



Retail For Sale

Property Name:

Location: 24050 Brest Road
City, State: Taylor, MI
Cross Streets: Telegraph Road
County: Wayne
Zoning: B-3
Year Built: N/A

Total Building Sq. Ft.:	4,464	Property Type:	Retail Pad
Available Sq. Ft.:	4,464	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	4,464	Total Acreage:	2.18
Max Cont. Sq. Ft.:	4,464	Land Dimensions:	N/A
Ceiling Height:	18'	Parking:	120
Overhead Door(s) / Height:	4: 12 x 14	Curb Cuts:	1
Exterior Construction:	Steel	Power:	Ample
Structural System:	Steel	Restrooms:	1
Heating:	Gas	Sprinklers:	No
Air-Conditioning:	No	Signage:	No Sign
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	Concrete
Condition:	Good	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 34,704	Telegraph Rd. N. of Goddard Rd. 2- Way
1 Mile: 8,181	1 Mile: \$60,576	Yr: 2024	Count: 47,215		Telegraph Rd. S. of Goddard Rd. 2- Way
3 Miles: 64,902	3 Miles: \$63,987	Yr: 2024	Count: 19,520		Goddard Rd. W. of Telegraph Rd. 2- Way
5 Miles: 202,590	5 Miles: \$67,573	Yr: 2024	Count: 10,183		Goddard Rd. E. of Telegraph Rd. 2- Way
Current Tenant(s): N/A	Major Tenants: N/A				

Sale Price:	\$825,000 (\$184.81/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$6,882.99 (2024)		
TD:	N/A		
Parcel #:	60-053-99-0030-002 & 0033-000		

Utilities	Electric:	No
Sanitary Sewer:	Gas:	No
Storm Sewer:	Water:	No

Tenant Responsibilities: N/A

Comments: Located on heavily traveled Telegraph. Four total drive-ins / 12'w x 14'h. Ideal approved uses include quick-service retail, urgent care, and office. Uses requiring special land use approval, include automotive, car wash, gas station and drive-through operations. 4,464 sq. ft. building can be demolished for redevelopment. 120 parking spaces on 2.18 acres.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com
 Scott Elliott, (248) 948-4182, selliot@signatureassociates.com

