

**RETAIL BUILDING W/ SECOND-STORY APARTMENT // FOR SALE**

## **TWO-STORY RETAIL BUILDING W/ NEWLY RENOVATED APARTMENT**

8636 MACK AVE  
DETROIT, MI 48214



- First Floor Retail
- Remodeled 2B/2BA Second-Story Apartment
- Attached Parking Lot with a Gate
- Fully Occupied: MTM
- Ideal Location in Indian Village
- Do Not Disturb Tenants



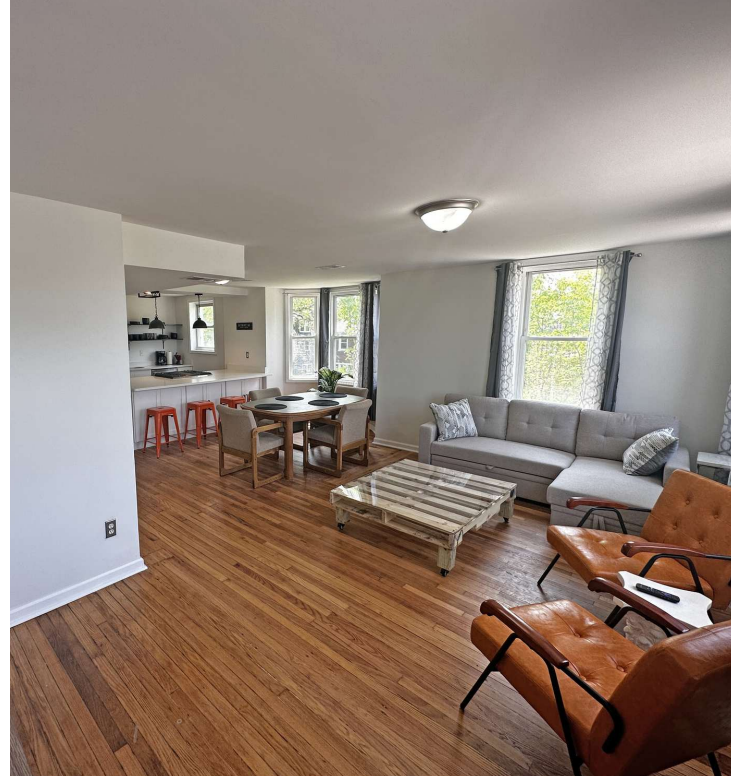
**P.A. COMMERCIAL**  
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## EXECUTIVE SUMMARY



Sale Price

\$399,999

### OFFERING SUMMARY

Building Size:	4,500 SF
Lot Size:	0.19 Acres
Price / SF:	\$88.89
Year Built:	1950
Renovated:	2023
Zoning:	B4
Market:	Detroit
Submarket:	Detroit E of Woodward
Traffic Count:	9,448

### PROPERTY OVERVIEW

Desirable live/work unit in Detroit! Newly Renovated large apartment with high-end kitchen, two bedrooms, two bathrooms, and an in-unit washer dryer is located above a salon with an attached parking lot. The building has an attached two-door garage with high ceilings. The ground-level retail portion is occupied by a long-standing salon tenant. The apartment is occupied month-to-month by an outstanding tenant.

### LOCATION OVERVIEW

Vibrant location in Indian Village on the border of Mack Ave. Across the street from a popular cross-fit gym, urban farm, and growing activity along the Mack Corridor. Nearby, the iconic Belle Isle Park offers a tranquil escape, while the Detroit RiverWalk provides a scenic backdrop for leisure and exploration. The neighborhoods of Indian Village, West Village, and Islandview have been a target for investors, retail, and multi-family development, and are excellent short-term and long-term investments.



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## PROPERTY DETAILS

Sale Price	\$399,999
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### LOCATION INFORMATION

Street Address	8636 Mack Ave
City, State, Zip	Detroit, MI 48214
County	Wayne
Market	Detroit
Sub-market	Detroit E of Woodward
Cross-Streets	Fischer St
Side of the Street	South
Road Type	Paved
Market Type	Large
Nearest Highway	I-75
Nearest Airport	Detroit Metro Airport

### BUILDING INFORMATION

Building Size	4,500 SF
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1950
Year Last Renovated	2023
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Retail Building w/ Second Story Apartment
Property Subtype	Free Standing Building
Zoning	B4
Lot Size	0.19 Acres
APN #	17-0002779
Lot Depth	1,250 ft
Traffic Count	9448
Traffic Count Street	Mack Ave

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	15

### UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Central HVAC	Yes
Restrooms	2

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## ADDITIONAL PHOTOS



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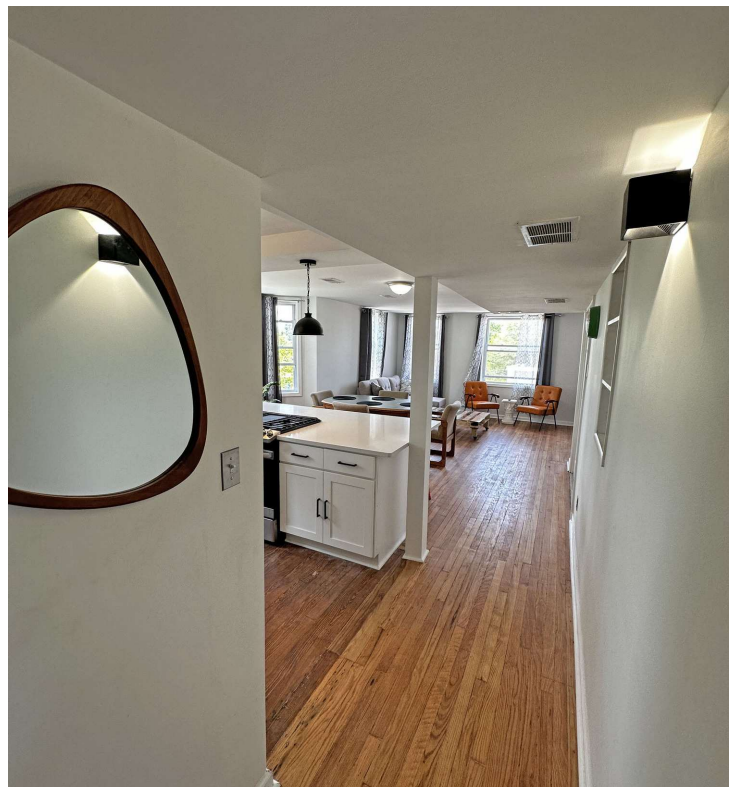
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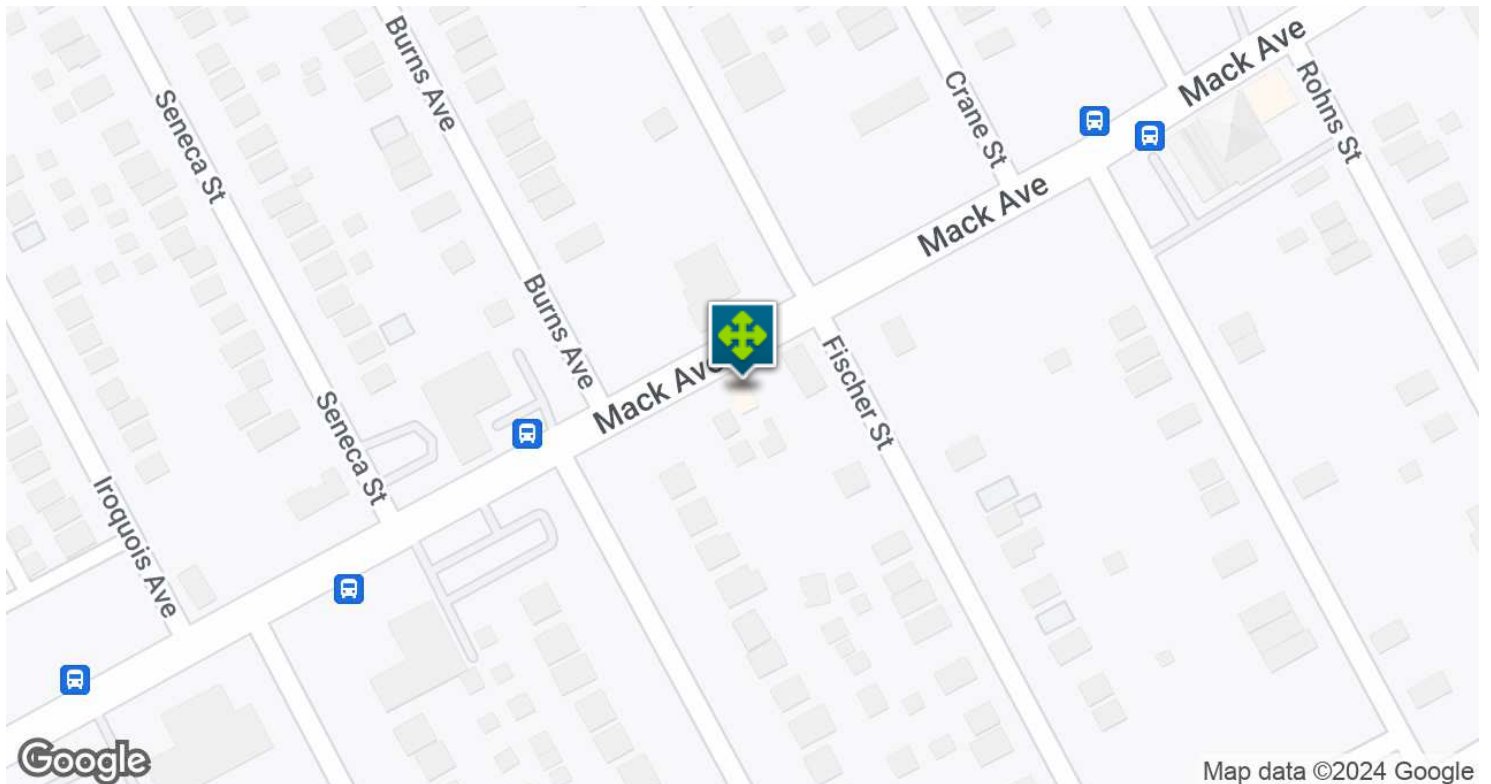
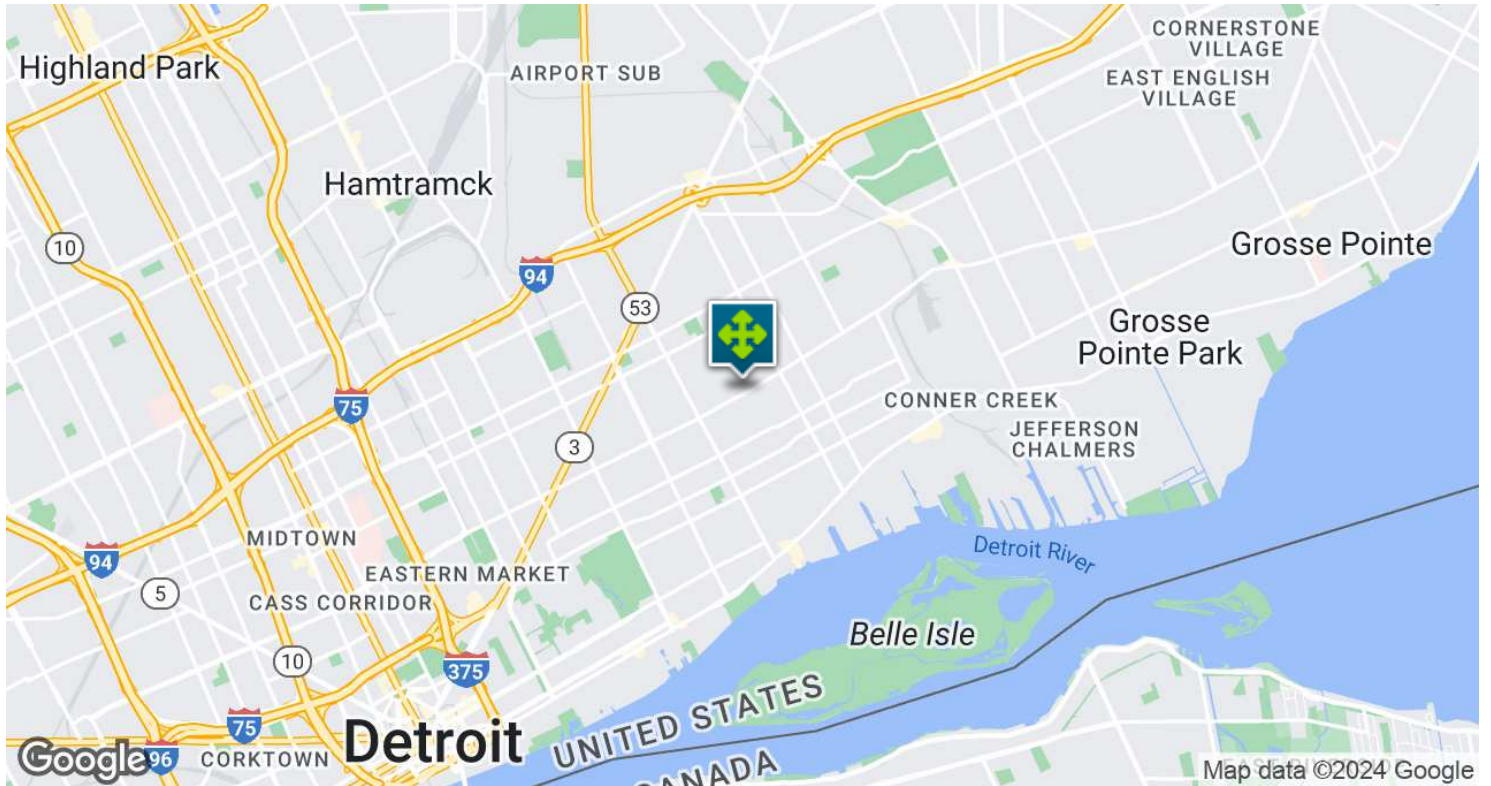
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## RETAILER MAP



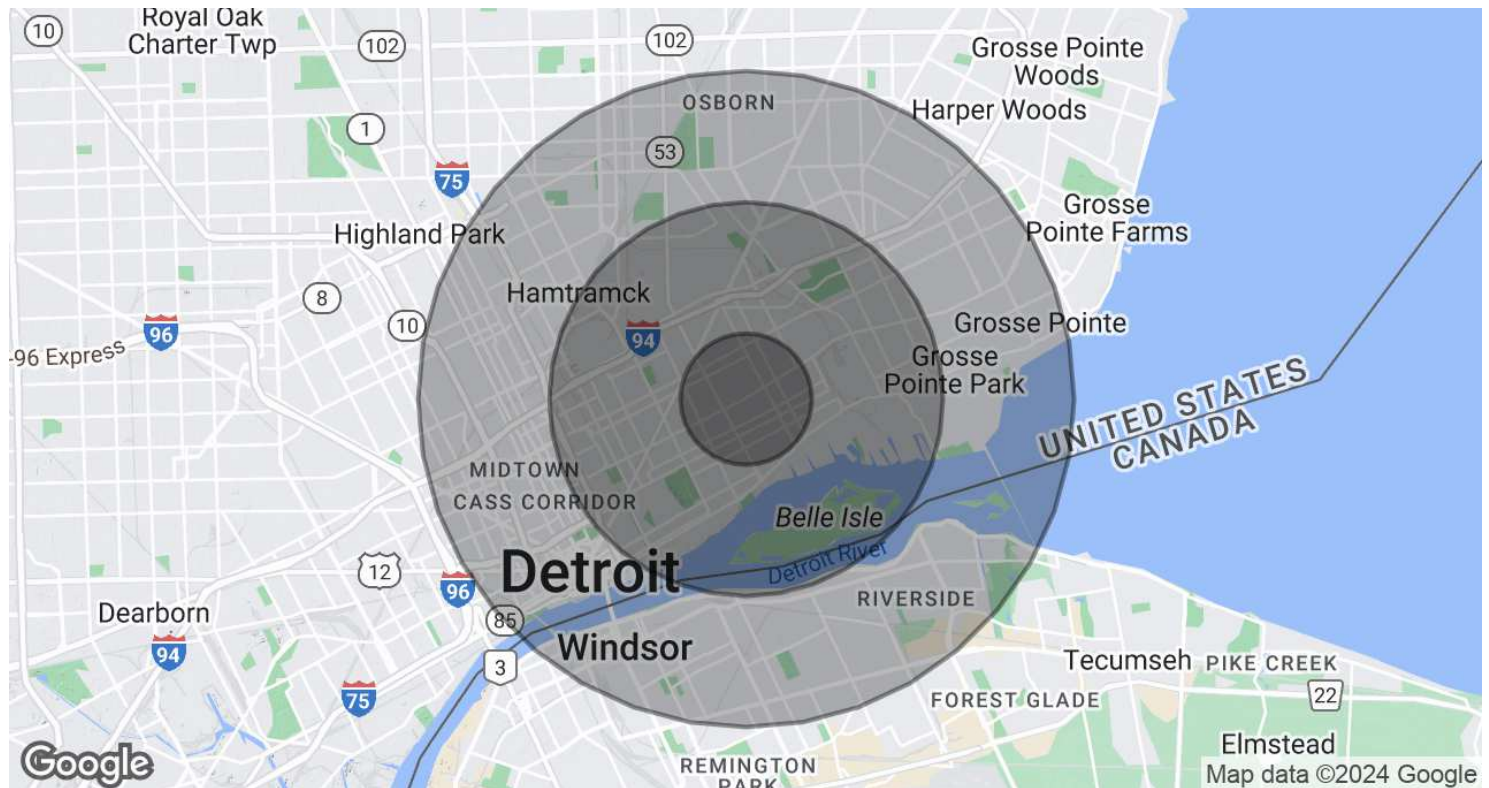
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,076	77,721	252,004
Average Age	40.2	39.7	35.5
Average Age (Male)	37.3	37.5	33.9
Average Age (Female)	42.1	41.9	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,502	48,891	139,655
# of Persons per HH	1.7	1.6	1.8
Average HH Income	\$32,957	\$33,794	\$41,123
Average House Value	\$93,261	\$84,007	\$104,150

\* Demographic data derived from 2020 ACS - US Census

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CONTACT US



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