



**WINSTON-TRAITTEL REALTY, INC.**

740 Welch Road, Commerce Township, MI 48390



**Mixed Use Investment  
8,000 SF retail with  
6 apartments & 1 house**

## **For Sale – Fully Leased**

20930 - 20934 Van Dyke  
Warren, MI

Mark Lusky  
[mlusky@wtrealty.com](mailto:mlusky@wtrealty.com)

Office: 248-624-7200  
Fax: 248-624-7239

[www.wtrealty.com](http://www.wtrealty.com)

**For More Information Call (248) 624-7200**

Information contained herein is subject to verification and no liability for errors or omissions is assumed.  
Price is subject to change and listing may be withdrawn without notice.

# Summary

**Property Address:** 20930 - 20934 Van Dyke, Warren, MI

**Cross Streets:** On Van Dyke, North of Eight Mile

**Zoning:** C-2

**Building Size:** 14,900 square feet total  
\* 8,000 square feet on main level  
\* 6,000 square feet on the second level consisting of  
6 (six) apartments  
\* 1 (one) 900 square foot house on rear parking lot

**Sale Price:** \$595,000

**Traffic Count:** 24,671

**Other:** Great Frontage  
Additional Parking Lot in Rear with house  
2024 Gross Income \$95,880  
(Based on Jan. 2024 income)

## Demographics:

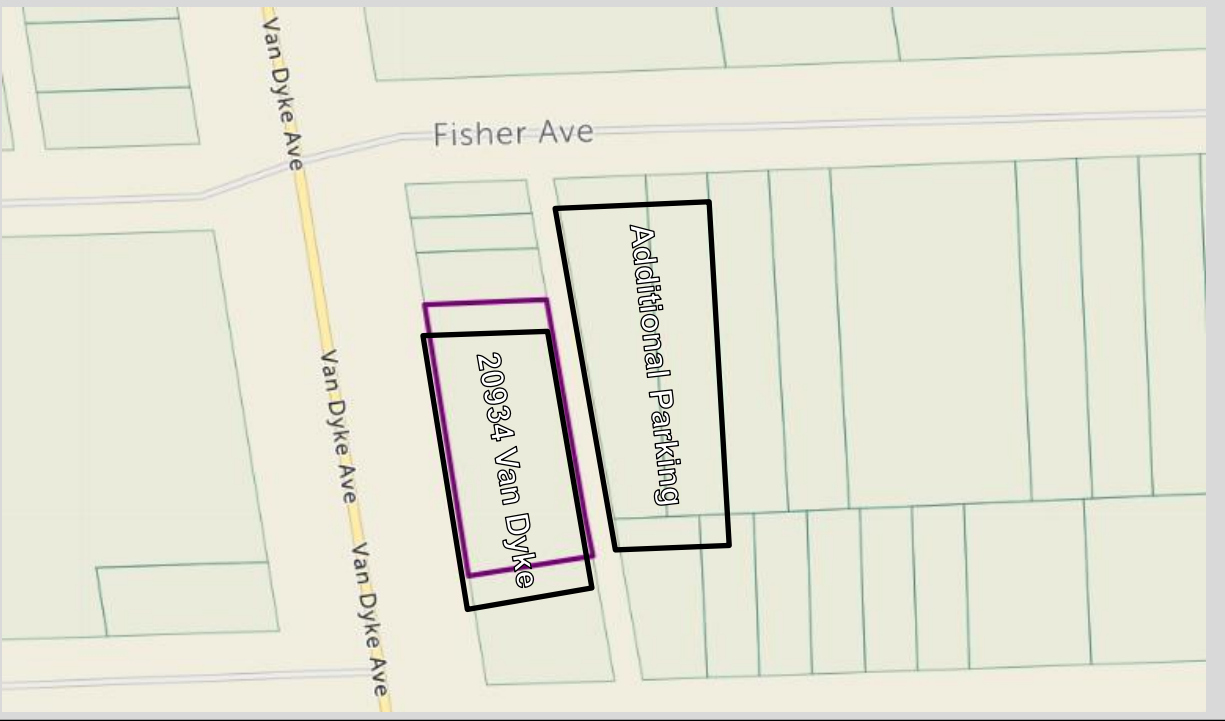
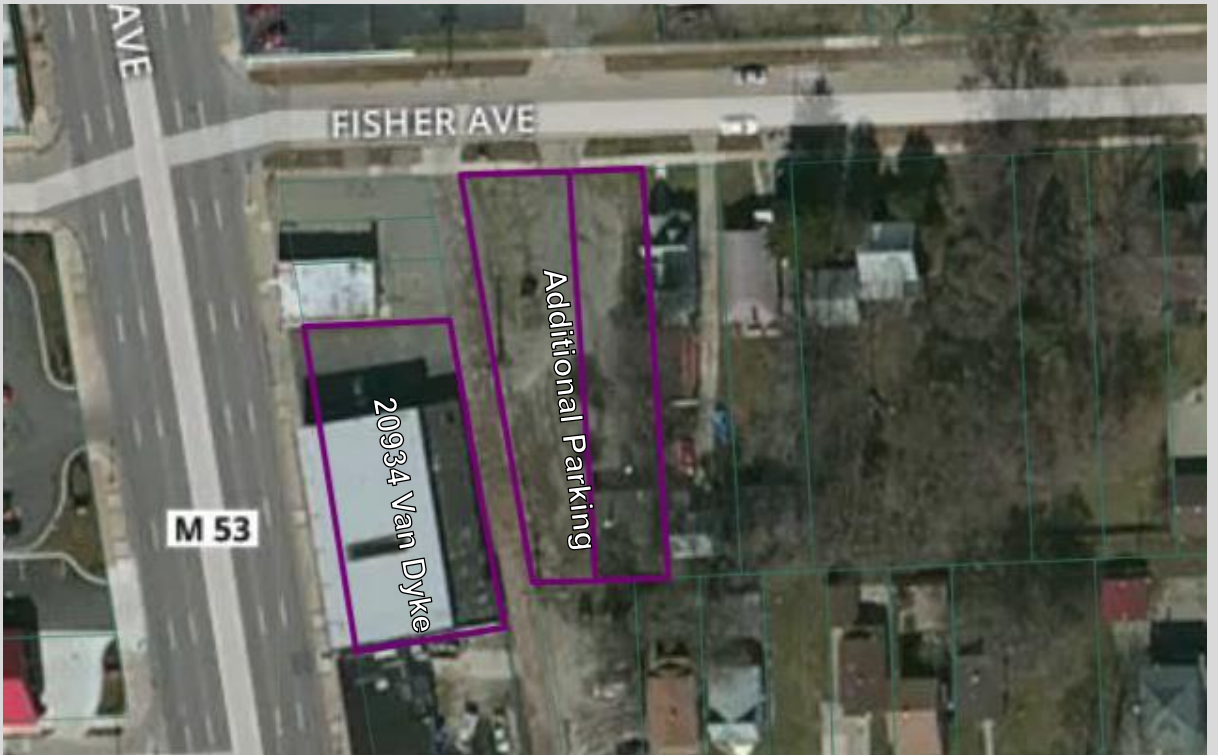
<u>Radius</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>			
2025 Projection	14,836	131,763	375,651
2020 Estimate	14,757	131,114	374,785
2010 Census	14,711	130,909	379,307
<b>Households</b>			
2025 Projection	5,110	46,828	138,317
2020 Estimate	5,096	46,616	138,033
2010 Census	5,151	46,674	140,028
2020 Households by HH Income	5,096	46,615	138,032
2020 Avg. Household Income	\$ 39,868	\$ 45,056	\$ 48,342
2020 Med. Household Income	\$ 27,553	\$ 34,039	\$ 36,360



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# Aerial View

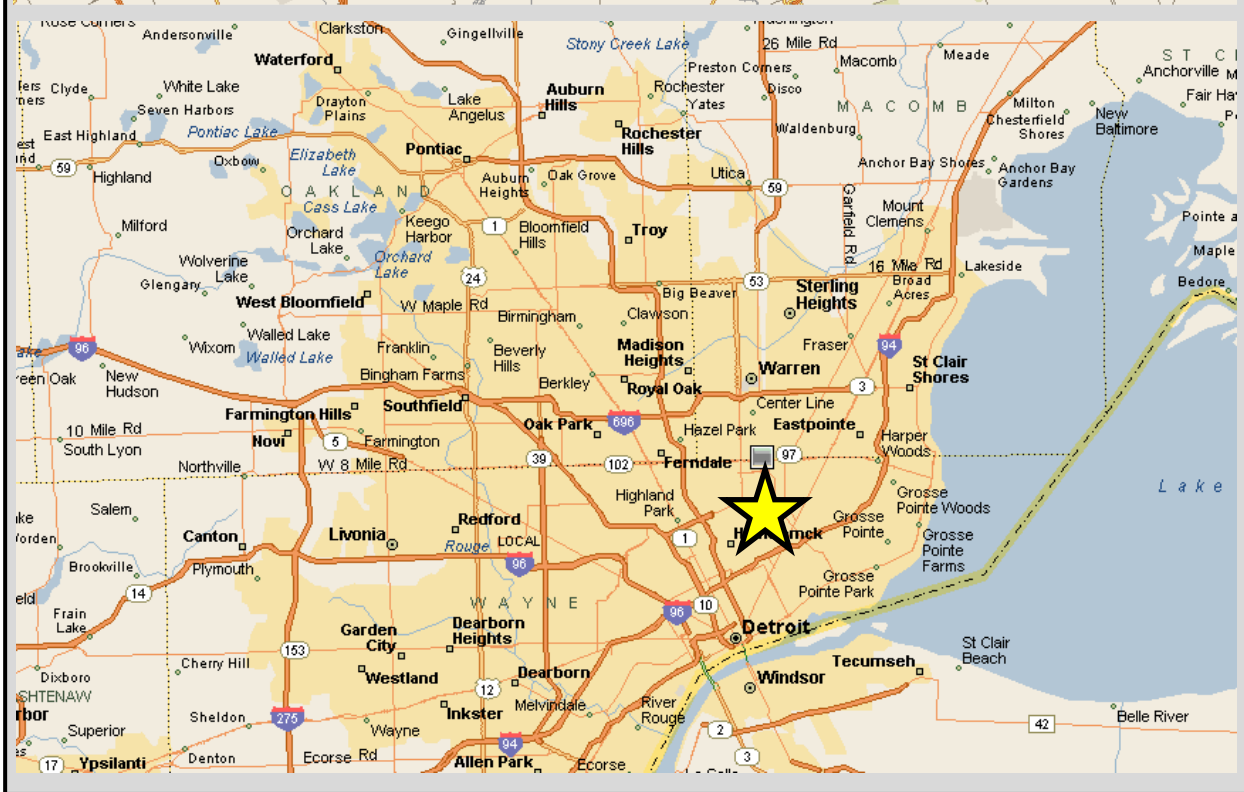
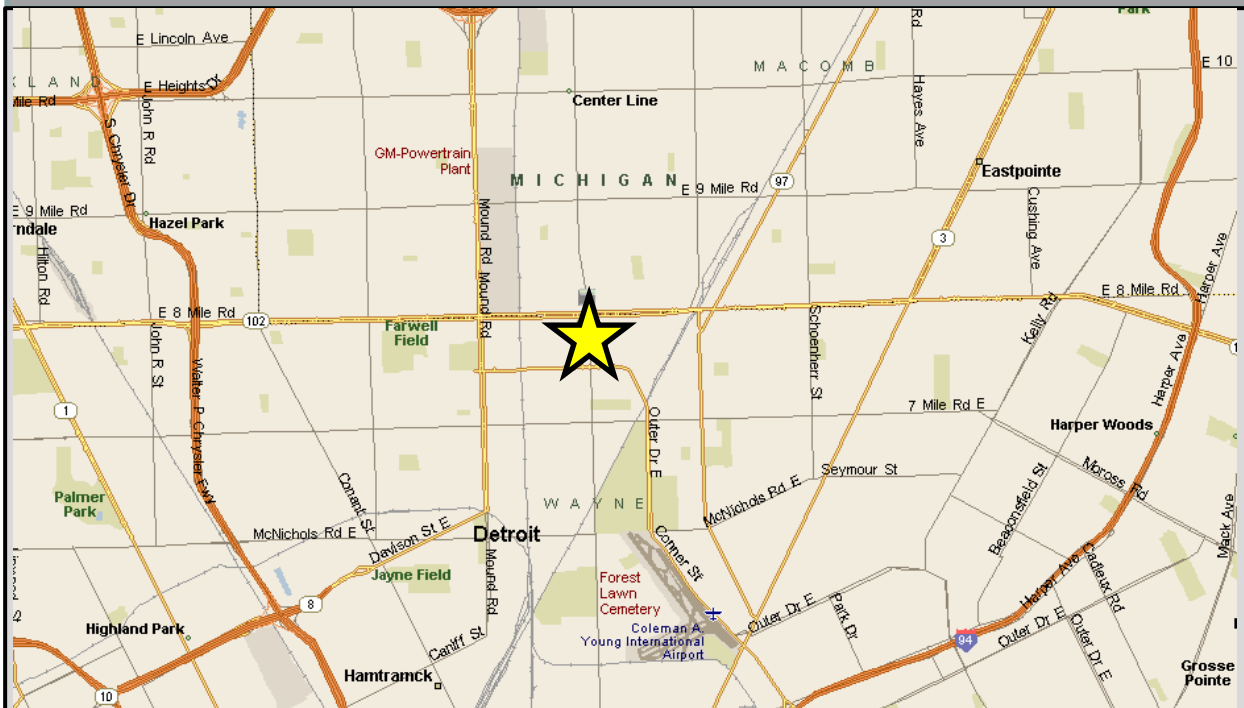


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# Maps



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