



Retail For Sale

Property Name: FinishMaster
Location: 836 Livernois Street
City, State: Ferndale, MI
Cross Streets: S. of 9 Mile Rd.
County: Oakland
Zoning: MXD-2
Year Built: 1973

Total Building Sq. Ft.:	9,326	Property Type:	General Retail-Commercial
Available Sq. Ft.:	9,326	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	9,326	Total Acreage:	0.38
Max Cont. Sq. Ft.:	9,326	Land Dimensions:	143.6' X 117.75', 140.66' X 117.81'
Ceiling Height:	10'7"	Parking:	15
Overhead Door(s) / Height:	2: 12 x 10, 10 x9	Curb Cuts:	N/A
Exterior Construction:	Block	Power:	N/A
Structural System:	Steel/Masonry	Restrooms:	1 office/1 shop
Heating:	Radiant/Tube	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Yes
Basement:	No	Roof:	Torch Down
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 10,876	Livernois St. N. of 8 Mile Rd. 2-Way
1 Mile: 18,475	1 Mile: \$91,734	Yr: 2024	Count: 28,123		Livernois S. of 8 Mile Rd. 2-Way
3 Miles: 154,195	3 Miles: \$80,001	Yr: 2024	Count: 84,902		8 Mile Rd. E. of Livernois St. 2-Way
5 Miles: 405,659	5 Miles: \$68,336	Yr: 2024	Count: 83,437		8 Mile Rd. W. of Livernois St. 2-Way

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

Sale Price:	\$1,099,000 (\$117.84/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$8,402.41 (2024)		
TD:	N/A		
Parcel #:	25-34-301-066		

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

Tenant Responsibilities: N/A

Comments: Many possible uses. Ready to occupy. Nice condition. Fully sprinklered. Generac, full building, natural gas generator (roof mounted). Security system with cameras. Mixed use street (residential, office, retail). Great access to 8 & 9 Mile Roads, Woodward Avenue and I-75.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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