

INDUSTRIAL PROPERTY // FOR SALE

11,350 SF INDUSTRIAL BUILDING IN OPERATING CONDITION

3527-3529 E CANFIELD ST
DETROIT, MI 48207



- Approximately 11,350 SF
- Includes 1,350 SF 2nd floor office
- Two (2) 8' x 10' doors
- Fully operational building
- Historic 1929 construction
- Zoned R2 for industrial use
- Prime location in Detroit
- Versatile space for various operations



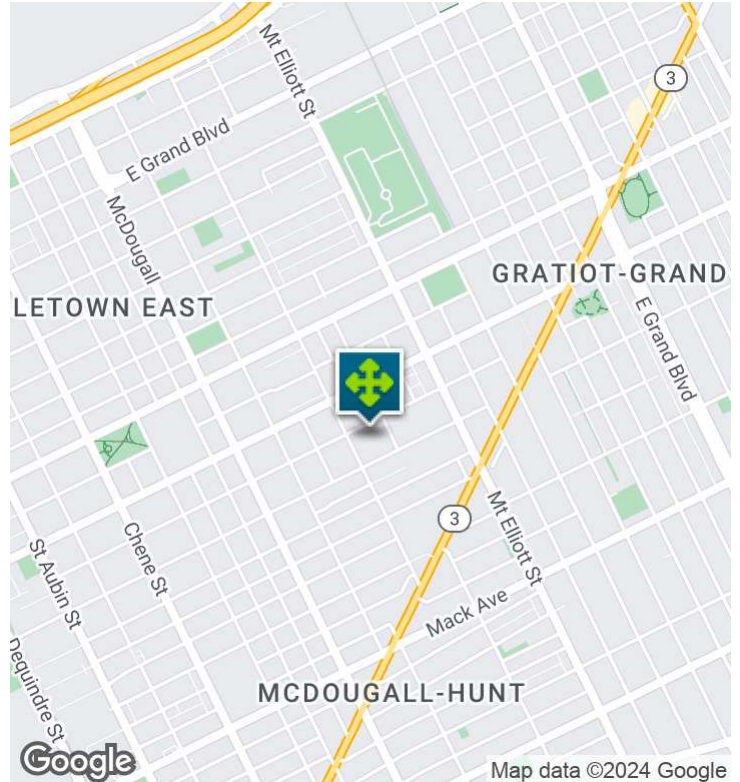
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price

\$99,000

OFFERING SUMMARY

Building Size:	11,350 SF
Available SF:	11,350 SF
Lot Size:	18,216 SF
Price / SF:	\$8.72
Year Built:	1929
Zoning:	R2
Market:	Detroit

PROPERTY OVERVIEW

Approximately, 11,350 SF industrial building in operable condition! 1,350 SF of 2nd story office, boiler hot water heat throughout, 13' - 15' clear height, 600 AMP/220 Volt, paint booth, two (2) 8' x 10' doors, and fluorescent lighting. Bathrooms on the 1st and 2nd floor are fully operational and the boiler heat system is in working order. The roof is generally in good condition; however, it does have a few leaks around the skylights. Situated on two lots; 3527 E Canfield St is 0.41 acres, and 3529 E Canfield St is 0.0082 acres. This fantastic opportunity to own for \$99K. The current use of the building is manufacturing; this building is fully operational and ready to be occupied.

LOCATION OVERVIEW

The location provides easy access to major highways and is just a short distance from the Downtown Detroit district, home to a variety of businesses and amenities. Nearby points of interest include the Detroit Riverwalk, providing scenic views and outdoor recreation, as well as the renowned Eastern Market, a hub for local vendors and events. Detroit's East Canfield area is an attractive opportunity for prospective commercial investors.



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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	+/- 11,350 SF
Space Available:	+/- 11,350 SF
Shop SF:	+/- 10,000 SF
Office SF:	1,350 S
Mezzanine SF:	N/A
Occupancy:	Immediate
Zoning:	R2
Lot Size:	18,216 SF
Parking Spaces:	10
Fenced Yard:	No
Trailer Parking:	Yes
Year Built / Renovated:	1950
Construction Type:	Wood
Clear Height:	14'
Overhead Doors:	Two (2) 8' x 10'
Truckwells/Docks:	No
Cranes:	N/A
Power:	600 AMP 220 Volt
Air Conditioning:	No
Heat Type:	Boiler
Airlines:	Yes
Sprinklers:	Yes
Lighting:	Fluorescent
Taxes:	3527 E Canfield St \$2,802.37 3529 E Canfield St \$16.03



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ADDITIONAL PHOTOS



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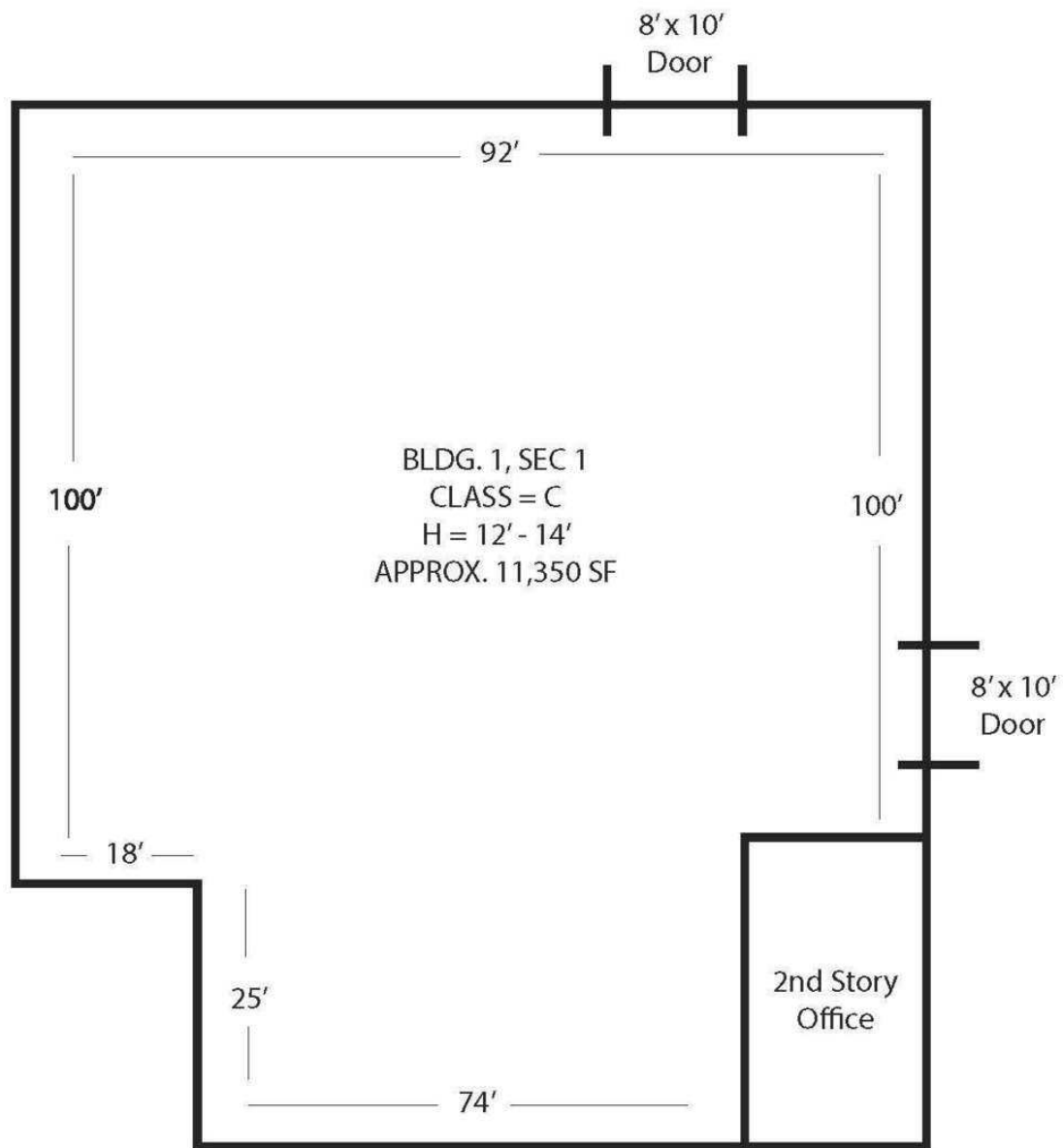
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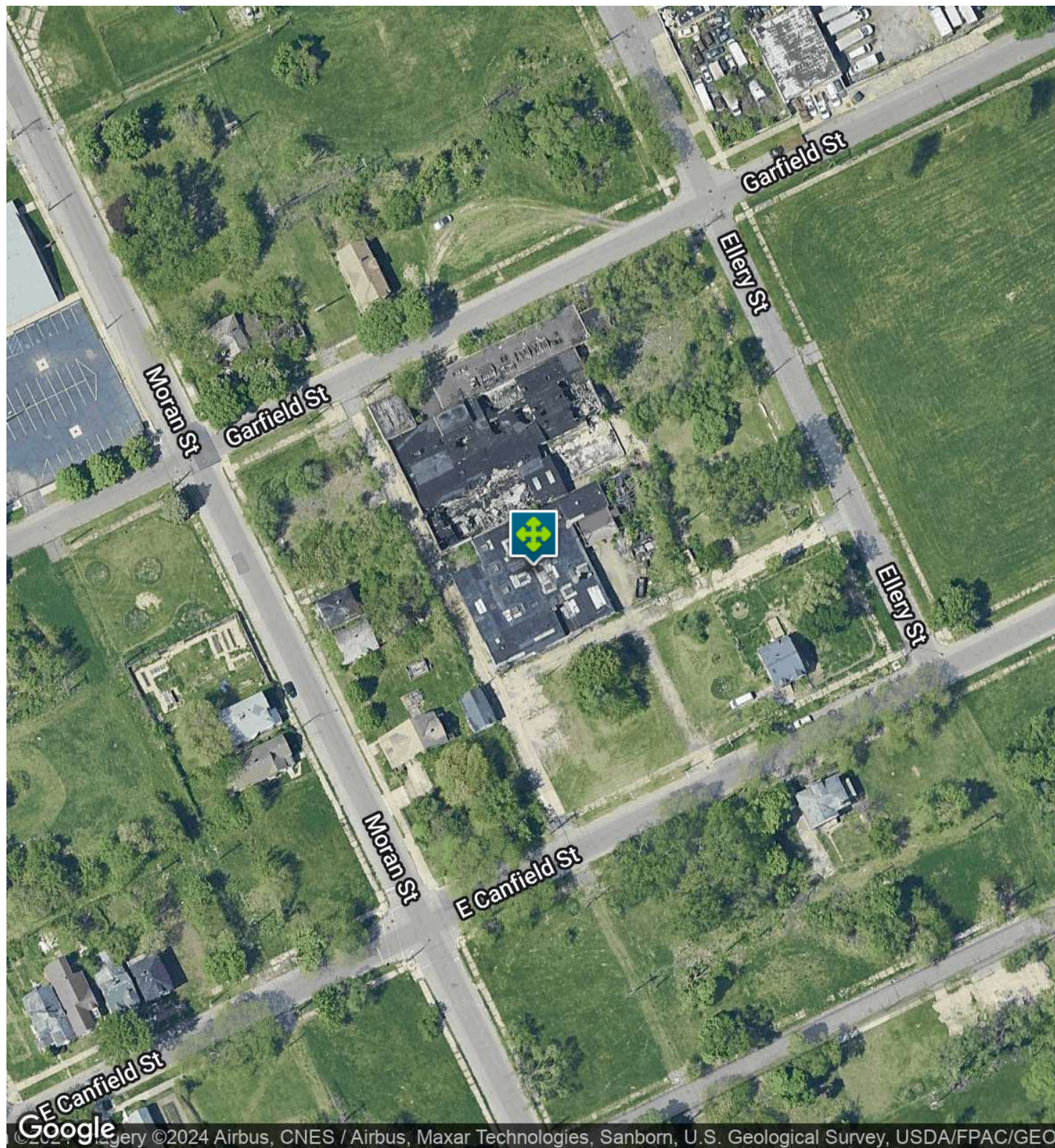
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SITE PLANS



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AERIAL MAP

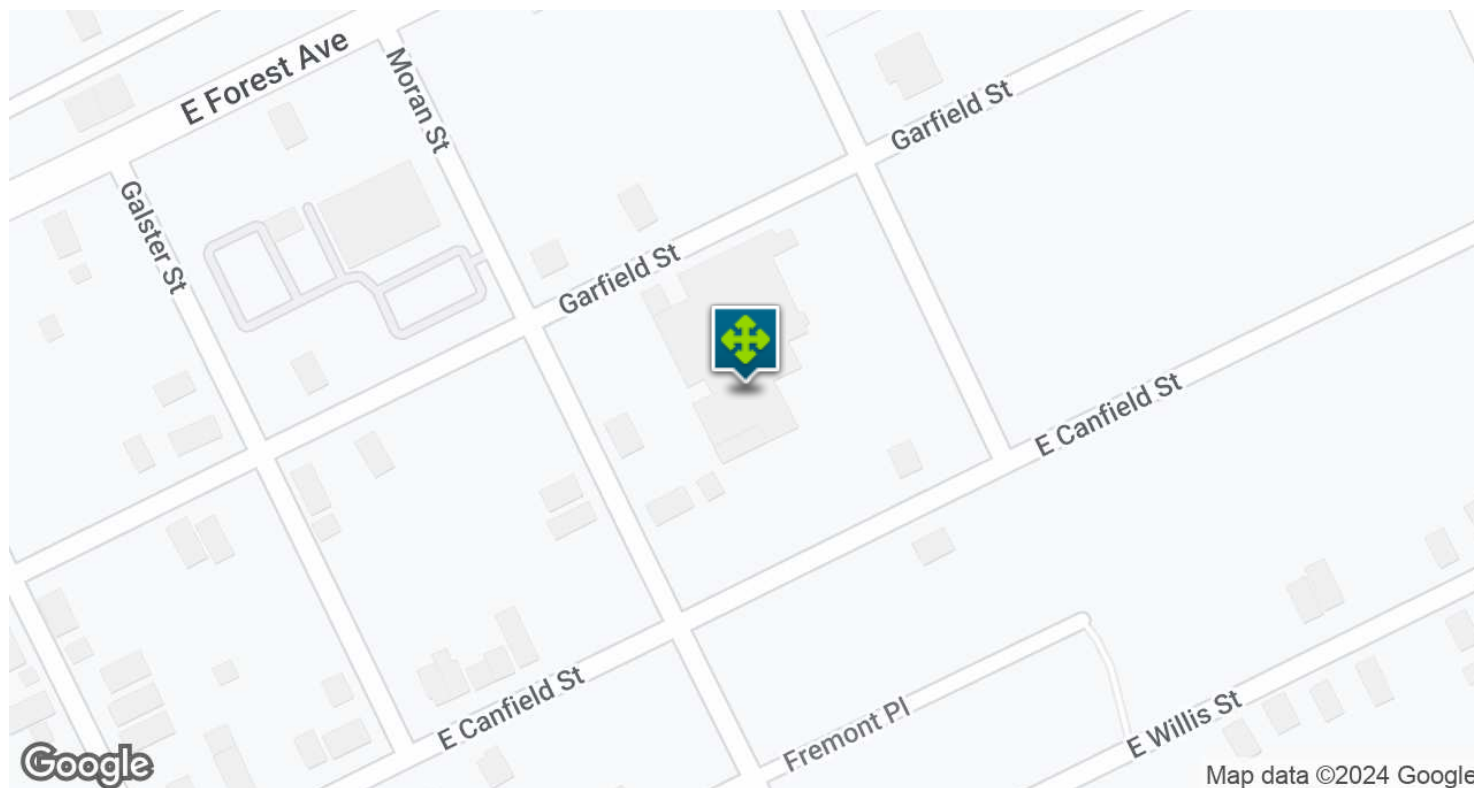
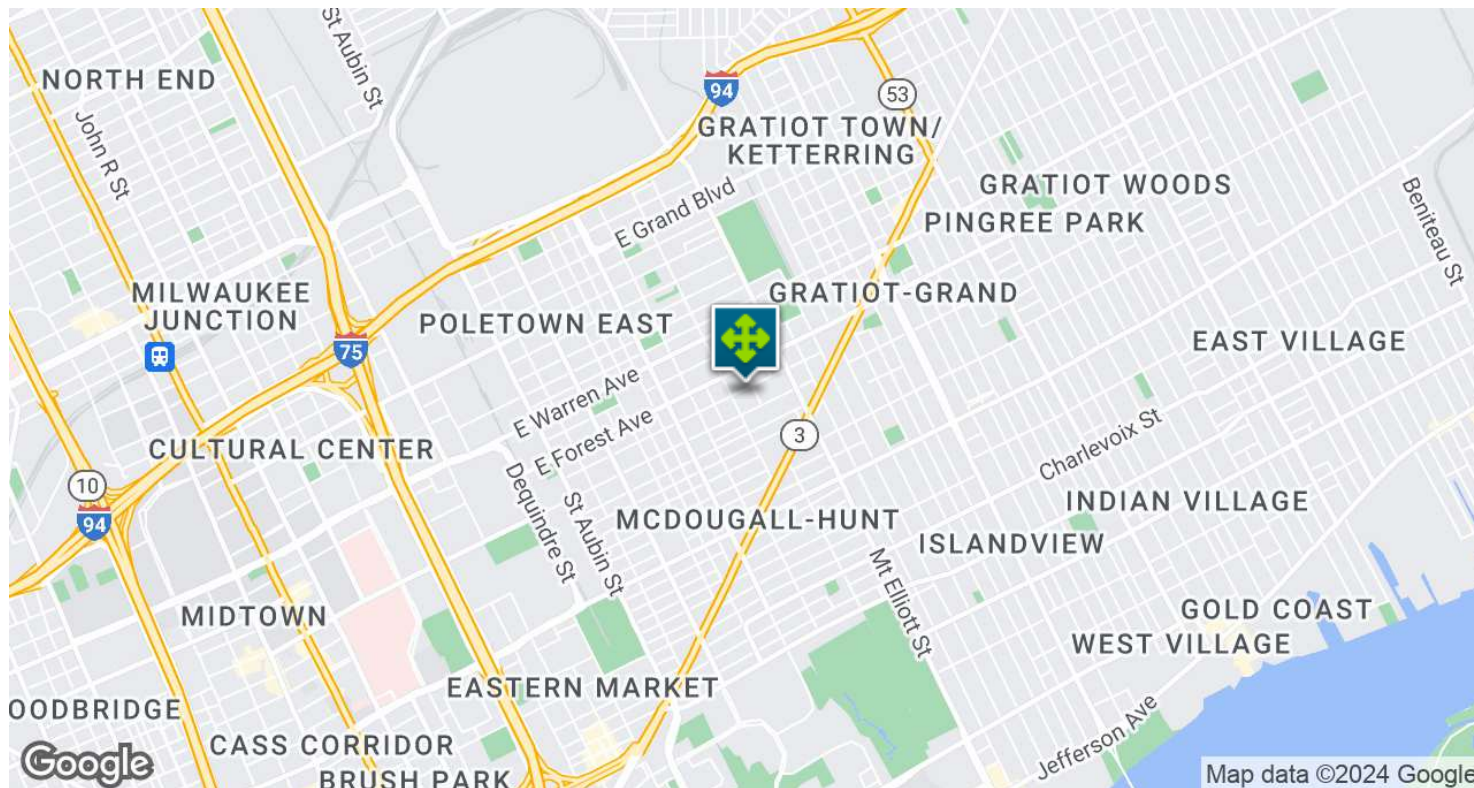


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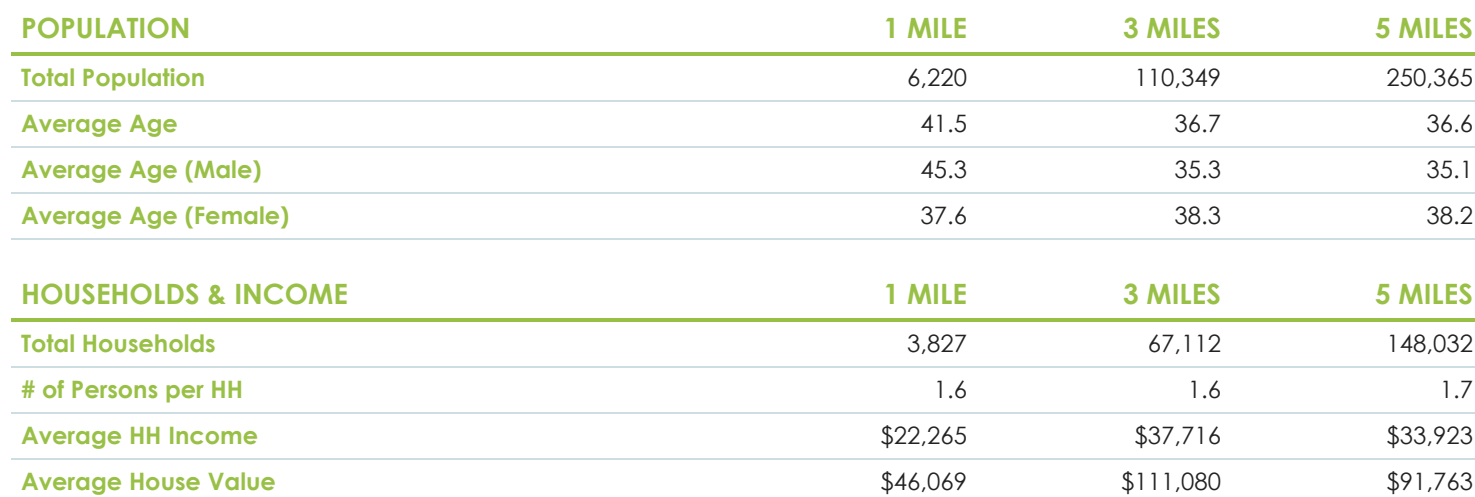
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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