



INDUSTRIAL PROPERTY // FOR SALE

2,204 SF MECHANIC SHOP WITH 2 OVERHEAD DOORS ON GATED LOT

23836 HOOVER RD

WARREN, MI 48089



- 1,954 of 2,204 SF is shop space
- 2 overhead doors, 10.5' clear height, and 200 amp power
- Gated back lot on 0.25 acres
- Parking for 25 vehicles
- High visibility location with over 18,000 cars per day
- Zoned M2 Industrial and located in Opportunity Zone



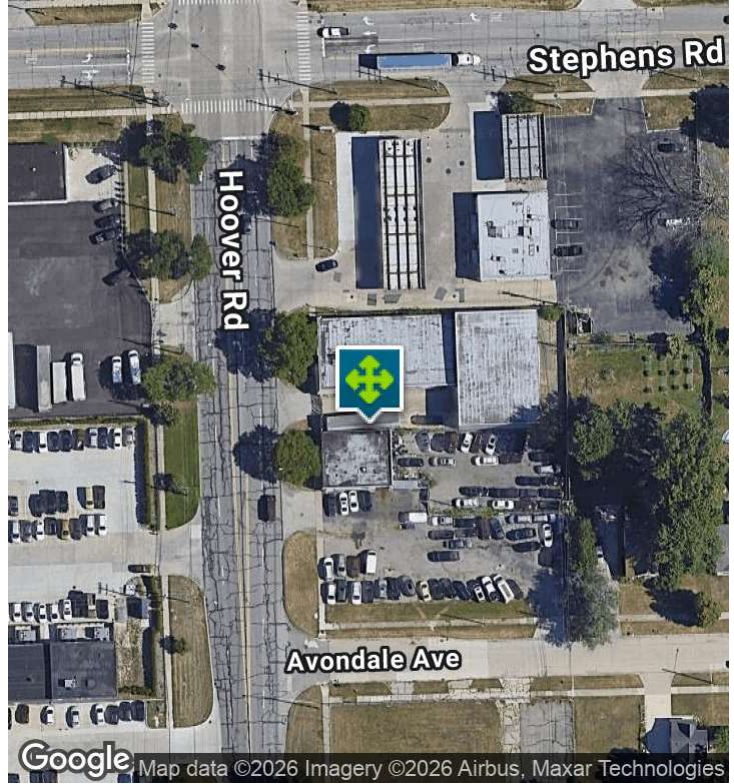
P.A. COMMERCIAL
Corporate & Investment Real Estate

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

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EXECUTIVE SUMMARY



Sale Price	\$295,000
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OFFERING SUMMARY

Building Size:	2,204 SF
Lot Size:	0.25 Acres
Price / SF:	\$133.85
Year Built:	1974
Zoning:	M-2
Market:	Detroit
Submarket:	TBD
Traffic Count:	18,000

PROPERTY OVERVIEW

Former mechanic shop with two overhead doors, a fenced lot and parking for 25 vehicles. Located in an Opportunity Zone. The building features a lobby area (15'x8'), large office (15'x8'), restroom and large shop warehouse area (1,954 SF). M2 Industrial zoning allows for mechanic shop, automotive uses and many industrial uses including machine shops.

LOCATION OVERVIEW

Located on the east side of Hoover Road, between 9 Mile and 10 Mile in Warren, a heavy industrial hub that offers proximity to major highways including I-696 and I-75. With a strong industrial presence, the area offers a skilled labor force and a supportive business community, bolstered by nearby assets such as the General Motors Technical Center, U.S. Army Tank Command, several Chrysler Stellantis facilities, and Macomb Community College.

PROPERTY HIGHLIGHTS

- 1,954 of 2,204 SF is shop space
- 2 overhead doors, 10.5' clear height, and 200 amp power
- Gated back lot on 0.25 acres
- Parking for 25 vehicles



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

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	2,204 SF
Shop SF:	1,954 SF
Office SF:	250 SF
Occupancy:	Vacant
Zoning:	M-2
Lot Size:	0.25 Acres
Parking Spaces:	25
Fenced Yard:	Yes with Gate
Trailer Parking:	No
Year Built / Renovated:	1974
Construction Type:	Masonry
Clear Height:	10.5"
Overhead Doors:	Two (2)
Truckwells/Docks:	None
Cranes:	-
Column Spacing:	Clear-span
Power:	200 amp
Buss Duct:	No
Air Conditioning:	No
Shop Heat:	Yes
Lighting:	N/A
Sprinklers:	N/A
Floor Drains:	N/A
Taxes:	\$2,425



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ADDITIONAL PHOTOS



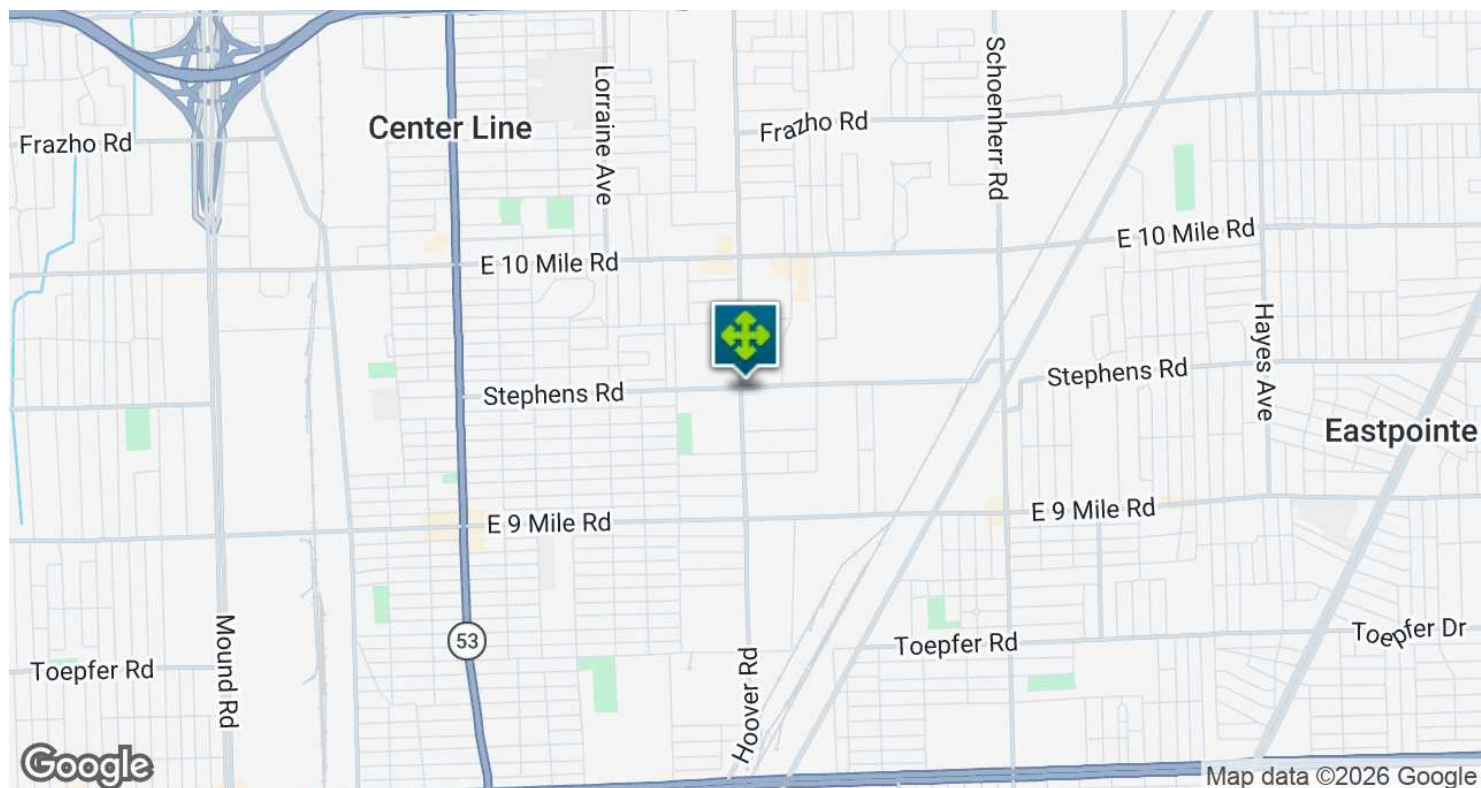
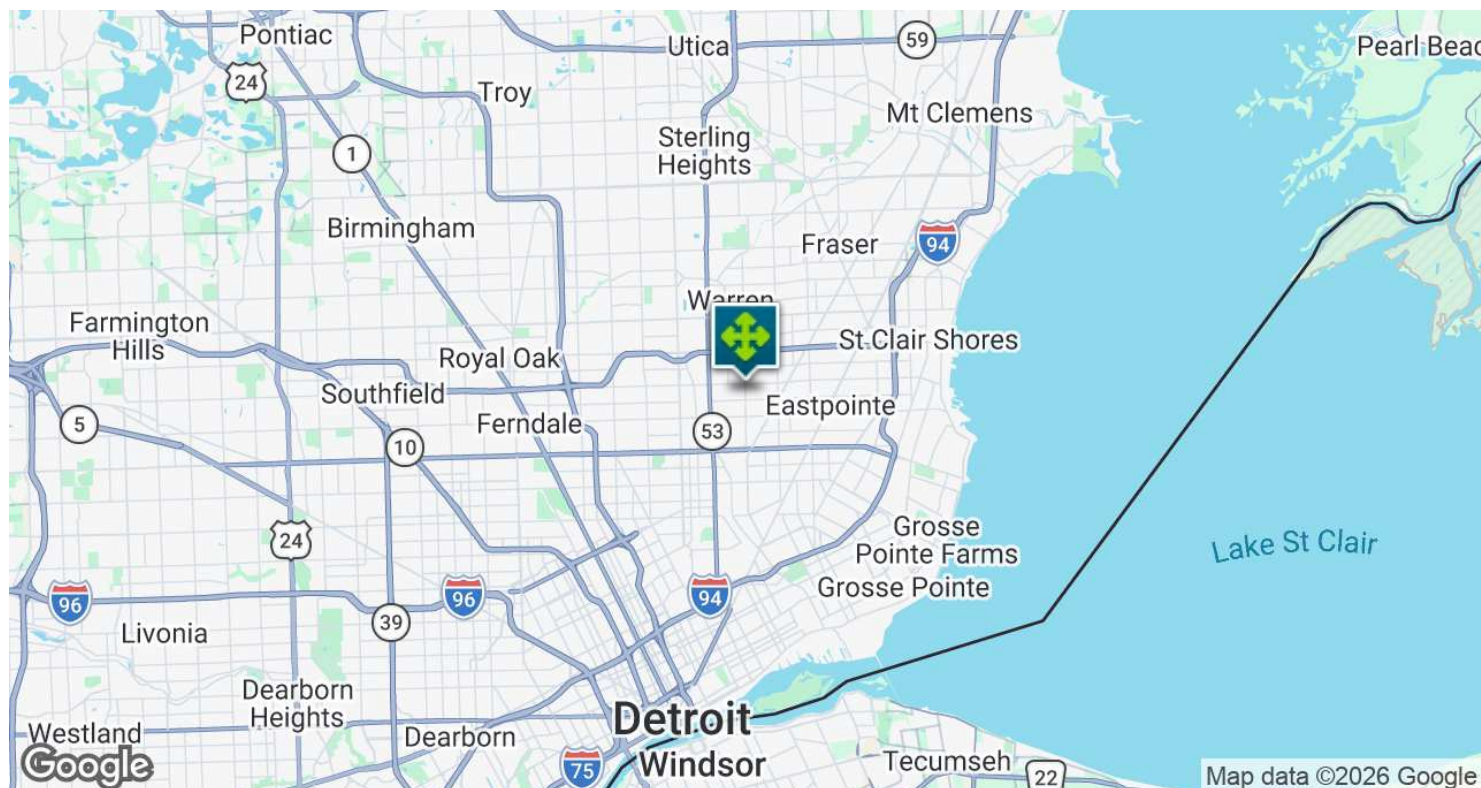
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LOCATION MAP

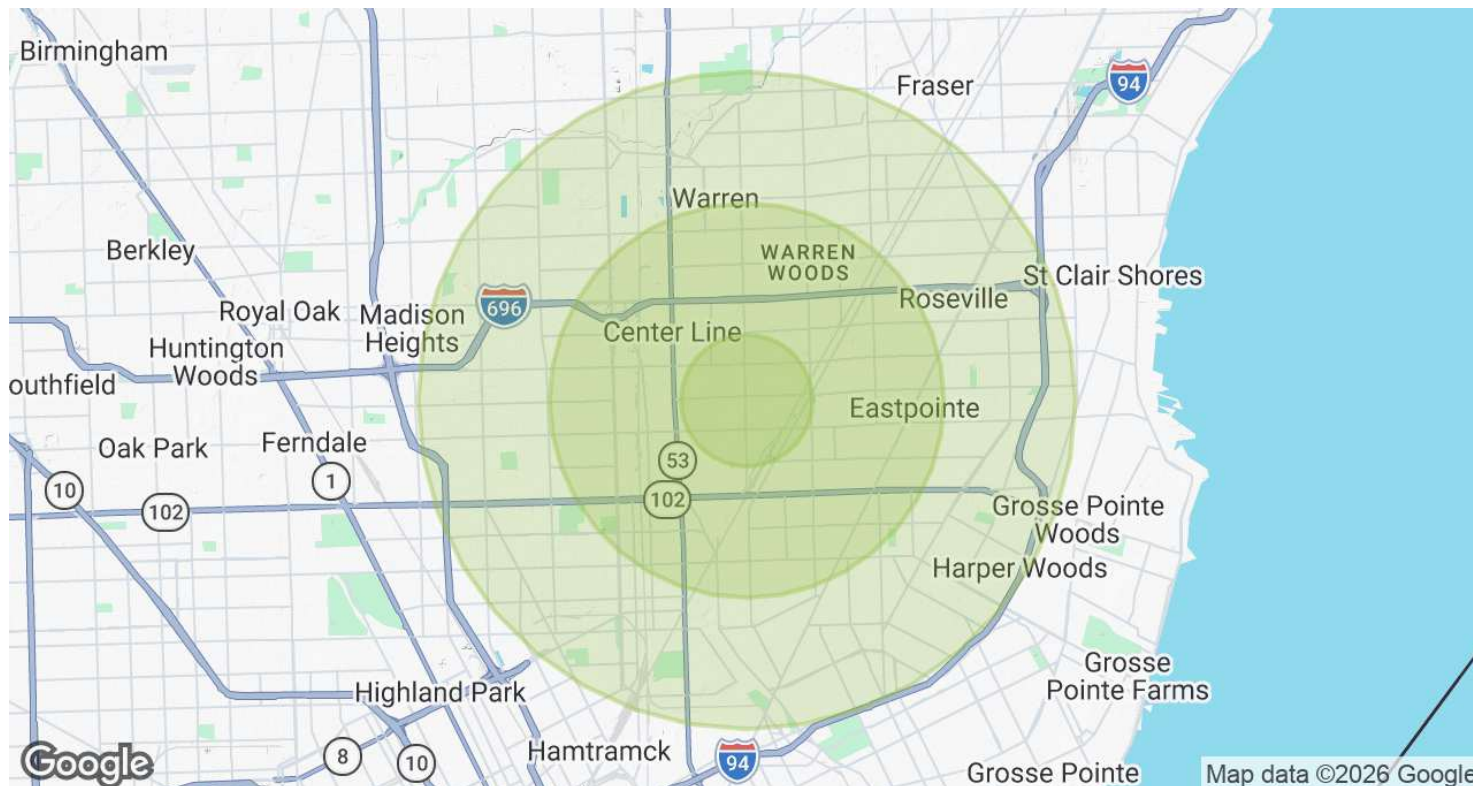


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,804	124,782	361,581
Average Age	36.5	36.5	37.6
Average Age (Male)	37.4	35.7	36.0
Average Age (Female)	35.9	37.7	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,263	49,362	142,973
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$66,654	\$70,992	\$69,620
Average House Value	\$116,726	\$134,158	\$144,274

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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