EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

14312 PENNSYLVANIA

Southgate, MI 48195



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

FRANK RAKIPI

Vice President

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OFFERING SUMMARY: 14312 Pennsylvania | Southgate, MI 48195



PROPERTY OVERVIEW

We are excited to present a great opportunity to acquire a centrally located property in Southgate, Michigan. Located at 14312 Pennsylvania, this property is on +/- 0.65 acres and has approximately 40 parking spaces. It is currently operating as a retail cigar bar, but can be used for various other businesses (C-2 General Business). The building includes a kitchen, refrigeration system, and a built in bar. There is also an option to purchase the current operating business along with all furniture, fixtures, and equipment (FFE), which is not included in the current asking price. The business is being sold separately.

OFFERING SUMMARY

Sale Price:	$550,0000
Building Size:	2,475 SF
Price / SF:	$222.22
Year Built:	1968
Zoning:	C-2 - General Business

PROPERTY HIGHLIGHTS

- 2,475 SF
- Option to Purchase The Established Business (sold separately)
- .65 Acres w/ 40 Parking Spaces
- Many business uses

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

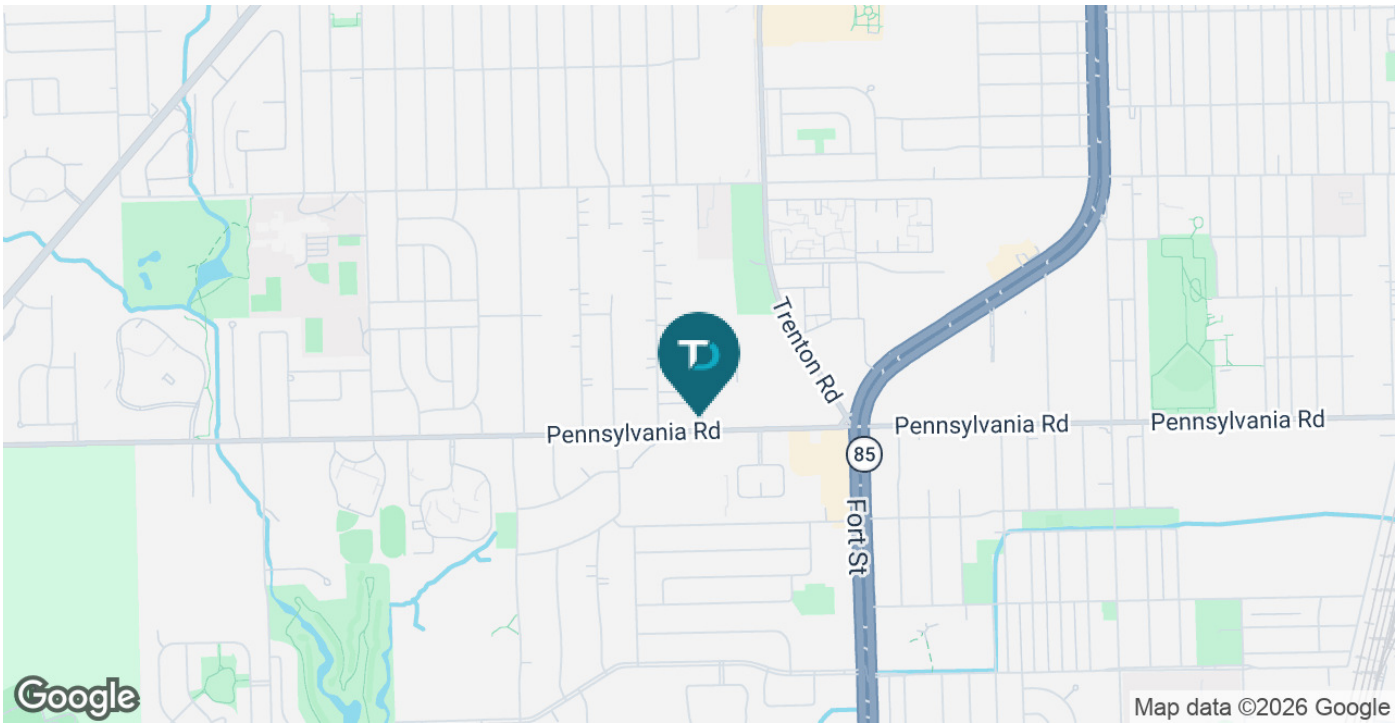
BUILDING/PROPERTY INFORMATION: 14312 Pennsylvania | Southgate, MI 48195

BUILDING INFORMATION

Price/SF:	$222.22
Building Size:	2,475 SF
Year Built:	1968
Number of Floors:	1
Utilities:	City Water & Sewer
Parking Spaces:	40

PROPERTY INFORMATION

Lot Size:	0.65 Acres
Property Type:	Retail
Property Subtype:	Freestanding Building
2023 Taxes:	Summer - $11,581.01 Winter - $2,086.12
Zoning	C-2 - General Business
Traffic Count:	Pennsylvania Rd - 8,009 vpd Fort St - 30,861 vpd
Legal Description:	Available Upon Request
APN:	53-028-99-0008-702



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INTERIOR PHOTOS: 14312 Pennsylvania | Southgate, MI 48195









SITE PHOTO: 14312 Pennsylvania | Southgate, MI 48195

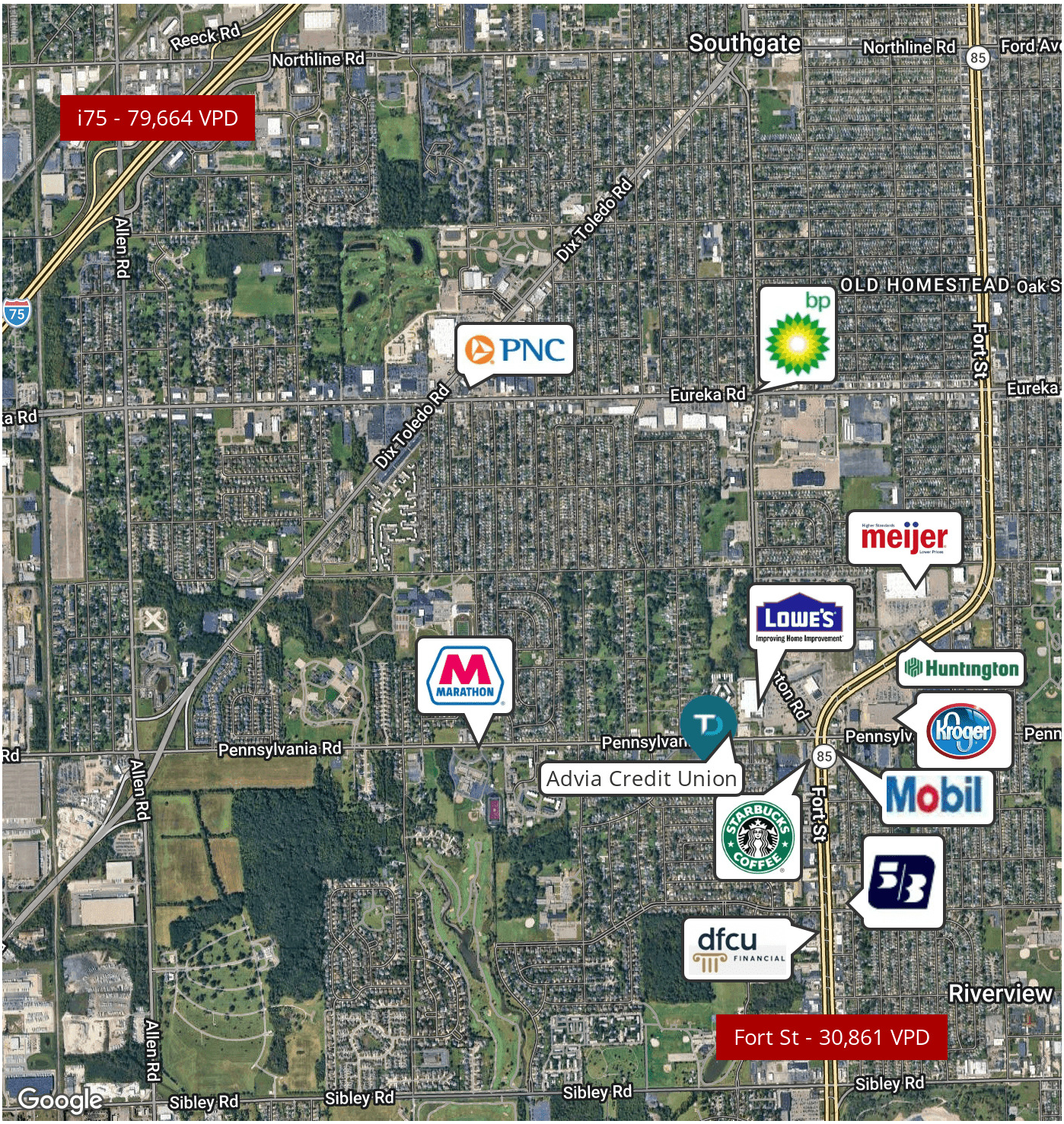


Parcel also available for sale.

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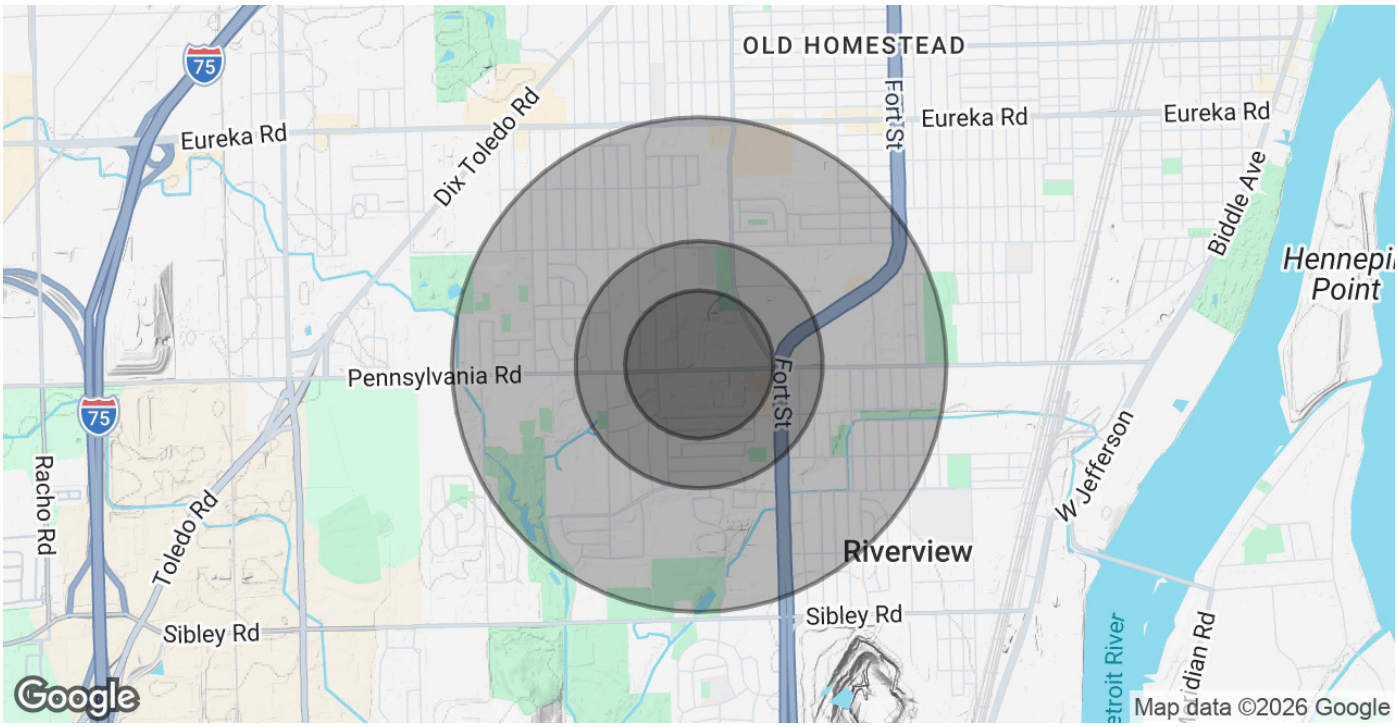
RETAILER MAP: 14312 Pennsylvania | Southgate, MI 48195



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DEMOGRAPHICS MAP & REPORT: 14312 Pennsylvania | Southgate, MI 48195



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	773	3,082	13,635
Average Age	49	47	44
Average Age (Male)	46	44	42
Average Age (Female)	52	49	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	1,289	6,048
# of Persons per HH	2.7	2.4	2.3
Average HH Income	$89,102	$83,041	$88,275
Average House Value	$225,279	$215,259	$192,361

Demographics data derived from AlphaMap

Disclaimer: No warranty or representation, expressed or implied, is made as to the condition of the herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s)any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performances.

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