



## Investment Sale - Retail

**Property Name:**  
**Location:** 3641-3745 Gratiot Avenue  
**City, State:** Detroit, MI  
**Cross Streets:** Mt. Elliott St.  
**County:** Wayne  
**Zoning:** M-3  
**Year Built:** 1966

<b>Total Building Sq. Ft.:</b>	13,750	<b>Bldg. Dimensions:</b>	N/A
<b>Occupancy Rate:</b>		<b>Total Acreage:</b>	1.91
<b>Property Type:</b>	Strip Center	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Parking:</b>	N/A
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	N/A
<b>Heating:</b>	N/A	<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>	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> 2020	<b>Count:</b> 22,883	Gratiot Ave. NE of Mt. Elliott St. 2-Way
<b>1 Mile:</b> 9,708	<b>1 Mile:</b> \$28,336		<b>Yr:</b> 2020	<b>Count:</b> 20,163	Gratiot Ave. SW of Mt. Elliott St. 2-Way
<b>3 Miles:</b> 100,848	<b>3 Miles:</b> \$33,524		<b>Yr:</b> 2020	<b>Count:</b> 6,231	Mt. Elliott St. NW of Gratiot Ave. 2-Way
<b>5 Miles:</b> 251,669	<b>5 Miles:</b> \$34,389		<b>Yr:</b>	<b>Count:</b>	

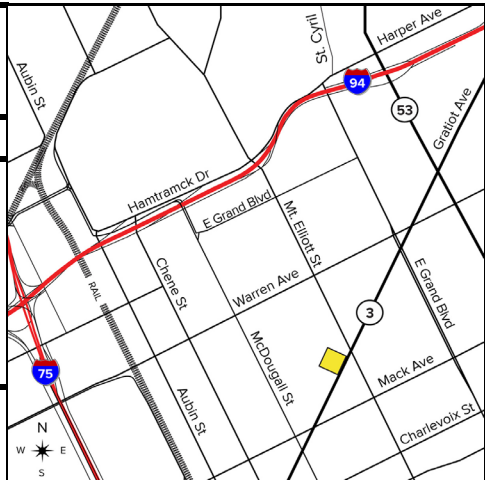
**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$3,100,000 (\$225.45/sqft)	<b>Cap Rate:</b>	
<b>Sale Terms:</b>	N/A	<b>Improvement Allowance:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Options:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Taxes:</b>	\$91,852.76 (2020)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	13-00185-765		

<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:** Investment Sale - multi-tenant retail strip center. 7 units, paved area with loading dock. 6 units leased/ 1 vacancy/approximately \$18,000 per month in rent. Tenants include: Liquor Store, Save-A-Lot, Beauty Supply, Candle Store and Metro PCS. Business and liquor license goes with the sale of the building.



**Broker:** SIGNATURE ASSOCIATES  
**Agent(s):**  
 Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com