

SIGNATURE ASSOCIATES
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Retail For Sale

Property Name:
Location: 476 W. Eight Mile Road
City, State: Hazel Park, MI
Cross Streets: West End St.
County: Oakland
Zoning: Industrial
Year Built: 1938

Total Building Sq. Ft.:	2,940	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	2,940	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	2,940	**Total Acreage:**	0.16
Max Cont. Sq. Ft.:	2,940	**Land Dimensions:**	N/A
Ceiling Height:	12'	**Parking:**	Fenced Yard
Overhead Door(s) / Height:	2: 8 x 8	**Curb Cuts:**	2
Exterior Construction:	Block	**Power:**	220 Volts
Structural System:	Steel/Wood	**Restrooms:**	2
Heating:	GFA	**Sprinklers:**	No
Air-Conditioning:	N/A	**Signage:**	N/A
Basement:	No	**Roof:**	Flat
Number of Stories:	2	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	Yes

Population:		**Median HH Income:**		**Traffic:**	**Yr:**	**Count:**		
1 Mile:	10,424	**1 Mile:**	$51,332		**Yr:** 2022	**Count:**	144,401	I-75 N. of 8 Mile Rd. 2-Way
3 Miles:	132,997	**3 Miles:**	$58,186		**Yr:** 2022	**Count:**	158,651	I-75 S. of 8 Mile Rd. 2-Way
5 Miles:	394,682	**5 Miles:**	$55,711		**Yr:** 2022	**Count:**	56,768	8 Mile Rd. W. of I-75 2-Way
					Yr: 2022	**Count:**	52,566	8 Mile Rd. E. of I-75 2-Way

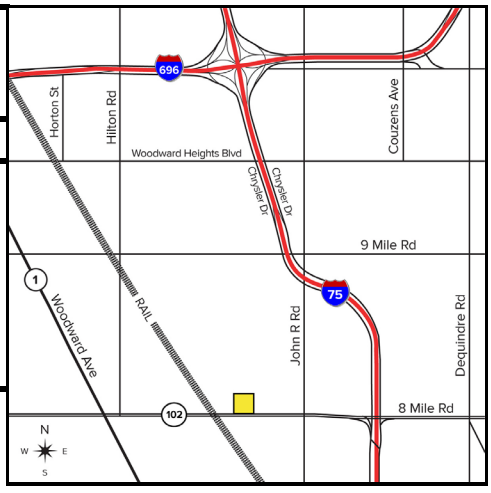
Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	$325,000 ($110.54/sqft)	**Improvement Allowance:**	N/A
Sale Terms:	N/A	**Assessor #:**	N/A
Security Deposit:	N/A	**Date Available:**	Immediately
Options:	N/A		
Taxes:	$2,674.17 (2022)		
TD:	N/A		
Parcel #:	28-25-35-460-006		

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

Tenant Responsibilities: N/A

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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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.