

6,118 SF OF FIRST FLOOR / 2,200 SF SECOND FLOOR + FULL BASEMENT

RETAIL/OFFICE/CULTIVATION/PROCESSING



FOR SALE

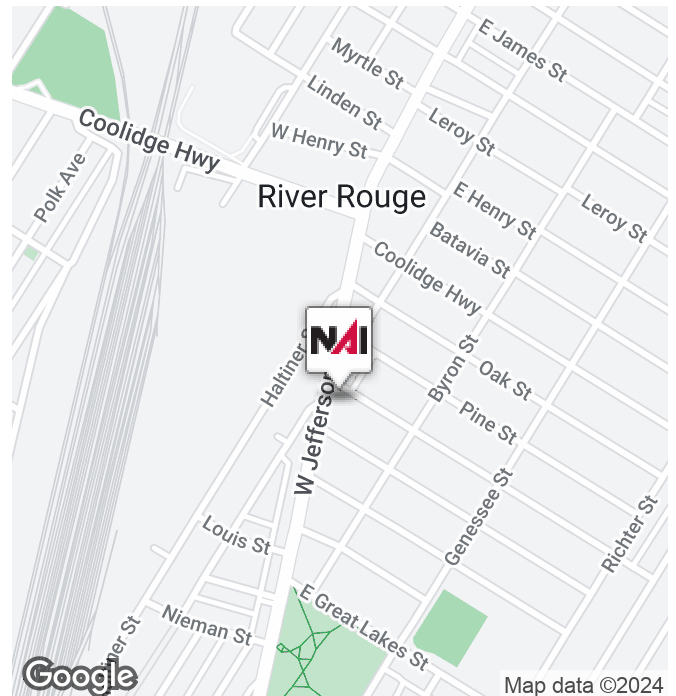


10783 W Jefferson Ave

River Rouge, Michigan 48218

Property Highlights

- Approximately 6,118 SF of First Floor Space and 2,200 SF of 2nd Floor Space with Approximately 800 SF Basement Space
- Property is Municipally Approved for Cultivation and Processing with Permits and Completed Drawings that Show a 10,000 SF Expansion
- Entire Building has been Gutted and Ready for Buildout
- Ample Parking Which Would Allow for Many Different Uses
- Zoned B-2 General Business
- Property can be Retrofitted or Redeveloped
- .557 Acres with 229' of Frontage on an Entire City Block
- Located in the Heart of the Commercial District of River Rouge
- Sales Price: \$549,000, Seller Financing Available
- 2022 Taxes - Winter: \$2,402.73, Summer: \$5,215.31



NAI Farberman

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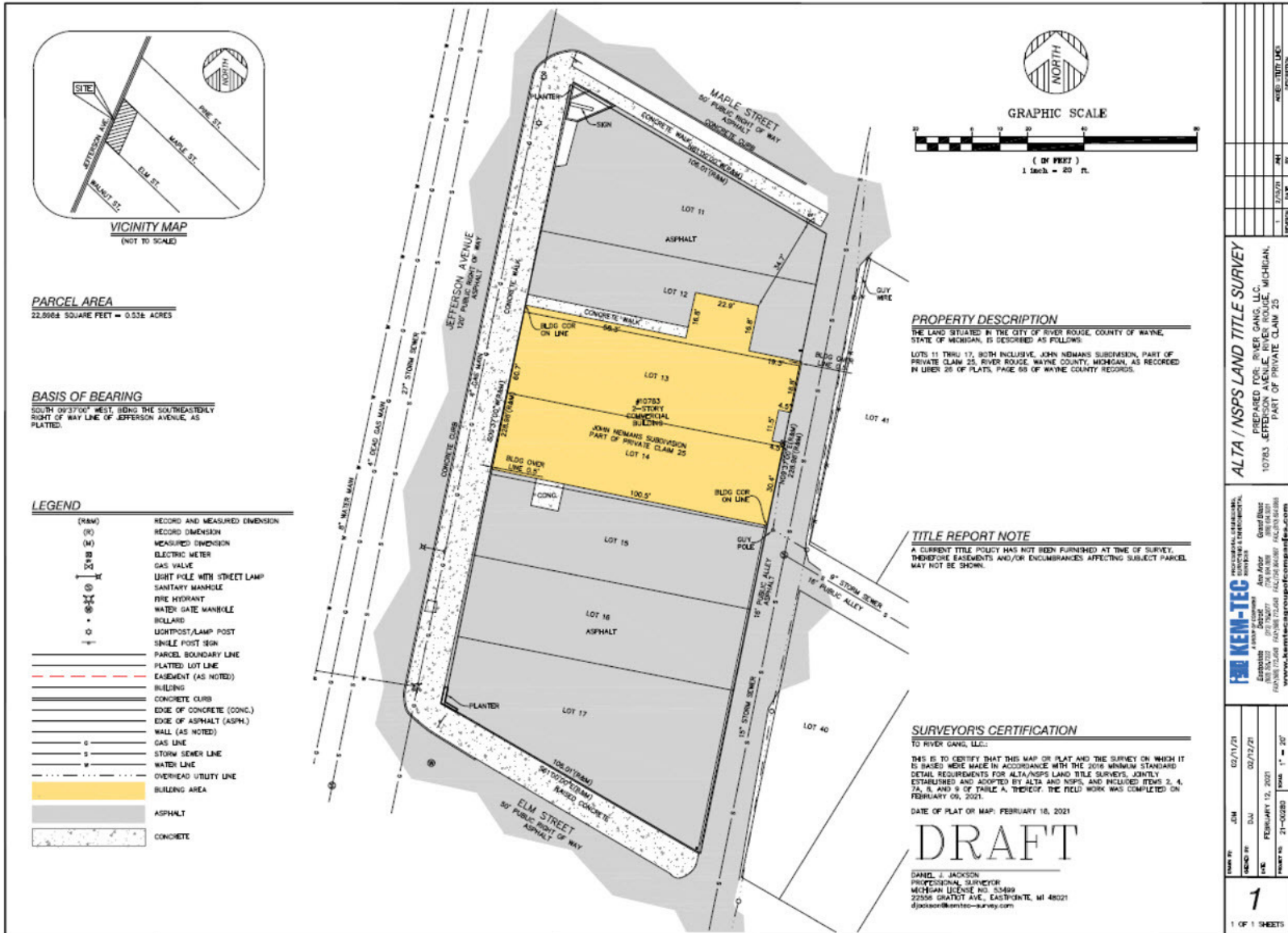
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SURVEY



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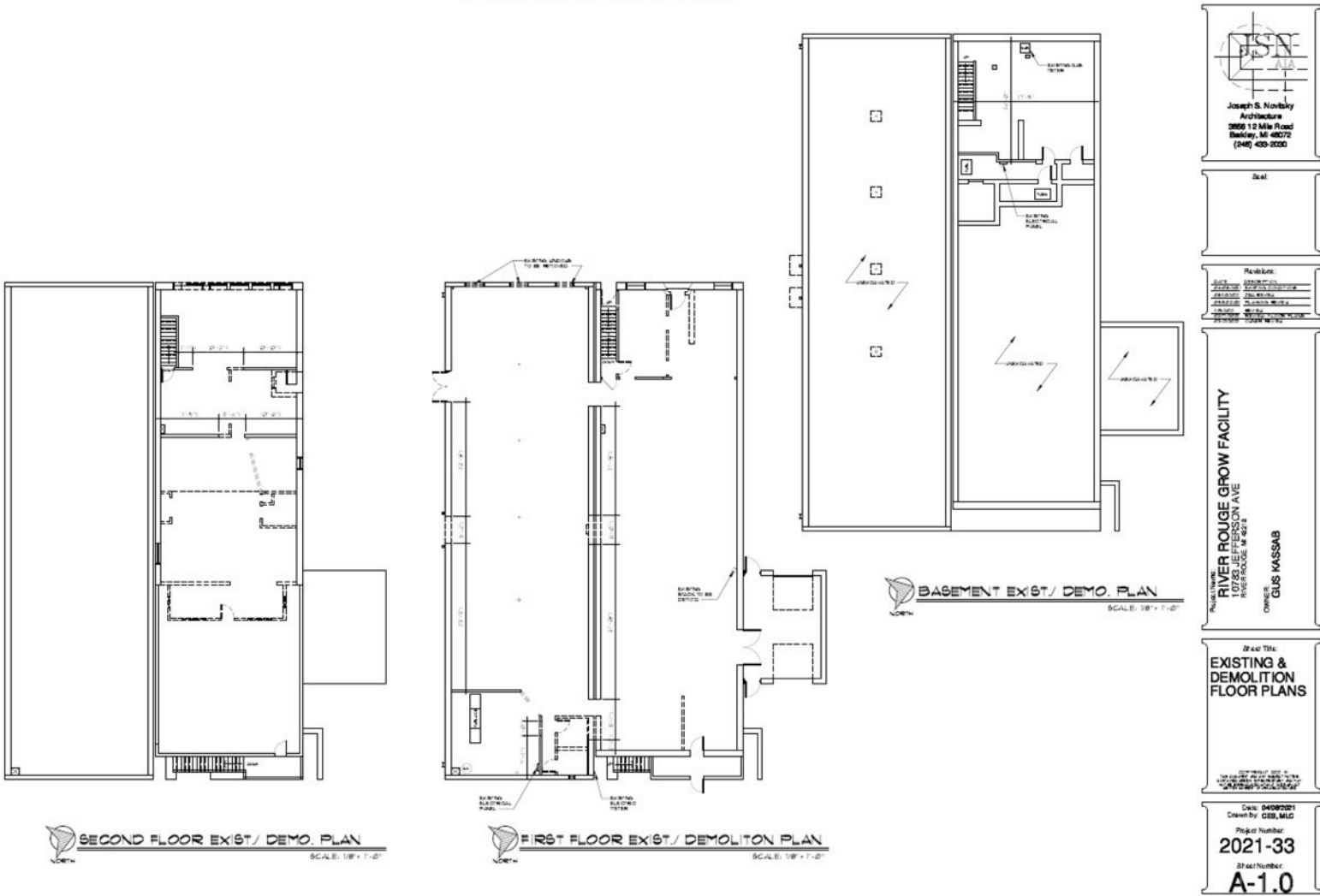
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FLOOR PLANS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,829	70,581	214,742
Average Age	38.0	34.4	35.1
Average Age (Male)	32.5	33.7	34.0
Average Age (Female)	40.5	34.4	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,693	31,001	90,041
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$30,603	\$41,384	\$51,915
Average House Value	\$39,358	\$65,979	\$94,221

* Demographic data derived from 2020 ACS - US Census

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