

RETAIL PROPERTY // FOR SALE

# HISTORIC DOWNRIVER VENUE AVAILABLE FOR REDEVELOPMENT

324 VISGER RD

RIVER ROUGE, MI 48218

PRICE REDUCED!



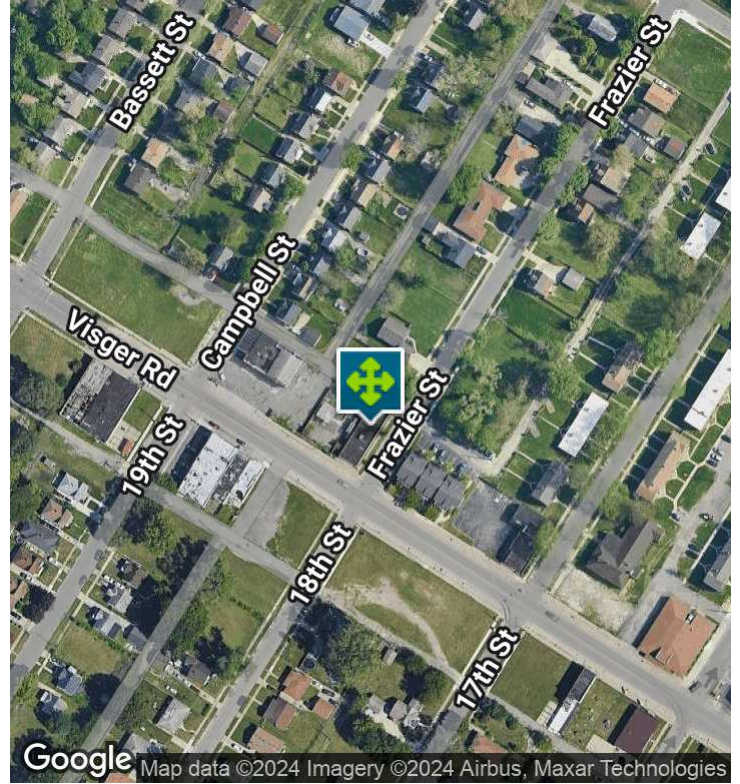
- Unique Property with Numerous Amenities including Full Commercial Kitchen, Fenced Patio, and Central Air
- Great Potential for Investor or User/Owner
- Located in River Rouge's Neighborhood Mixed-Use District
- Near Fort Street & the Fisher Freeway (I-75)



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[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$99,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	2,895 SF
<b>Lot Size:</b>	0.07 Acres
<b>Price / SF:</b>	\$34.20
<b>Year Built:</b>	1947
<b>Zoning:</b>	B2- General
<b>Market:</b>	Detroit

## PROPERTY OVERVIEW

The former Touch of Class, featuring and owned by Willie "Dean" Gholston is now available for repurposing and redevelopment. The property sits on a corner lot for excellent visibility, As part of River Rouge's Neighborhood Mixed-Use District, many possibilities exist including a Restaurant, Community Center, Social Destination, and Day Care Center.

## LOCATION OVERVIEW

Throughout its over 200 years of history, River Rouge has played an integral part in Metro Detroit's industrial scene. The city of River Rouge owes much of its industrial importance to its bordering waterways, the Detroit and Rouge Rivers. Zug Island, which manufactures both iron and steel and accounts for .93 of the city's 3.4 square miles, has capitalized on the intersection of the two rivers with its location. Today, River Rouge is home to just under 8,000 citizens and serves as the Northeastern border of the Downriver community

Ecorse is part of the Downriver community within Metro Detroit. The city shares a northwestern border with the city of Detroit and also borders the cities of Lincoln Park to the west, River Rouge to the north, and Wyandotte to the south. The city shares its name with the Ecorse River, which forms its southern border with Wyandotte. The Detroit River forms the city's eastern border as part of the Canada-United States border with LaSalle, Ontario.

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## PROPERTY DETAILS

### LOCATION INFORMATION

Street Address	324 Visger Rd
City, State, Zip	River Rouge, MI 48218
County	Wayne
Market	Detroit
Cross-Streets	Visger Rd & Frazier St
Side of the Street	Northeast
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Detroit Metro Airport

### BUILDING INFORMATION

Building Size	2,895 SF
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Average Floor Size	2,895 SF
Year Built	1947
Construction Status	Existing
Condition	Fair
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	B2- General
Lot Size	0.07 Acres
APN #	50-010-03-0063-000
Corner Property	Yes
Waterfront	No
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	50

### UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	Yes



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

**DeVon Jackson** SENIOR ASSOCIATE

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# ADDITIONAL PHOTOS



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# LOCATION MAP

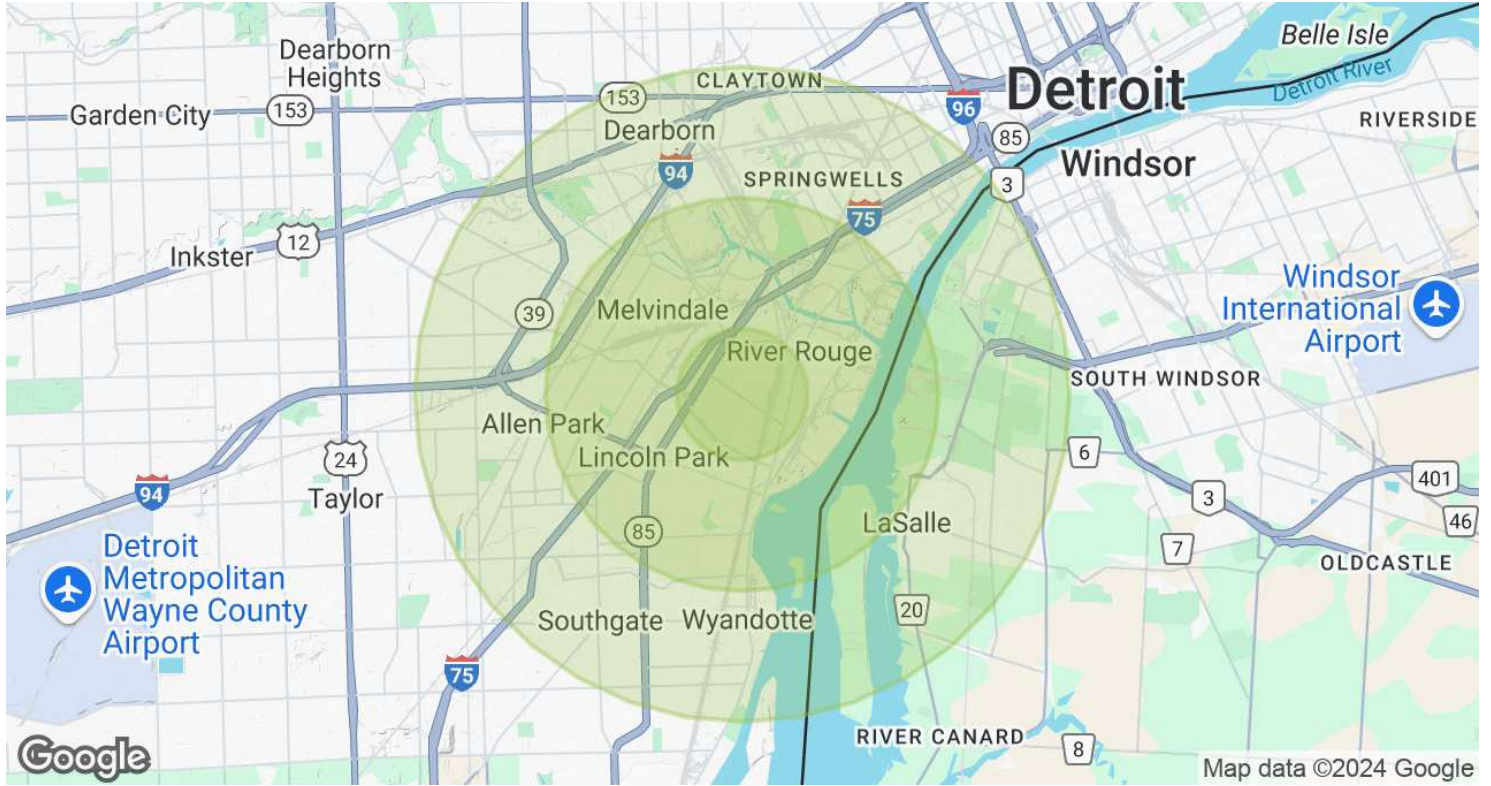


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,552	88,359	252,768
Average Age	39	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,287	33,669	94,440
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$52,463	\$64,401	\$70,450
Average House Value	\$94,142	\$129,768	\$158,682

Demographics data derived from AlphaMap

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FOR MORE INFORMATION, PLEASE CONTACT:



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