



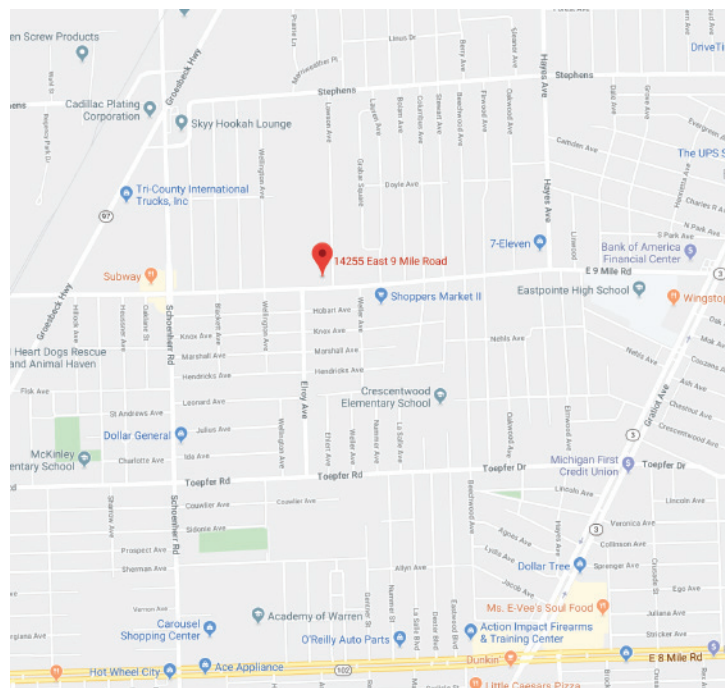
PILOT
PROPERTY GROUP

EXTREMELY CLEAN AND WELL-MAINTAINED: 14255 E 9 MILE RD, WARREN, MI 48089

PROPERTY OVERVIEW:

- Turnkey Collision Shop- Pricing includes real estate only, equipment and business negotiable
- Building was extensively remodeled in 2011/2012 improvements include: Roof, Paint, Shop Lights, and Electrical
- Multiple floor drains
- Two 12'x12' bay doors provide "drive through capability"
- Contact Brokers for additional information and to schedule showings- DO NOT APPROACH EMPLOYEES.

Property Type:..... **Industrial**
 Cross Streets:..... **9 Mile East of Schoenherr**
 Total Square Footage:..... **8,788**
 Building Name:..... **Fantasy Collision and Customs**
 Sale Price:..... **\$525,000.00**
 Lot Size:..... **.619 Acres**
 Frontage:..... **100'**
 Year Built:..... **1956 - Renovated 2015**
 Zoning:..... **M-1**
 Office Sq. Ft.:..... **Approx. 788 SF**
 Shop Sq. Ft.:..... **Approx. 8,000 SF**
 Ceiling Height:..... **15'**
 Grade Level Doors:..... **2-12'x12'**
 Power:..... **3-Phase**
 Heat Type:..... **Shop - Radiant Tube | Office - GFA**
 Parking Spaces:..... **Ample**
 Property Taxes:..... **2019 - \$6,745.83**

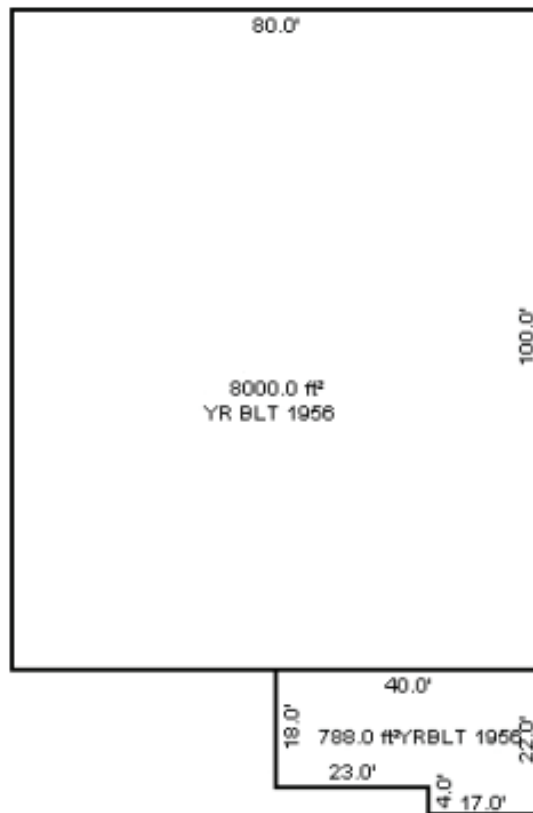


AGENT CONTACT INFO

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com
ANTHONY RUBINO O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com

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AERIAL & BUILDING SKETCH



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ADDITIONAL PHOTOS



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DEMOGRAPHICS & TRAFFIC COUNT REPORT

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	15,397	154,507	392,662
2024 Population:	15,676	155,246	394,512
Pop Growth 2019-2024:	1.81%	0.48%	0.47%
Average Age:	36.6	36.9	38.3
Households			
2019 Total Households:	5,818	57,193	150,235
HH Growth 2019-2024:	1.86%	0.43%	0.49%
Median Household Inc:	\$39,328	\$39,666	\$43,364
Avg Household Size:	2.6	2.7	2.6
2019 Avg HH Vehicles:	2	1	2
Housing			
Median Home Value:	\$61,357	\$66,711	\$83,818
Median Year Built:	1953	1954	1955

14255 E Nine Mile Rd, Warren, MI 48089

Traffic Count Report

14255 E 9 Mile Rd



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E 9 Mile Rd	Weller Ave	0.02 E	2018	17,907	MPSI	.08
2 E 9 Mile Rd	Wellington Ave	0.03 W	2013	13,280	ADT	.12
3 Wellington Ave	E 9 Mile Rd	0.02 S	2018	505	MPSI	.15
4 Wellington Ave	E 9 Mile Rd	0.02 N	2018	475	MPSI	.16
5 E 9 Mile Rd	Willard Ave	0.02 W	2018	18,927	MPSI	.19
6 E 9 Mile Rd	Bolam Ave	0.01 E	2012	17,962	MPSI	.21
7 E 9 Mile Rd	Beechwood Ave	0.03 E	2013	13,960	ADT	.35
8 E 9 Mile Rd	Roseberry Ave	0.02 E	2012	12,520	ADT	.36
9 Beechwood Ave	E 9 Mile Rd	0.04 S	2018	1,657	MPSI	.38
10 Beechwood Ave	E 9 Mile Rd	0.03 N	2013	1,460	ADT	.38

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