



Retail For Sale

Property Name:

Location: 4671 McDougall Street
City, State: Detroit, MI
Cross Streets: Forest Avenue
County: Wayne
Zoning: B4
Year Built: 1915

Total Building Sq. Ft.:	3,624	Property Type:	Mixed-Use
Available Sq. Ft.:	3,624	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,624	Total Acreage:	0.07
Max Cont. Sq. Ft.:	3,624	Land Dimensions:	N/A
Ceiling Height:	9'	Parking:	2, Garage, Street
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	Brick	Power:	110 Volts
Structural System:	Wood	Restrooms:	Yes
Heating:	N/A	Sprinklers:	No
Air-Conditioning:	N/A	Signage:	Yes
Basement:	Yes	Roof:	New
Number of Stories:	2	Floors:	Hardwood
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 1,003	McDougall St. N. of Mack Ave.
1 Mile: 5,730	1 Mile: \$41,739	Yr: 2024	Count: 827		McDougall St. S. of Grand Blvd.
3 Miles: 125,028	3 Miles: \$46,774	Yr: 2024	Count: 3,403		E. Forest Ave. E. of McDougall St.
5 Miles: 260,456	5 Miles: \$44,757	Yr: 2024	Count: 3,580		E. Forest Ave. W. of McDougall St.
Current Tenant(s): N/A	Major Tenants: N/A				

Sale Price:	\$89,000 (\$24.56/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$1,037.64 (2024)		
TD:	N/A		
Parcel #:	11002063		

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

Tenant Responsibilities: N/A

Comments: Down to studs - ready for rebuild. New asphalt roof.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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