

## LAND For Sale

**Location:** 1599 Warren Avenue  
**Side of Street:** E.  
**City:** Detroit, MI  
**Cross Streets:** I-75  
**County:** Wayne

**Acreage:** 3.90      **Improvements:** N/A  
**Zoning:** B-4 Gen. Bus.      **Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes      **Gas:** Yes  
**Storm Sewer:** No      **Outside Storage:** No  
**Water:** Yes      **Rail Siding:** No

### ADJACENT LAND

**North:**      **East:**  
**South:**      **West:**

### PRICING INFORMATION

**Asking Price:** \$990,000.00      **Parcel #:** 07001366-98  
**Per Acre:** \$253,846.15      **Assessor Number:** N/A  
**Per SqFt :** \$5.83      **Taxes:** \$7,522.29 (2024)

### TRAFFIC INFORMATION

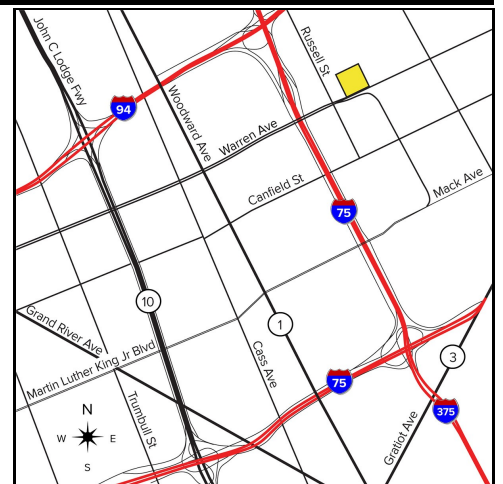
**Yr: 2025 Count:** 3,819      Warren Ave. SW. of Dequindre St.  
**Yr: 2025 Count:** 3,577      Warren Ave. NE. of Dequindre St.  
**Yr: 2025 Count:** 1,162      Dequindre St. S. of Warren Ave.  
**Yr:            Count:**

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	8,503	\$29,693
<b>3 Mile Radius</b>	123,999	\$42,966
<b>5 Mile Radius</b>	255,563	\$39,718

### Comments:

235,000 sq. ft. industrial building located on 3.9 acres. Ideal for redevelopment opportunity. Great location with a large fenced yard.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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