



Retail For Sale

Property Name:

Location: 42-62 Piquette Avenue

City, State: Detroit, MI **Cross Streets:** Woodward Ave.

County: Wayne Zoning: M-2 Year Built: 1862

Total Building Sq. Ft.:			5,696				roperty T	ype:	General Retail-Commercial
Available Sq. Ft.:			5,696				ldg. Dime	nsions:	N/A
Min Cont. Sq. Ft.:			5,696				otal Acrea	age:	0.67
Max Cont. Sq. Ft.:			5,696				and Dime	nsions:	N/A
Ceiling Height:			N/A			P	arking:		Ample
Overhead Door(s) / Height:			0			С	urb Cuts:		1
Exterior Construction:			Brick			P	ower:		220 Volts, 3-Phase
Structural System:			N/A			R	Restrooms:		Yes
Heating:			Yes			S	Sprinklers:		No
Air-Conditioning:			Yes			Si	Signage:		Yes
Basement:		`	⁄es		Roof:				Asphalt Shingle
Number of Stories:		3	3		Floors:				Hardwood
Condition:		(Good		Delivery Area:			ea:	N/A
Population:		Median H	HH Income:	Traffic:	Yr:	2022	Count:	22,674	Woodward Ave. N. of I-94 2-Way
1 Mile: 1	6,488	1 Mile:	\$31,917		Yr:	2022	Count:	21,333	Woodward Ave. S. of I-94 2-Way
3 Miles: 1	29,838	3 Miles:	\$35,646		Yr:	2022	Count:	142,433	I-94 E. of Woodward Ave. 2-Way
5 Miles: 2	297,714	5 Miles:	\$35,699		Yr:	2022	Count:	152,697	I-94 W. of Woodward Ave. 2-Way

Date Available:

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

Sale Price: \$1,750,000 (\$307.23/sqft) Improvement Allowance:

N/A N/A Sale Terms: N/A Assessor #:

Security Deposit: N/A **Options:** N/A

Taxes: \$5,940.05 (2022)

TD: N/A

Parcel #: 010017-86; 010017-85

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

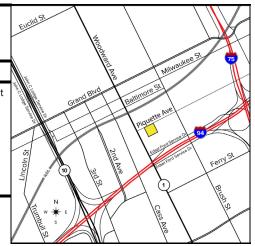
Tenant Responsibilities: N/A

Comments: Opportunity to own institutional Midtown establishment. The property has an excellent track record for success with a crowd of long time regulars and young professionals in this top notch location. Boasting almost 3/4 acres of flexible zoning the property has huge development potential.

SIGNATURE ASSOCIATES Broker:

Agent(s):

Joe Stack, (248) 359-0615, jstack@signatureassociates.com Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com



Immediately