



## Retail For Sale

**Property Name:**  
**Location:** 2455 W. Davison Street  
**City, State:** Detroit, MI  
**Cross Streets:** Linwood Street  
**County:** Wayne  
**Zoning:** B4  
**Year Built:** 1950

<b>Total Building Sq. Ft.:</b>	3,770	<b>Property Type:</b>	Retail Pad
<b>Available Sq. Ft.:</b>	3,770	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	3,770	<b>Total Acreage:</b>	0.09
<b>Max Cont. Sq. Ft.:</b>	3,770	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	13'	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	5: 8 x 10	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	220 Volts
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	N/A	<b>Signage:</b>	N/A
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	0	<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> 2024	<b>Count:</b> 20,585	Livernois. N. of Davison St. 2-Way
<b>1 Mile:</b> 17,135	<b>1 Mile:</b> \$30,700		<b>Yr:</b> 2024	<b>Count:</b> 17,872	Livernois. S. of Davison St. 2-Way
<b>3 Miles:</b> 140,458	<b>3 Miles:</b> \$41,659		<b>Yr:</b> 2024	<b>Count:</b> 39,973	Davison St. E. of Livernois. 2-Way
<b>5 Miles:</b> 414,092	<b>5 Miles:</b> \$44,459		<b>Yr:</b> 2024	<b>Count:</b> 23,402	Davison St. W. of Livernois. 2-Way

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

<b>Sale Price:</b>	\$275,000 (\$72.94/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>	\$4,139.22 (2024)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	10004186; 10004187		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> No	<b>Gas:</b> Yes
<b>Storm Sewer:</b> No	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:**  
 - Excellent for auto storage & repair  
 - 2 year old roof with warranty  
 - Substantial improvements made April 2026

**Broker:** SIGNATURE ASSOCIATES  
**Agent(s):**  
 Joe Stack, (248) 359-0615, jstack@signatureassociates.com

