



Investment Sale - Retail

Property Name:
Location: 23001-23005 Gratiot Avenue
City, State: Eastpointe, MI
Cross Streets: 9 Mile Road
County: Macomb
Zoning: DT
Year Built: 1956

Total Building Sq. Ft.:	8,553	Bldg. Dimensions:	N/A
Occupancy Rate:		Total Acreage:	0.16
Property Type:	Mixed-Use	Land Dimensions:	N/A
Ceiling Height:	10'	Parking:	In Back
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Brick	Power:	220 Volts, 3-Phase
Structural System:	Steel	Restrooms:	Yes
Heating:	GFA	Sprinklers:	No
Air-Conditioning:	N/A	Signage:	Yes
Basement:	No	Roof:	Flat
Number of Stories:	2	Floors:	N/A
Condition:	Good	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr:	Count:	Location:
1 Mile: 21,993	1 Mile: \$59,429	Yr: 2024	Count: 42,023	Gratiot Ave. N. of 9 Mile Rd. 2-Way	
3 Miles: 150,805	3 Miles: \$61,725	Yr: 2024	Count: 42,930	Gratiot Ave. S. of 9 Mile Rd. 2-Way	
5 Miles: 366,898	5 Miles: \$66,129	Yr: 2024	Count: 27,441	9 Mile Rd. E. of Gratiot Ave. 2-Way	
		Yr: 2024	Count: 19,825	9 Mile Rd. W. of Gratiot Ave. 2-way	

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

Sale Price:	\$695,000 (\$81.26/sqft)	Cap Rate:	
Sale Terms:	N/A	Improvement Allowance:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Options:	N/A	Date Available:	Immediately
Taxes:	\$21,540.27 (2024)		
TD:	N/A		
Parcel #:	02-14-30-379-031		

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

Tenant Responsibilities: N/A

Comments: Mixed Use Retail/Residential. Newer roof. Annual rents collected: Unit A-\$27,600; Unit B-\$24,000; Unit R1-\$11,400; Unit R2-\$11,100; Unit R3-\$10,560; Unit R4-\$15,600. Total annual rent: \$100,260



Broker: SIGNATURE ASSOCIATES
Agent(s):
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