



INDUSTRIAL PROPERTY // FOR SALE

3,800 SF AUTO SALES BUILDING OR FLEX WAREHOUSE ON LARGE LOT

17206 E 13 MILE RD
ROSEVILLE, MI 48066



- 3,800 SF Turn-key used auto sales property
- Large lot (0.67 acres) that can be fenced
- Recently renovated in 2025
- B3 General Business Zoning - Many possible uses
- 2,800 SF warehouse has LED lights and epoxy floors, security system, and AC
- 1,000 SF office area has an attractive lounge area, private office, and two restrooms
- 10'7" overhead door, 11'9" clear, 200 Amps
- New concrete driveway and parking area
- High traffic count of 19,000 VPD



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Corporate & Investment Real Estate

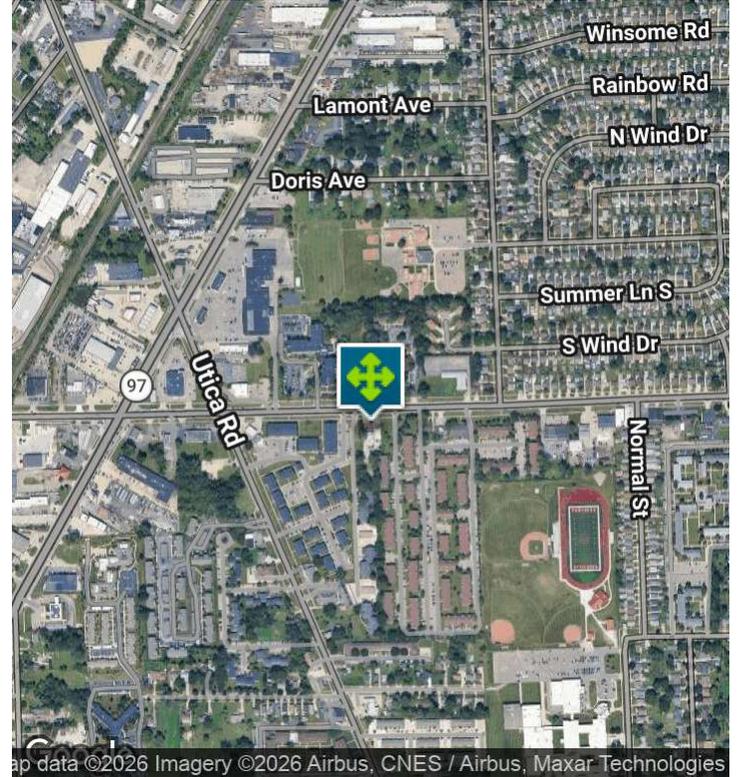
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EXECUTIVE SUMMARY

LUIGI'S
AUTOMOTIVE
GROUP
586-879-0450



Sale Price	\$600,000
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OFFERING SUMMARY

Building Size:	3,800 SF
Lot Size:	0.67 Acres
Price / SF:	\$157.89
Year Built:	1965
Renovated:	2025
Zoning:	B-3 General Business
Market:	Roseville
Submarket:	Detroit
Traffic Count:	19,000

PROPERTY OVERVIEW

This 3,800 SF building, thoughtfully renovated in 2025, is an enticing turn-key solution for any auto-related business. Boasting B-3 General Business zoning, the property offers flexibility for a variety of other uses. Centrally located on busy 13 Mile Rd near Groesbeck Hwy, the location sees 19,000 cars per day. The property has a large lot (0.67 acres) with a new concrete driveway and parking area that can be fenced for additional privacy. The 2,800 SF warehouse features modern amenities, including LED lights, epoxy floors, a security system, and AC. It also has a 10'7" overhead door, 11'9" clear height, 14'2" to decking, and 200 AMP power. The 1,000 SF office area encompasses an inviting lounge, private office, and two restrooms. This property is turnkey and ready for its next success story.

LOCATION OVERVIEW

High visibility location on the south side of 13 Mile Rd, just east of Groesbeck Hwy and Utica Rd and just one mile west of I-94. Centrally located inside the large Macomb County business corridor with close proximity to I-696 and M-59. High traffic count of 19,000 vehicles per day.

PROPERTY HIGHLIGHTS

- 3,800 SF Turn-key used auto sales property
- Large lot (0.67 acres) that can be fenced



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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	3,800 SF
Shop SF:	2,800 SF
Office SF:	1,000 SF
Mezzanine SF:	No
Occupancy:	Vacant
Zoning:	B-3 General Business
Lot Size:	0.67 Acres
Parking Spaces:	12-20
Fenced Yard:	No
Trailer Parking:	Yes
Year Built / Renovated:	1965 / 2025
Construction Type:	Block Masonry
Column Spacing:	Clear-Span
Clear Height:	11'9"
Overhead Doors:	One (1) 9'8"W x 10'7"H
Truckwells/Docks:	No
Cranes:	No
Power:	200 AMPS
Buss Duct:	No
Air Conditioning:	Yes
Shop Heat:	Yes
Lighting:	LED
Sprinklers:	No
Flooring:	Epoxy Floors
Floor Drains:	No
Taxes:	\$7,800 (2025)



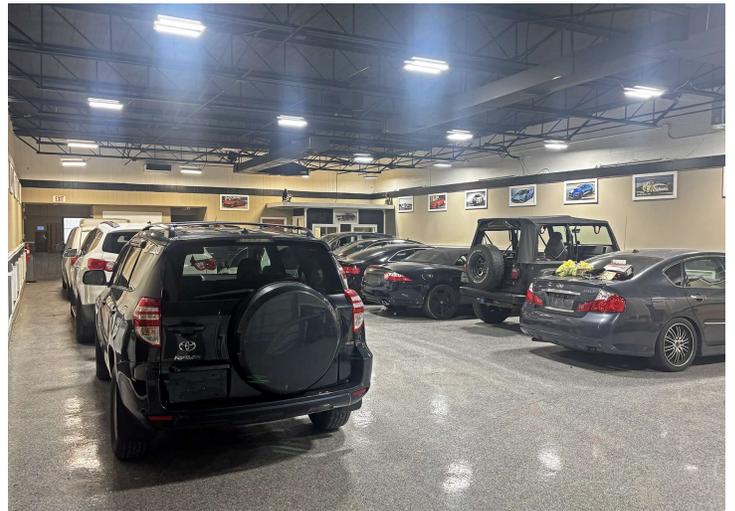
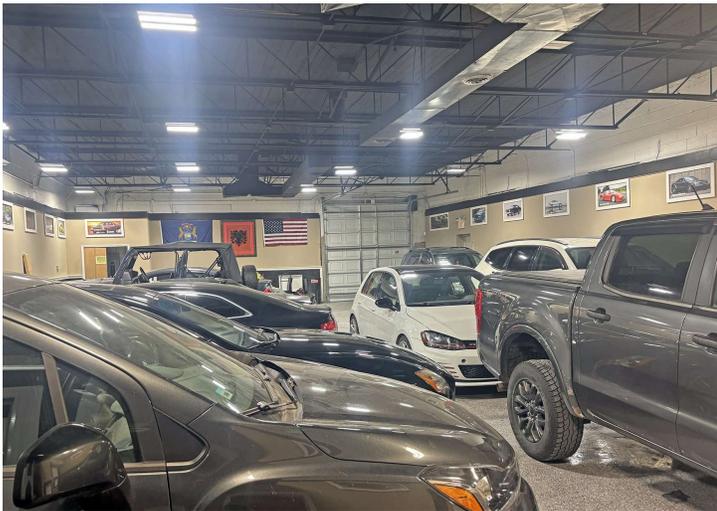
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ADDITIONAL PHOTOS

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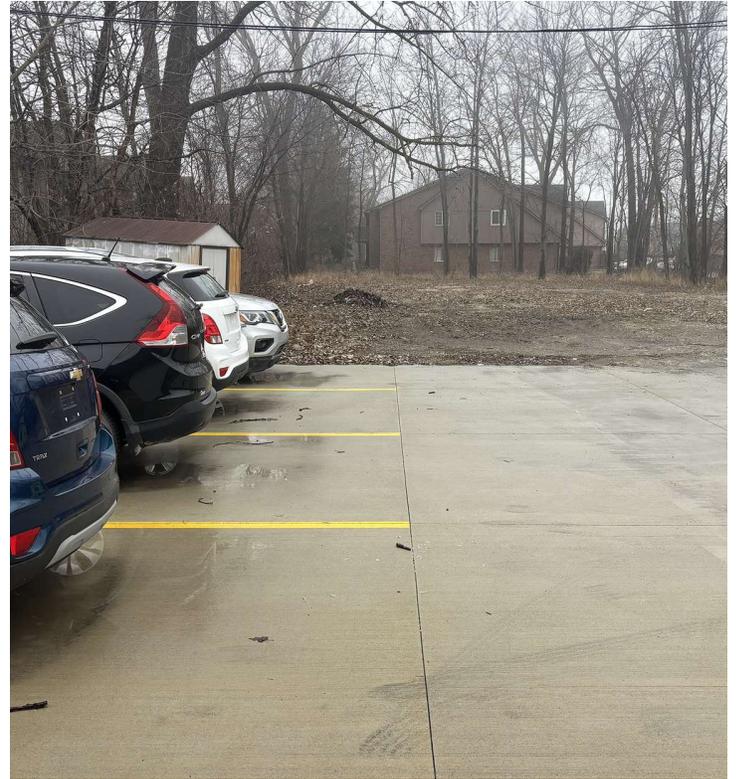
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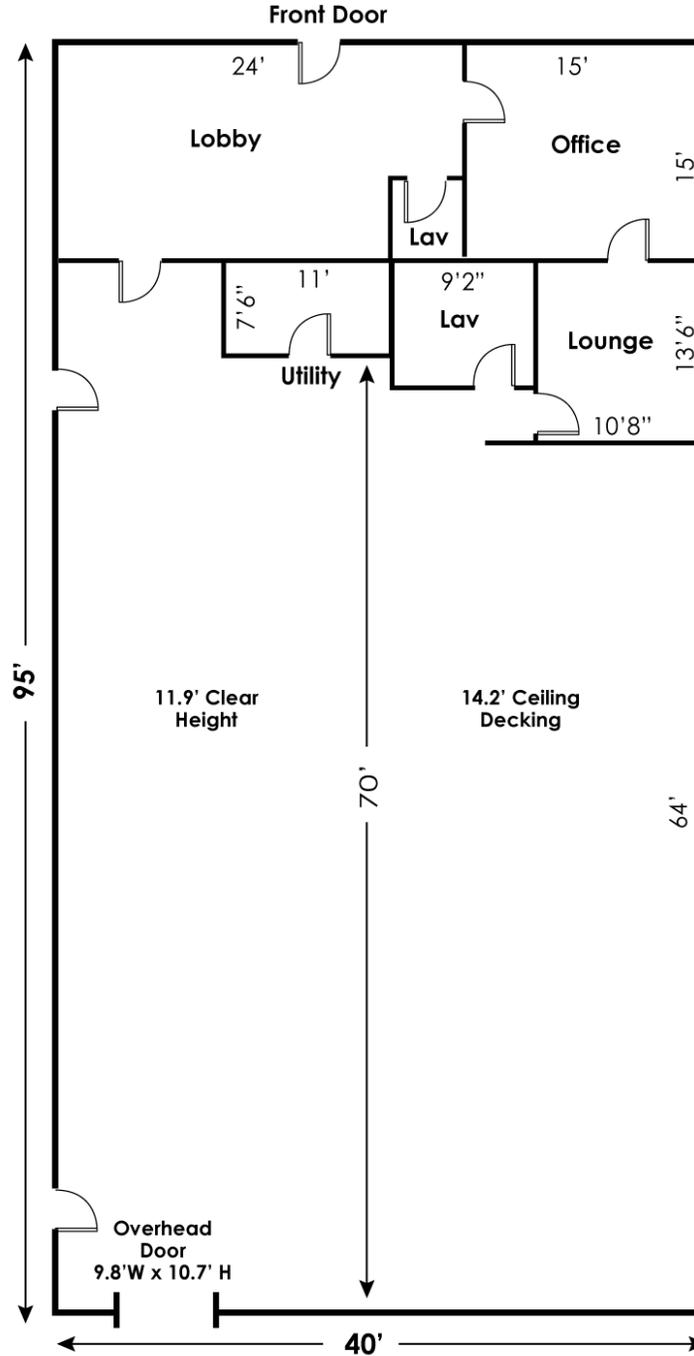
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FLOOR PLANS

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PARCEL OUTLINE

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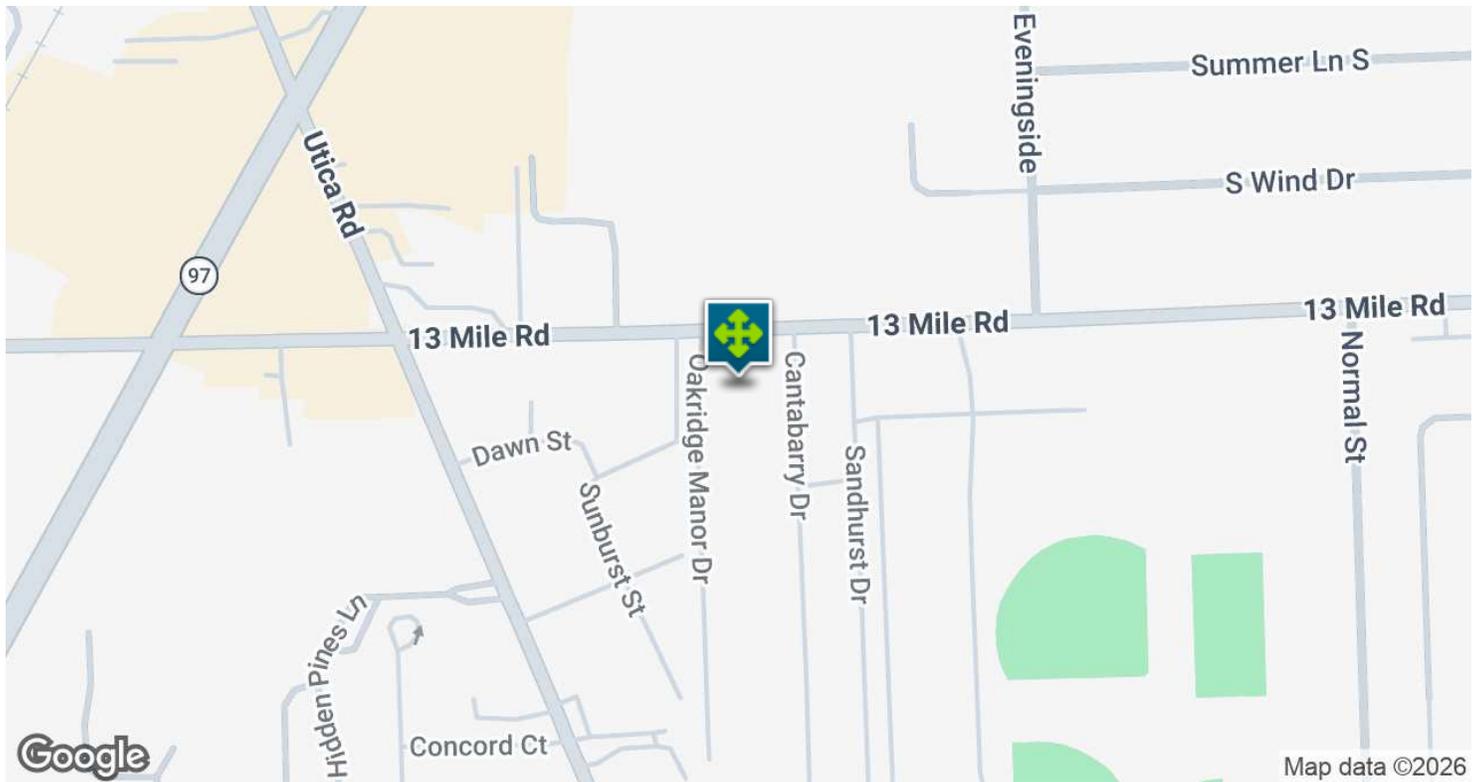
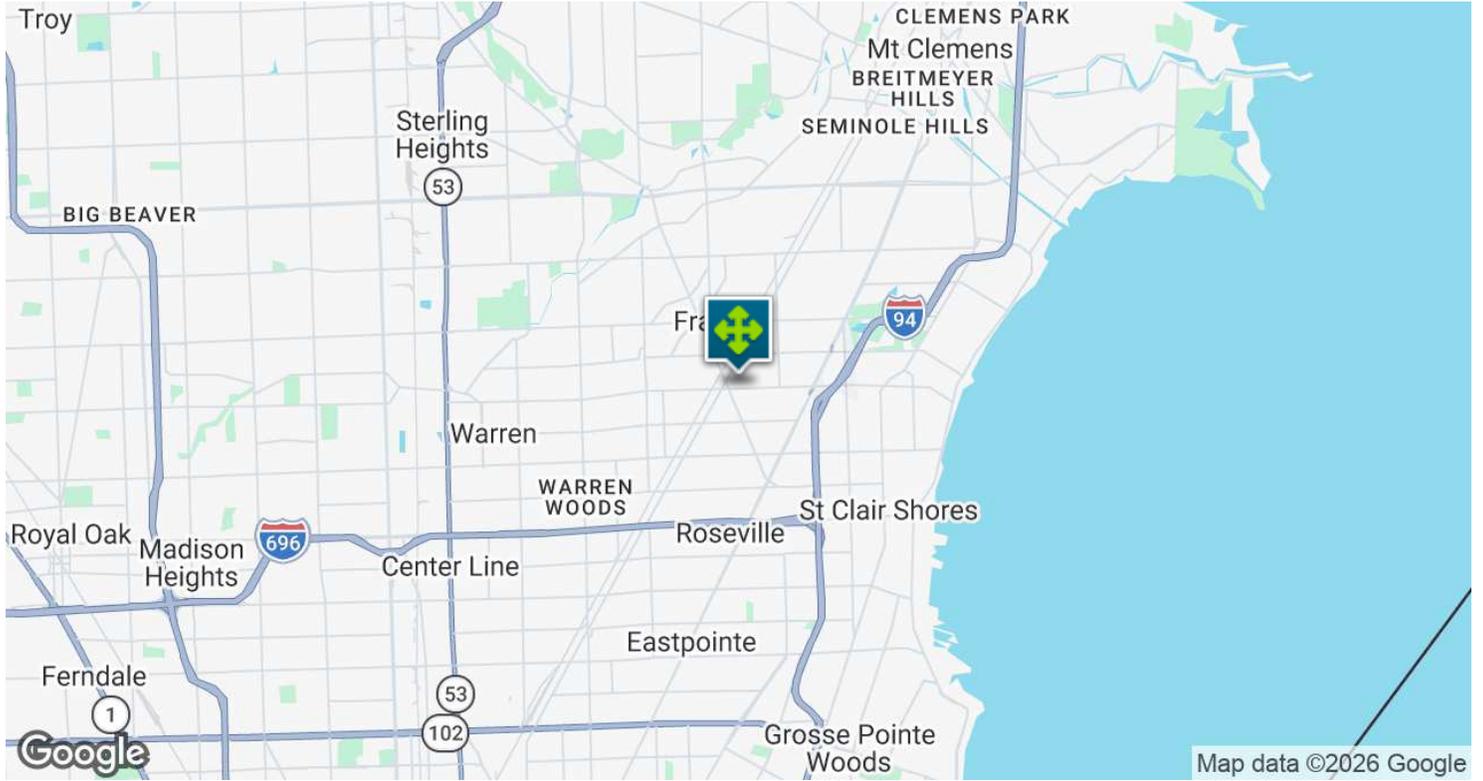
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,637	127,108	310,974
Average Age	42.9	41.3	41.2
Average Age (Male)	40.5	39.5	39.8
Average Age (Female)	46.3	42.9	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,530	55,453	133,010
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$74,256	\$84,314	\$84,636
Average House Value	\$172,269	\$188,311	\$197,875

2023 American Community Survey (ACS)

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