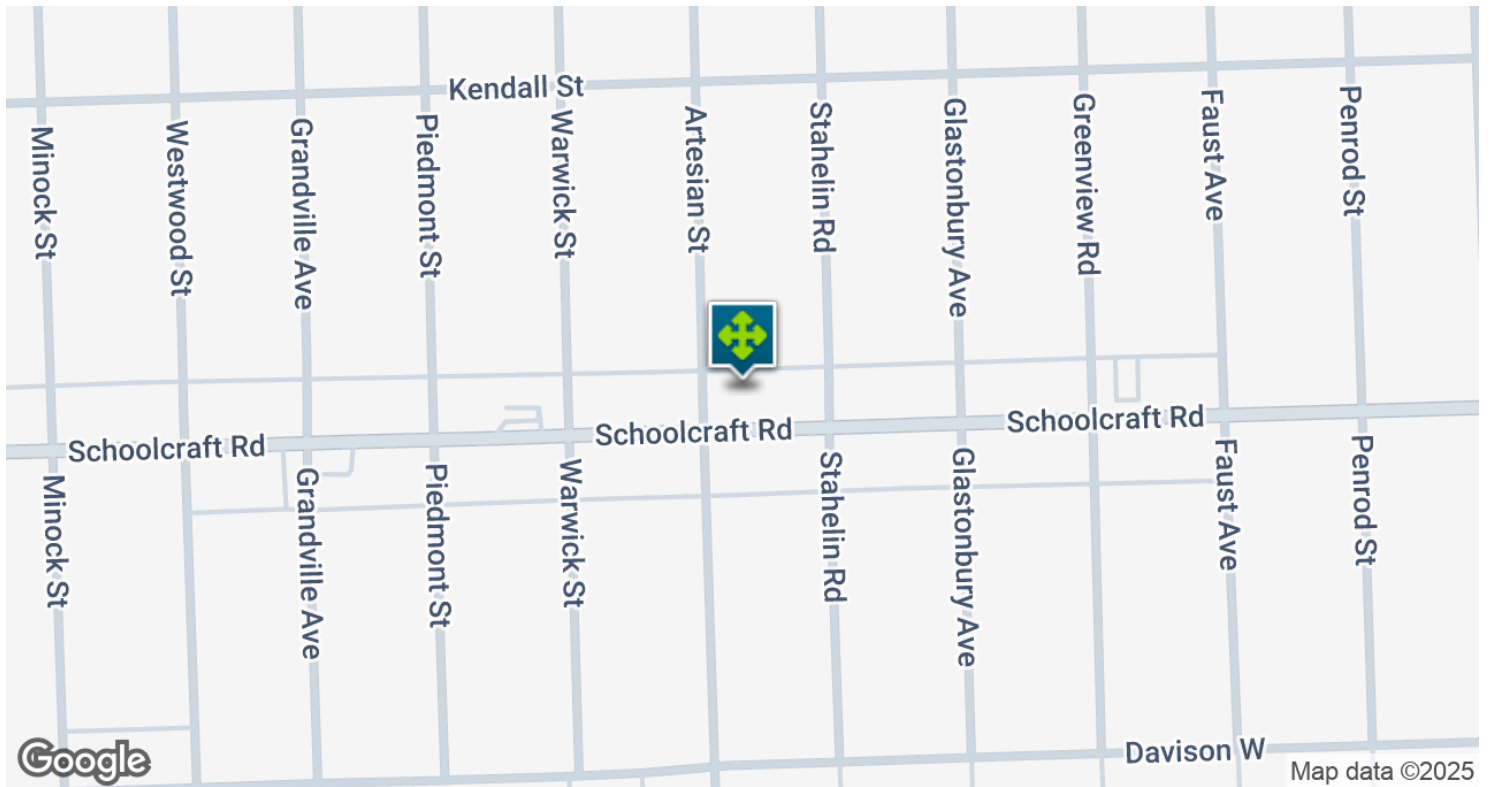
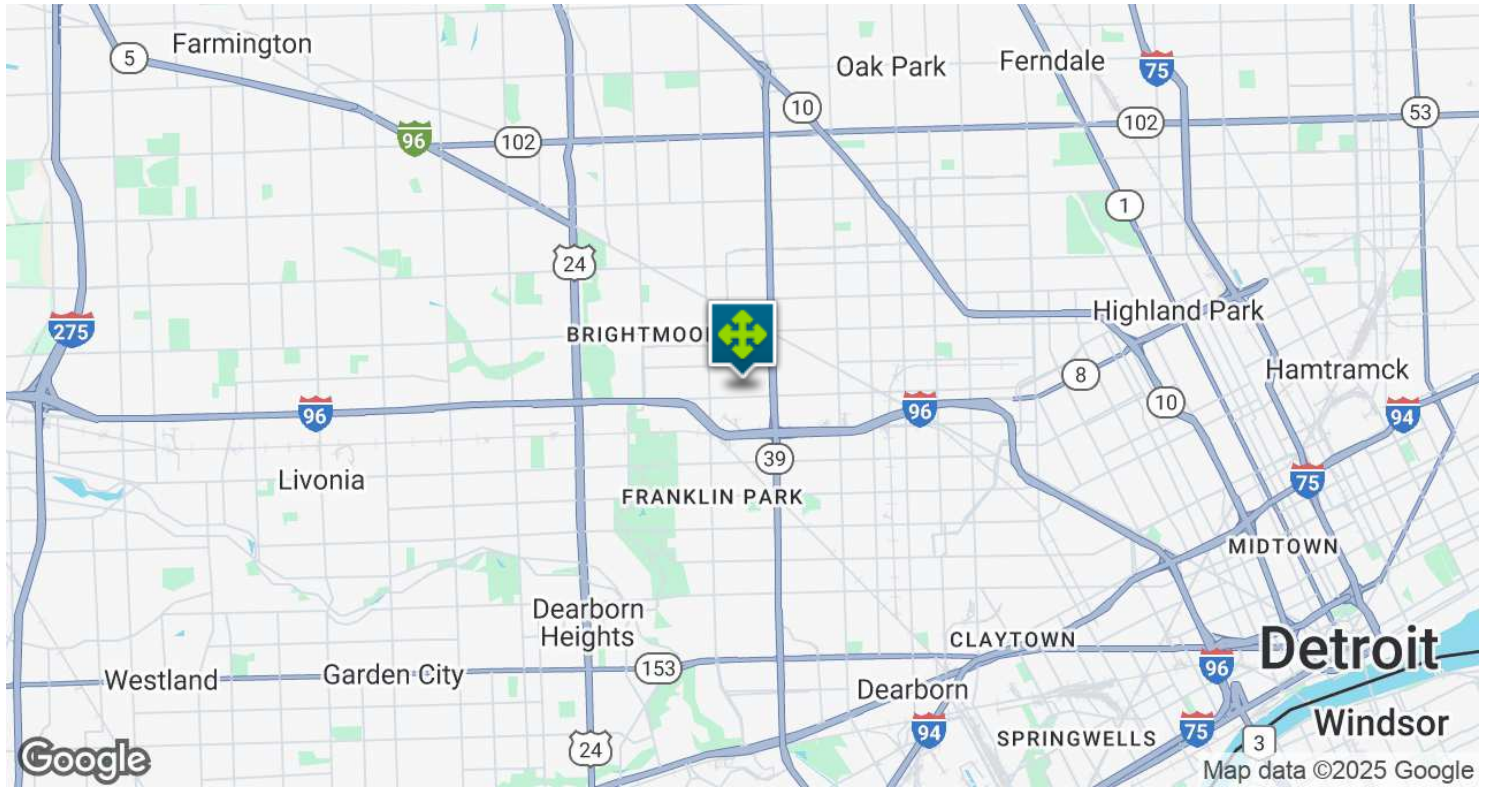
DeVon Jackson SENIOR ASSOCIATE
D: 248.663.0508 | C: 248.568.1488
DeVon@pacommercial.com

Kevin Bull SENIOR ASSOCIATE
D: 248.358.5361 | C: 248.895.9972
kevin@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

18940 SCHOOLCRAFT RD, DETROIT, MI 48223 // FOR SALE

LOCATION MAP

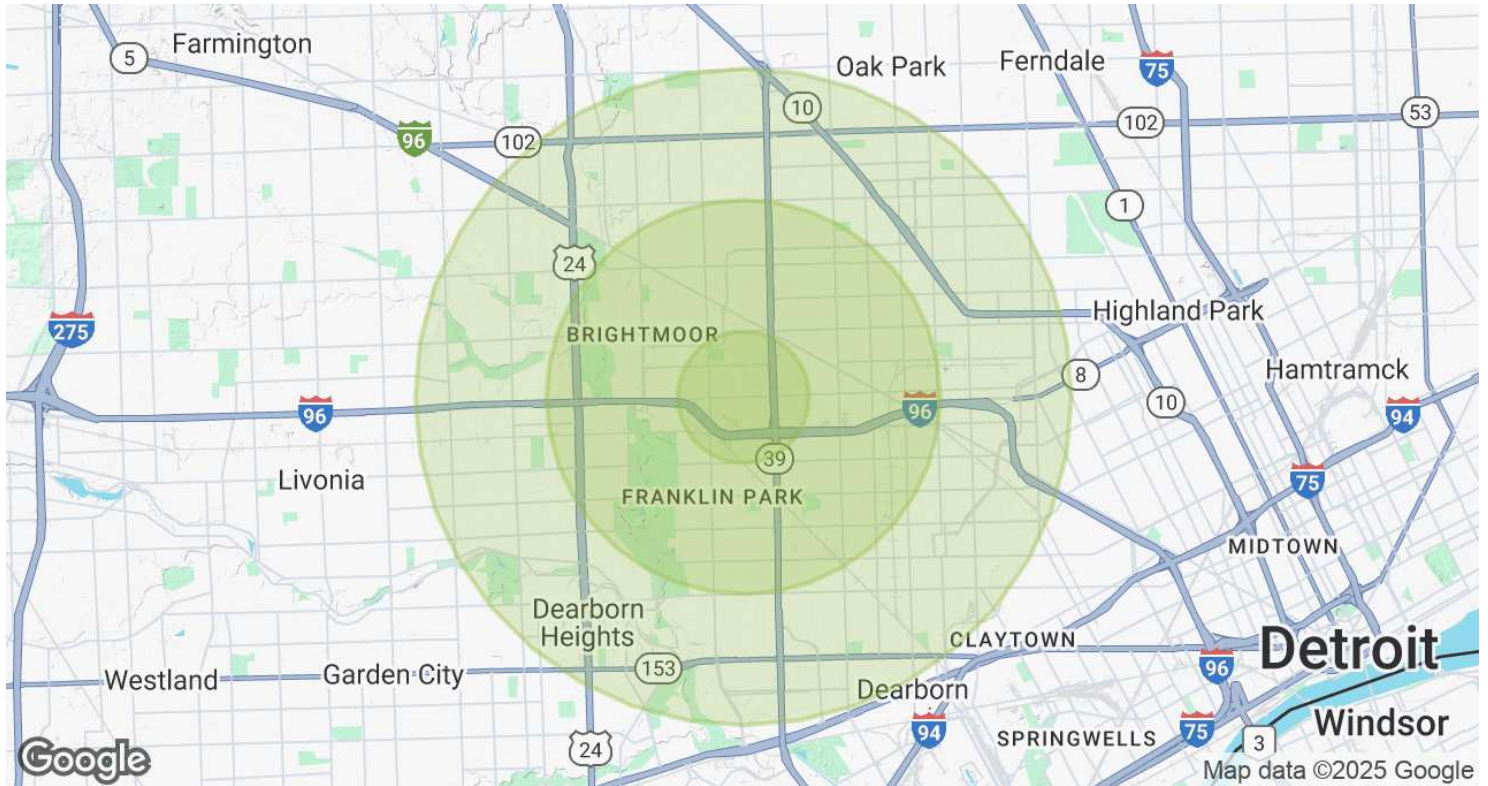


DeVon Jackson SENIOR ASSOCIATE
D: 248.663.0508 | C: 248.568.1488
DeVon@pacommercial.com

Kevin Bull SENIOR ASSOCIATE
D: 248.358.5361 | C: 248.895.9972
kevin@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,098	136,925	388,274
Average Age	39	38	38
Average Age (Male)	38	36	36
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,007	53,386	146,545
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$63,417	\$52,018	\$60,298
Average House Value	\$139,880	\$96,110	\$141,194

Demographics data derived from AlphaMap

18940 SCHOOLCRAFT RD, DETROIT, MI 48223 // FOR SALE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



DeVon Jackson

SENIOR ASSOCIATE

D: 248.663.0508

C: 248.568.1488

DeVon@pacommercial.com



Kevin Bull

SENIOR ASSOCIATE

D: 248.358.5361

C: 248.895.9972

kevin@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!

