

SIGNATURE ASSOCIATES
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# Industrial For Sale

**Property Name:**
**Location:** 476 W. Eight Mile Road
**City, State:** Hazel Park, MI
**Cross Streets:** West End St.
**County:** Oakland
**Zoning:** Industrial

## BUILDING SIZE / AVAILABILITY

| | | | | | |
|---|---|---|---|---|---|
| **Total Building Sq. Ft.:** | 2,940 | **Building Type:** | Built | **Mezzanine:** | N/A |
| **Available Sq. Ft.:** | 2,940 | **Available Shop Sq. Ft.:** | 2,100 | **Office Dim:** | N/A |
| | | **Available Office Sq. Ft.:** | 840 | **Shop Dim:** | 30 x 70 |

## PROPERTY INFORMATION

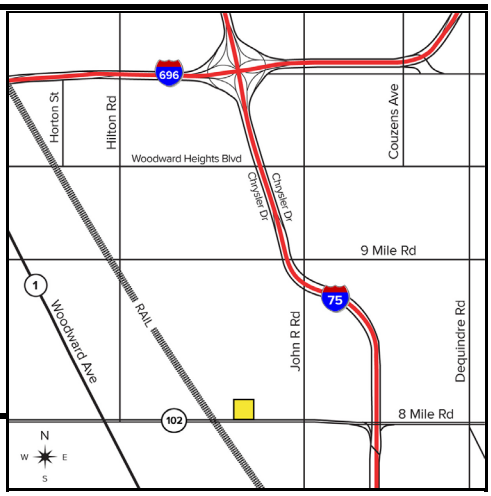
| | | | | | |
|---|---|---|---|---|---|
| **Clear Height:** | 12' | **Freestanding:** | Yes | **Year Built:** | 1938 |
| **Grade Level Door(s):** | 2: 8 x 8 | **Rail:** | No | **Sprinklers:** | No |
| **Truckwells or Docks:** | 0 | **Security:** | No | **Signage:** | N/A |
| **Exterior Construction:** | Block | **Interior:** | N/A | **Exterior:** | N/A |
| **Structural System:** | Steel/Wood | **Lighting:** | Fluorescent | **Roof:** | Flat |
| **Air-Conditioning:** | N/A | **Bay Sizes:** | N/A | **Floors:** | N/A |
| **Heating:** | GFA | **Restrooms:** | 2 | **Floor Drains:** | No |
| **Availability:** | Immediately | **Cranes:** | No | **Acreage:** | 0.161 |
| **Power (Amps/Volts):** | 220 Volts | **Parking:** | Fenced Yard | **Land Dimensions:** | N/A |

## PRICING INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| **Sale Price:** | $325,000 ($110.54/sqft) | **Deposit:** | N/A | **TD:** | N/A |
| **Taxes:** | $2,674.17 (2022) | **Options:** | N/A | **Assessor #:** | N/A |
| **Parcel #:** | 28-25-35-460-000 | | | | |

## COMMENTS

- Rare Opportunity
- Newly remodeled 2 bedroom apartment
- Live/work building near Ferndale
- Large fenced yard
- Perfect for artist or small business





**Broker:** **SIGNATURE** ASSOCIATES

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