

SIGNATURE ASSOCIATES
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Retail For Sale or Lease

Property Name:	Osborn Center
Location:	13641 E. Seven Mile Road
City, State:	Detroit, MI
Cross Streets:	Schoenherr Road
County:	Wayne
Zoning:	B4
Year Built:	1955

Total Building Sq. Ft.:	2,420	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	2,420	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	2,420	**Total Acreage:**	0.37
Max Cont. Sq. Ft.:	2,420	**Land Dimensions:**	N/A

Ceiling Height:	15'	**Parking:**	Ample
Overhead Door(s) / Height:	0	**Curb Cuts:**	N/A
Exterior Construction:	Masonry	**Power:**	220 Volts
Structural System:	N/A	**Restrooms:**	Yes
Heating:	GFA	**Sprinklers:**	No
Air-Conditioning:	N/A	**Signage:**	N/A
Basement:	No	**Roof:**	Flat
Number of Stories:	1	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	16,387	**1 Mile:**	$43,993	**Yr:**	2022	**Count:**	13,865	7 Mile Rd. E. of Schoenherr Rd. 2-Way
3 Miles:	136,684	**3 Miles:**	$45,652	**Yr:**	2022	**Count:**	13,733	7 Mile Rd. W. of Schoenherr Rd. 2-Way
5 Miles:	377,126	**5 Miles:**	$57,983	**Yr:**	2022	**Count:**	11,096	Schoenherr Rd. N. of 7 Mile Rd. 2-Way
				Yr:	2022	**Count:**	7,232	Schoenherr Rd. S. of 7 Mile Rd. 2-Way

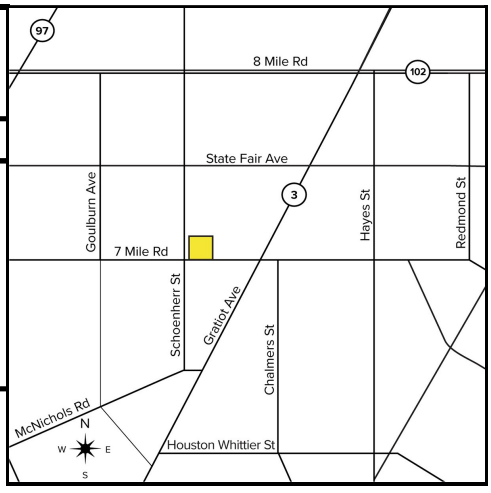
Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	Monthly	**Improvement Allowance:**	N/A
Lease Type:	Gross	**Options:**	N/A
Monthly Rate:	$3,500/mo	**Taxes:**	$3,542.23 (2023)
Lease Term:	3 Year(s)	**TD:**	N/A
Security Deposit:	N/A	**Parcel #:**	21021093
Sale Price:	$400,000 ($165.29/sqft)	**Assessor #:**	N/A
Sale Terms:	N/A	**Date Available:**	Immediately

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

Tenant Responsibilities: N/A

Comments: Former urgent care. Many potential uses.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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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.