



Retail For Sale

Property Name:

Location: 26160 Groesbeck Hwy
City, State: Warren, MI
Cross Streets: Frazho Rd.
County: Macomb
Zoning: C-3
Year Built: 1948

Total Building Sq. Ft.:	1,559	Property Type:	Street Retail
Available Sq. Ft.:	1,559	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	1,559	Total Acreage:	0.90
Max Cont. Sq. Ft.:	1,559	Land Dimensions:	N/A
Ceiling Height:	8'	Parking:	N/A
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Wood	Power:	N/A
Structural System:	Wood Frame	Restrooms:	Yes
Heating:	Forced Air	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	N/A
Basement:	Yes	Roof:	Dormer
Number of Stories:	2	Floors:	Wood
Condition:	Good	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2018	Count: 16,363	Groesbeck Hwy N. of Frazho Rd. 2-Way
1 Mile: 13,629	1 Mile: \$51,462	Yr: 2018	Count: 17,712	Groesbeck Hwy S. of Frazho Rd. 2-Way	
3 Miles: 146,186	3 Miles: \$50,818	Yr: 2018	Count: 6,143	Frazho Rd. E. of Groesbeck Hwy 2-Way	
5 Miles: 361,917	5 Miles: \$52,409	Yr: 2018	Count: 3,869	Frazho Rd. W. of Groesbeck Hwy 2-Way	

Current Tenant(s):	N/A	Major Tenants:	N/A
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Sale Price:	\$299,000 (\$191.79/sqft)	Improvement Allowance:	N/A
Sale Terms:	Cash	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$7,221.37 (2018)		
TD:	N/A		
Parcel #:	12-13-24-253-005		

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

Tenant Responsibilities:	N/A
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Comments: Possible redevelopment or user opportunity for existing building. Easy access off Groesbeck near I-696.



Broker: SIGNATURE ASSOCIATES

Agent(s):
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