

SIGNATURE ASSOCIATES
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Industrial For Sale

Property Name:
Location: 45 St. Jean Street
City, State: Detroit, MI
Cross Streets: Freud St.
County: Wayne
Zoning: M-4

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	25,344	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	25,344	**Available Shop Sq. Ft.:**	25,344	**Office Dim:**	N/A
		Available Office Sq. Ft.:	0	**Shop Dim:**	N/A

PROPERTY INFORMATION

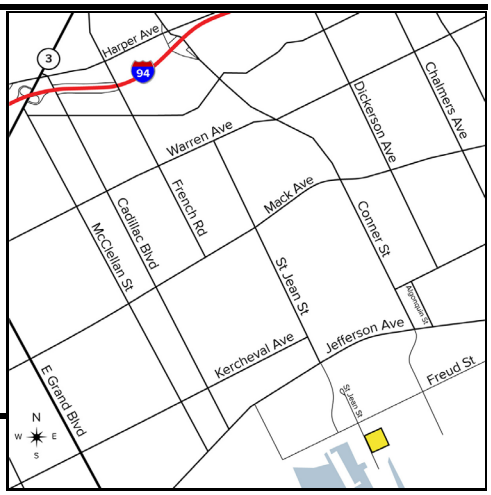
Clear Height:	N/A	**Freestanding:**	Yes	**Year Built:**	1949
Grade Level Door(s):	3: 10 x 12	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	1	**Security:**	No	**Signage:**	N/A
Exterior Construction:	Brick	**Interior:**	Yes	**Exterior:**	No
Structural System:	Steel	**Lighting:**	N/A	**Roof:**	Flat
Air-Conditioning:	None	**Bay Sizes:**	N/A	**Floors:**	N/A
Heating:	N/A	**Restrooms:**	N/A	**Floor Drains:**	No
Availability:	TBD	**Cranes:**	No	**Acreage:**	1.270
Power (Amps/Volts):	N/A	**Parking:**	N/A	**Land Dimensions:**	N/A

PRICING INFORMATION

Sale Price:	$1,100,000 ($43.40/sqft)	**Deposit:**	N/A	**TD:**	N/A
Taxes:	$5,114.64 (2022)	**Options:**	N/A	**Assessor #:**	N/A
Parcel #:	21-043737				

COMMENTS

Opportunity to own property near the riverfront. Building was formerly a foundry. The property has deferred maintenance but could be a redevelopment opportunity.



Broker: **SIGNATURE** ASSOCIATES

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.