

SIGNATURE ASSOCIATES
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Retail For Sale

Property Name:
Location: 21121 Grand River Avenue
City, State: Detroit, MI
Cross Streets: McNichols Road
County: Wayne
Zoning: B-4
Year Built: 1955

Total Building Sq. Ft.:	7,400	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	7,400	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	7,400	**Total Acreage:**	0.56
Max Cont. Sq. Ft.:	7,400	**Land Dimensions:**	129.88' X 84.52'
Ceiling Height:	12'	**Parking:**	Lot Behind Bldg
Overhead Door(s) / Height:	2: 10 x 10	**Curb Cuts:**	1
Exterior Construction:	Block/Brick	**Power:**	220 Volts, 3-Phase
Structural System:	Steel	**Restrooms:**	1 Handicap Accessible
Heating:	Gas	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	Yes
Basement:	No	**Roof:**	Flat
Number of Stories:	1	**Floors:**	Concrete, Linoleum
Condition:	Great	**Delivery Area:**	Yes

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	16,399	**1 Mile:**	$51,061	**Yr:**	2025	**Count:**	17,653	Grand River Ave. NW. of McNichols Rd. 2-Way
3 Miles:	134,572	**3 Miles:**	$49,687	**Yr:**	2025	**Count:**	12,710	McNichols Rd. E. of Grand River Ave. 2-Way
5 Miles:	351,389	**5 Miles:**	$54,204	**Yr:**	2025	**Count:**	10,120	McNichols Rd. W. of Grand River Ave. 2-Way
				Yr:	2025	**Count:**	17,539	Grand River Ave. SE. of McNichols Rd. 2-Way

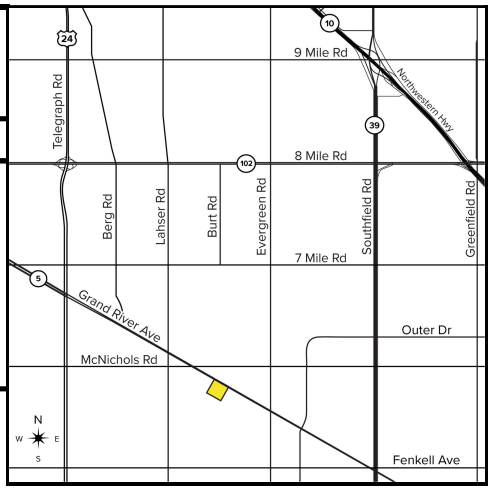
Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	$500,000 ($67.57/sqft)	**Improvement Allowance:**	N/A
Sale Terms:	New Mortgage	**Assessor #:**	N/A
Security Deposit:	N/A	**Date Available:**	Immediate
Options:	N/A		
Taxes:	$2,913.07 (2025)		
TD:	N/A		
Parcel #:	22007431-4 & 2210872-7		

Utilities		**Electric:**	Yes
Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Water:**	Yes

Tenant Responsibilities: N/A

Comments: Interior recently renovated. Small office plus showroom which is fully air-conditioned. Large paved and fenced parking.



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.