



Retail For Sale or Lease

Property Name:
Location: 21925 Garrison Street
City, State: Dearborn, MI
Cross Streets: Oakwood Boulevard
County: Wayne
Zoning: BA
Year Built: 1927

Total Building Sq. Ft.:	1,488	Property Type:	Street Retail
Available Sq. Ft.:	1,488	Bldg. Dimensions:	30' x 24'
Min Cont. Sq. Ft.:	1,488	Total Acreage:	N/A
Max Cont. Sq. Ft.:	1,488	Land Dimensions:	Regular
Ceiling Height:	10'	Parking:	Ample
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Brick	Power:	N/A
Structural System:	N/A	Restrooms:	1
Heating:	Forced Air	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	N/A
Basement:	Yes	Roof:	N/A
Number of Stories:	2	Floors:	Hardwood
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2015	Count: 22,809	Michigan Ave Btw Military & Monroe 2-Way
1 Mile: 6,972	1 Mile: \$69,818	Yr: 2015	Count: 21,961		Michigan Ave Btw Oakwood & Brady 2-Way
3 Miles: 103,389	3 Miles: \$54,054	Yr: 2015	Count: 25,143		Oakwood Btw Beech & Michigan Ave 2-Way
5 Miles: 317,418	5 Miles: \$46,246	Yr:	Count:		

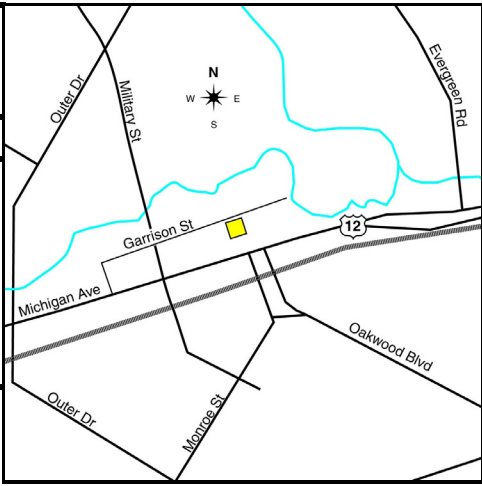
Current Tenant(s): None **Major Tenants:** N/A

Lease Rate:	\$18.50	Improvement Allowance:	As Is
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$6,269.89 (2015/16)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	32-09-221-10-009
Sale Price:	\$325,000 (\$218.41/sqft)	Assessor #:	82-09-221-10-009
Sale Terms:	N/A	Date Available:	Immediate

Utilities	Electric:	No
Sanitary Sewer:	Gas:	No
Storm Sewer:	Water:	No

Tenant Responsibilities: N/A

Comments: Updated 1,488 sq. ft. building on two levels plus basement. Located in the heart of downtown West Dearborn. Ideal for investment buyer, retail or office use.



Broker: SIGNATURE ASSOCIATES
Agent(s):
 Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com