

**14160 GRATIOT Avenue, Detroit, Michigan 48205-2430**

MLS#: **20221024527**  
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$199,999**  
 OLP: **\$199,999**



Location Information

County: **Wayne**  
 City: **Detroit**  
 Mailing City: **Detroit**  
 MLS Area: **05054 - Det 8 To Gratiot/Houston To 7**  
 School Dist: **Detroit**  
 Location: **south of 7 mile**  
 Directions: **take gratiot to address**

Lot Information

Acreage: **0.2**  
 Lot Dim: **22.00 x 100.00**  
 Road Frt Feet: **91**  
 Water Frt Ft:  
 Side of Str: **E**

General Information

Year Built/Rmd: **1941/2010**  
 #Units/ \$ Lsd: **2 / 0%**  
 # Loft Units: **0**  
 # Eff/Std Units: **0**  
 # 1 BR Units: **0**  
 # 2 BR Units: **0**  
 # 3 BR Units: **0**  
 # 4 BR Units: **0**  
 Encroachments:

Business Information

Zoning: **Commercial, Multiple, Office, Recreation**  
 Current Use: **Automotive, Commercial, Convenience Store, Mini-Sto**  
 Bus Type: **Service, Manufacturing, Medical, Office, Recreational, Retail**  
 Licenses:  
 Rent Incl:  
 Inv List:  
 Inv Incl: **No**  
 APOD Avail:  
 Zone Conform:  
 Rent Cert'd:  
 Restrictions:

Income and Expenses

Monthly Sales:  
 Annl Net Inc: **0**  
 Annl Gross Inc: **0**  
 Annl Oper Exp: **0**

Access To / Distance To

Airport:  
 Interstate: **No**  
 Railroad:  
 Waterway:

Square Footage

Est Sqft Ttl: **3,932**  
 Est Sqft Main: **3,932**  
 Est Sqft Office:

Listing Information

Listing Date: **07/29/2022** Pending Date:  
 Terms Offered: **Cash, Contract, Warranty Deed**  
 Access: **Appointment**  
 Land DWP: **\$50,000** Land Int Rate: **5**  
 Off Mkt Date:  
 Exclusions:  
 Possession: **At Close**  
 Land Payment: **\$1,894**  
 Trans Type: **Sale**  
 Short Sale: **No**  
 Land Terms: **108**

Features

Arch Level: **1 Story** Exterior: **Block/Concrete/Masonry, Brick**  
 Foundation Ft:  
 Exterior Feat:  
 Comm Ext Feat: **Awning/Overhang(s), Outside Lighting, Doors 10-15 ft** Roof Mtrl: **Rubber**  
 Water Source: **Public (Municipal)** Sewer: **Public Sewer (Sewer-Sanitary)**  
 Out Buildings: Road Frontage: **Class A**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
-----------	-------	------	-----------	-----------	----------------	------

Legal/Tax/Financial

Property ID: **W211028581S** Ownership: **Standard (Private)**  
 Tax Summer: **\$321** Tax Winter: **\$27** Other/Spec Asmt: **100.00**  
 SEV: **41,500.00** Taxable Value: **2,840.00** Occupant: **Vacant**  
 Legal Desc: **S GRATIOT 1028 SEYMOUR & TROESTERS MONTCLAIR HEIGHTS SUB NO 2 L40 P74 PLATS, W C R 21/594 22 X 100**  
 Subdivision: **SEYMOUR & TROESTERS MONTCLAIR HGTS NO 2 (PLATS)**

Office Information

Office: **Brookstone, Realtors LLC**

Remarks

Pub Rmks: **HERE IS A PREMIUM PROPERTY FOR SALE. THIS IS A DIAMOND IN THE ROUGH! CORNER PROPERTY. GREAT VISIBILITY AND AN ACCESSIBLE ALLEY TO ENTER OFF THE BACK THROUGH A GARAGE. IT WAS A TIRE SHOP AT ONE TIME AND A CARWASH ALSO. YES THIS PROPERTY NEEDS WORK. SOMEONE WITH A VISION CAN TURN THIS INTO A GEM. THIS SALE CONSISTS OF 4 PARCELS (4 ADDRESSES) 14170 AND 14164 GRATIOT ARE 2 VACANT LOTS COMBINED ARE 47X100 AND THEN 14160 AND 14156 GRATIOT ARE 2 BUILDINGS NEXT TO EACH OTHER WITH AN OPENING ON THE INSIDE FOR A COMBINED 44X100 AND THE 2 BUILDINGS ARE 3730 SQ.FT. TOTAL. THERE ARE LOTS OF OPPORTUNITIES ON THIS BUSY THOROUGH FARE RD. WITH A 21,300 DAILY TRAFFIC COUNT. MULTIPLE USES. REDEVELOPMENT OPPORTUNITIES AS WELL. LAND CONTRACT TERMS AVAILABLE. SELLER FINANCING. BUILD TO SUIT. ALSO FOR LEASE \$2,000.00 PER MONTH**