



**OFFICE/RETAIL PROPERTY // FOR SALE**

# GROSSE POINTE PARK ON CHARLEVOIX RARE OPPORTUNITY TO PURCHASE!

15200 - 15216 CHARLEVOIX ST  
GROSSE POINTE PARK, MI 48230



- 3,381 SF multi-tenant office/retail building
- Annex building with corner exposure
- 100% occupied
- Please do not disturb existing tenants - contact brokers
- Many office, retail, or redevelopment options
- Desirable walkable corridor
- Close to many popular restaurants and neighborhood amenities



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Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

248.358.0100

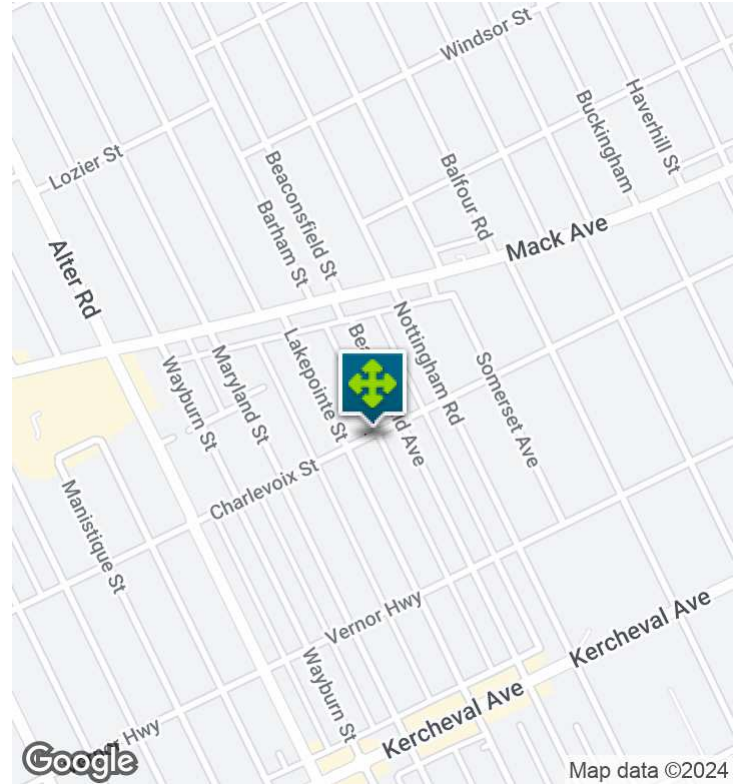
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## EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$675,000</b>
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### OFFERING SUMMARY

<b>Building Size:</b>	3,381 SF
<b>Number of Units:</b>	6 5-Unit Main Building + Corner Annex Building
<b>Price / SF:</b>	\$199.65
<b>Year Built:</b>	1927
<b>Units:</b>	6
<b>Occupancy:</b>	100%
<b>Market:</b>	Detroit
<b>Submarket:</b>	The Pointes/Harper Woods
<b>Traffic Count:</b>	3,100
<b>Property Taxes:</b>	\$4,776

### PROPERTY OVERVIEW

Rare opportunity to purchase a 3,381 SF multi-tenant office/retail building in Grosse Pointe Park! Explore the potential of this exceptional building, constructed in 1927, comprised of 6 units (5-unit main building and corner annex building), and boasting 100% occupancy. Located in the bustling Detroit area, this property offers a prime investment, owner/user, or redevelopment opportunity.

### LOCATION OVERVIEW

The area boasts a thriving commercial ecosystem, with a diverse range of businesses and a strong customer base. Nearby, popular destinations like The Village, Mack Avenue, and Kercheval Avenue offer bustling shopping and dining experiences, drawing in both locals and visitors. With its strategic location and proximity to prominent retail and entertainment hubs, the location presents a prime opportunity for retail investors seeking to capitalize on Detroit's dynamic retail landscape.



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**John E. De Wald, CPA** PRINCIPAL  
D: 248.663.0504 | C: 313.510.3777  
john@pacommercial.com

**Phillip Myers** SENIOR ASSOCIATE  
D: 248.281.9904 | C: 586.242.4047  
phil@pacommercial.com

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## ADDITIONAL PHOTOS



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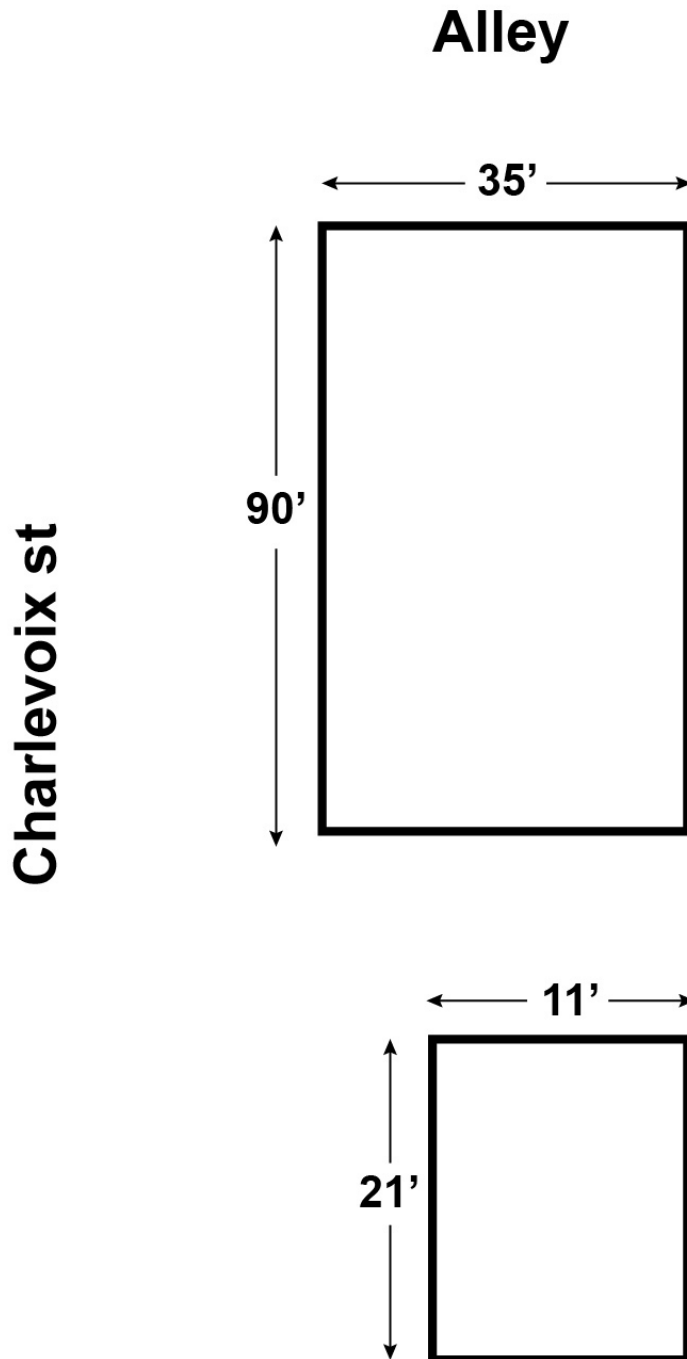
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## BUILDING MEASUREMENTS



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**D:** 248.663.0504 | **C:** 313.510.3777

[johnd@pacommercial.com](mailto:johnd@pacommercial.com)

**Phillip Myers** SENIOR ASSOCIATE

**D:** 248.281.9904 | **C:** 586.242.4047

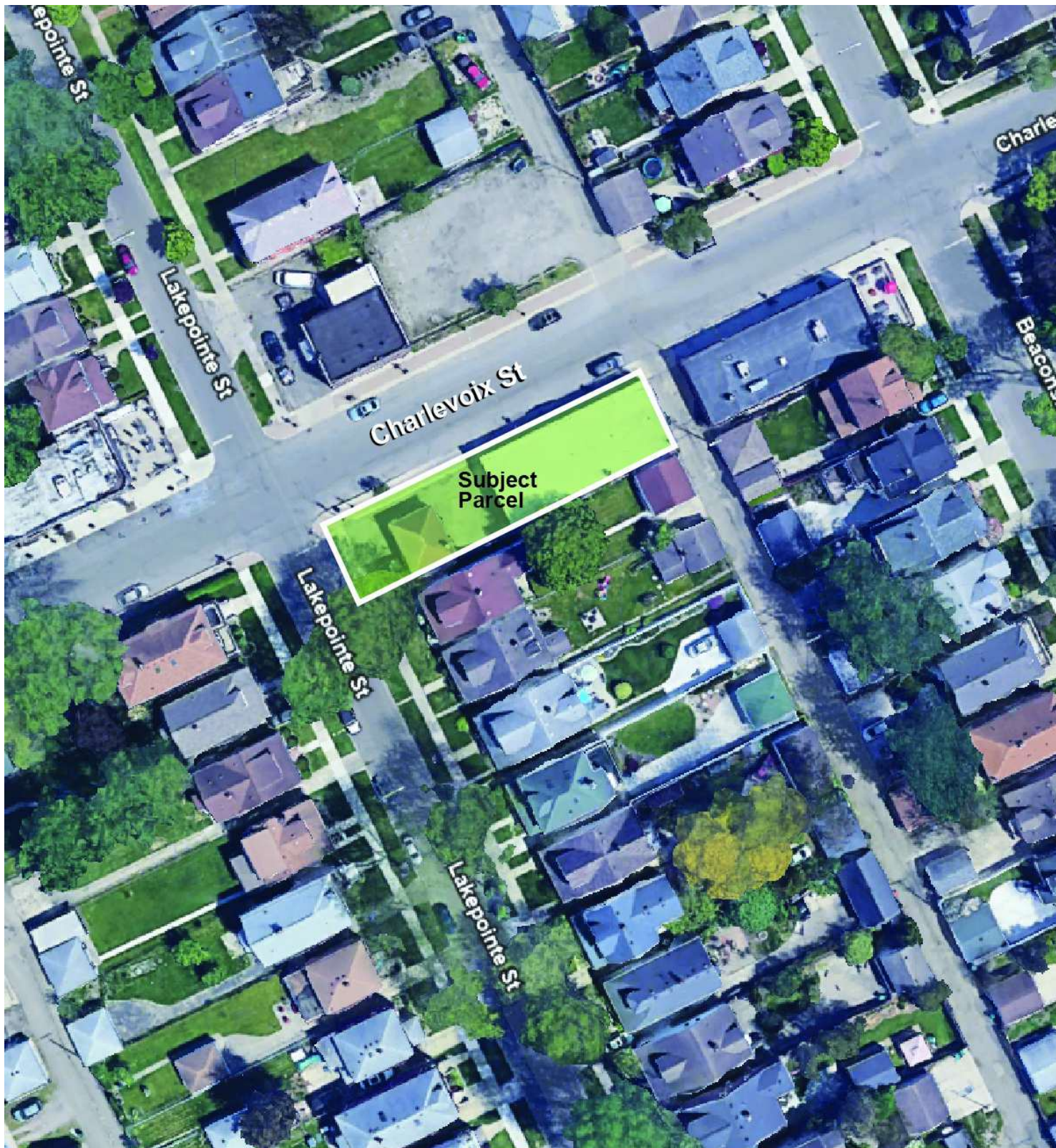
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AERIAL



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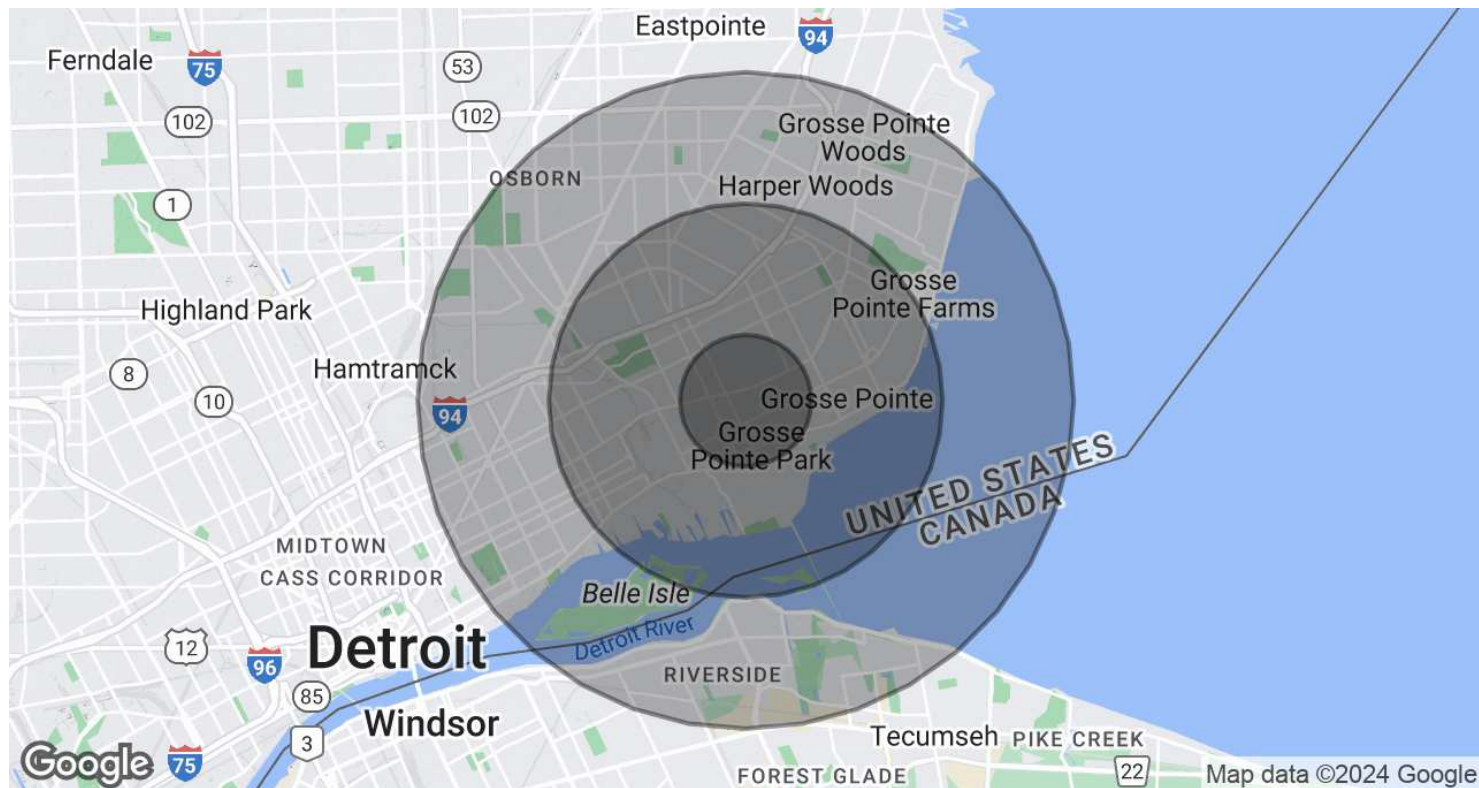
## RETAILER MAP





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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,387	94,703	200,116
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,126	37,216	79,920
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$108,953	\$91,856	\$83,340
Average House Value	\$300,053	\$243,504	\$212,264

Demographics data derived from AlphaMap



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**FOR MORE INFORMATION, PLEASE CONTACT:**



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