

SIGNATURE ASSOCIATES
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Retail For Sale

Property Name:
Location: 11287 W. Jefferson Ave.
City, State: River Rouge, MI
Cross Streets: Stoner Street
County: Wayne
Zoning: B2
Year Built: 1936

Total Building Sq. Ft.:	3,640	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	3,640	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	3,640	**Total Acreage:**	0.08
Max Cont. Sq. Ft.:	3,640	**Land Dimensions:**	40.08' X 90.39'
Ceiling Height:	12'	**Parking:**	N/A
Overhead Door(s) / Height:	0	**Curb Cuts:**	N/A
Exterior Construction:	Block	**Power:**	220 Volts, 3-Phase
Structural System:	Steel	**Restrooms:**	Yes
Heating:	Gas Forced Air	**Sprinklers:**	No
Air-Conditioning:	N/A	**Signage:**	Yes
Basement:	Yes	**Roof:**	Flat
Number of Stories:	1	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**			
1 Mile:	12,920	**1 Mile:**	$46,009	**Yr:** 2025	**Count:** 8,622	W. Jefferson Ave. N of Coolidge Hwy.
3 Miles:	68,081	**3 Miles:**	$54,220	**Yr:** 2025	**Count:** 13,101	Coolidge Hwy. W of W. Jefferson Ave.
5 Miles:	205,884	**5 Miles:**	$60,476	**Yr:**	**Count:**	

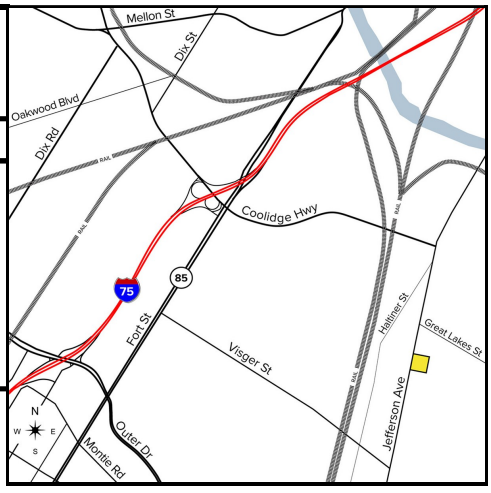
Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	$295,000	**Improvement Allowance:**	N/A
Sale Terms:	N/A	**Assessor #:**	N/A
Security Deposit:	N/A	**Date Available:**	Immediately
Options:	N/A		
Taxes:	$2,426.86 (2024)		
TD:	N/A		
Parcel #:	50-004-21-0025-301		

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

Tenant Responsibilities: N/A

Comments: Good retail/warehousing building. Dock/Overhead door on northeast side of the building.



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.