



**SIGNATURE  
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## Retail For Sale

### Property Name:

**Location:** 4843 S. Telegraph Road  
**City, State:** Dearborn Heights, MI  
**Cross Streets:** Annapolis Street  
**County:** Wayne  
**Zoning:** C2  
**Year Built:** 1960

<b>Total Building Sq. Ft.:</b>	7,555	<b>Property Type:</b>	Auto Repair
<b>Available Sq. Ft.:</b>	7,555	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	7,555	<b>Total Acreage:</b>	0.35
<b>Max Cont. Sq. Ft.:</b>	7,555	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	10' - 14'	<b>Parking:</b>	20
<b>Overhead Door(s) / Height:</b>	7	<b>Curb Cuts:</b>	2
<b>Exterior Construction:</b>	Masonry	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	2
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Pylon
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2023	<b>Count:</b> 24,774	Van Born Rd. E. of S. Telegraph Rd. 2-Way
<b>1 Mile:</b> 14,987	<b>1 Mile:</b> \$62,412	<b>Yr:</b> 2023	<b>Count:</b> 22,670	Van Born Rd. W. of S. Telegraph Rd. 2-Way	
<b>3 Miles:</b> 109,233	<b>3 Miles:</b> \$68,029	<b>Yr:</b> 2023	<b>Count:</b> 41,918	S. Telegraph Rd. N. of Van Born Rd. 2-Way	
<b>5 Miles:</b> 268,026	<b>5 Miles:</b> \$67,083	<b>Yr:</b> 2023	<b>Count:</b> 39,055	S. Telegraph Rd. S. of Van Born Rd. 2-Way	
<b>Current Tenant(s):</b> N/A	<b>Major Tenants:</b> N/A				

<b>Sale Price:</b>	\$2,200,000 (\$291.20/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$13,152.08 (2024)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	33-047-01-0307-000		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Turn-key Service/Auto Repair Facility! Prime commercial property in Dearborn Heights, featuring a fully-equipped auto repair building with service bays, lifts, frame machine, body shop, office space, and ample parking. A brand-new roof, updated electrical, new HVAC, and insulated powered garage doors. High-visibility location on S. Telegraph Road with strong traffic and proximity to I-94. Surrounded by local and national retailers. Ready for immediate operation. Land Contract Option Available. DO NOT APPROACH EMPLOYEES! Contact Broker For Details.

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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