

VAN BORN TAVERN & GRILL

22402 Van Born Rd, Dearborn Heights, MI 48125



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 22402 Van Born Rd | Dearborn Heights, MI 48125

**PROPERTY OVERVIEW**

Well-maintained retail building featuring two suites, one of which is leased and the other a fully built-out, owner-operated restaurant. The turnkey restaurant—available with liquor license, FF&E, and capital equipment—offers a rare opportunity for an owner-user or investor, with recent upgrades including a new roof and parking lot.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	5,300 SF
Price / SF:	\$207.55
Year Built:	1990
Zoning:	C-3 Commercial

PROPERTY HIGHLIGHTS

- (2) Suite freestanding retail building
- 4,000 SF available / 1,300 SF leased
- New roof and parking lot (2021)
- Turnkey restaurant available - contact Broker for details
- Liquor license, FF&E, capital equipment, etc
- Ample parking

BUILDING/PROPERTY INFORMATION: 22402 Van Born Rd | Dearborn Heights, MI 48125

BUILDING INFORMATION

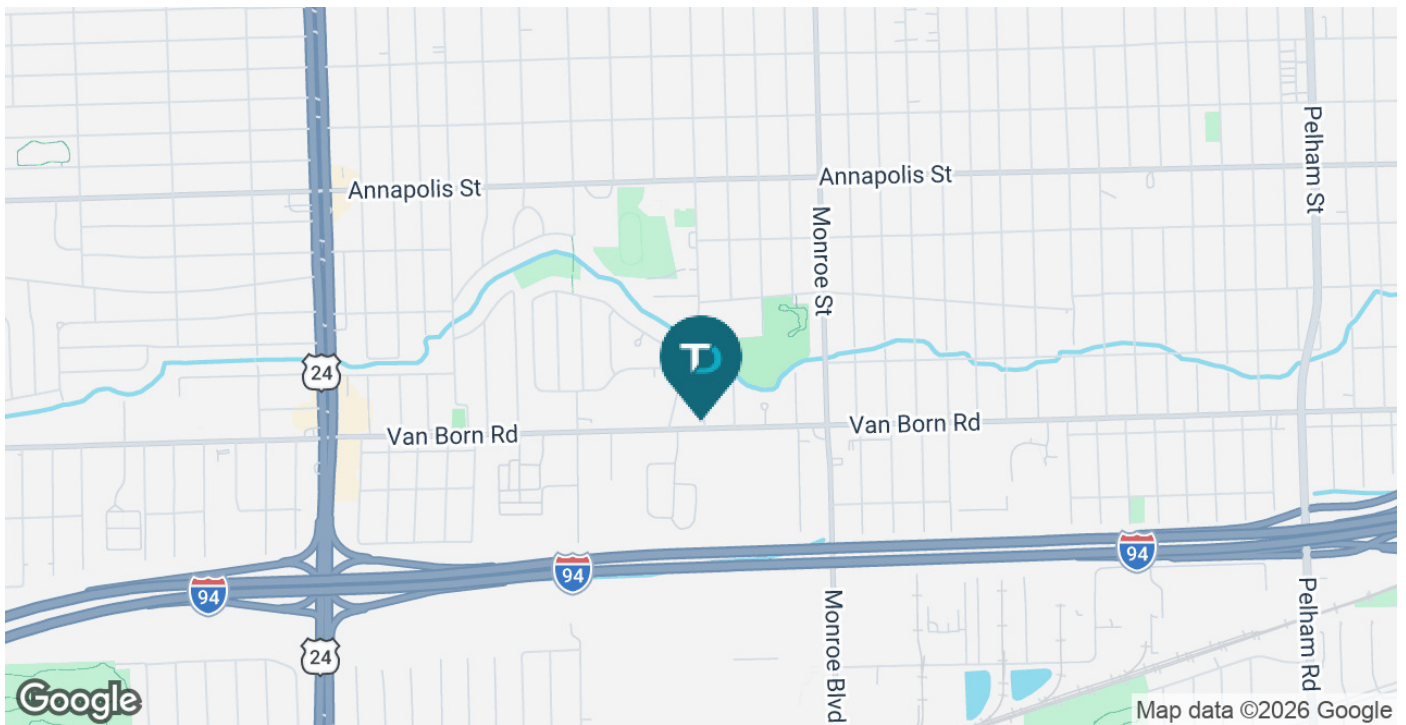
Price/SF:	\$207.55
Building Size:	5,300 SF
Year Built:	1990
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	38

PROPERTY INFORMATION

Lot Size:	0.68 AC
Property Type:	Retail
Property Subtype:	Restaurant
2024 Taxes:	\$13,832
Zoning	C-3 Commercial
Traffic Count:	24,256 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	33-048-01-0429-301

LOCATION INFORMATION

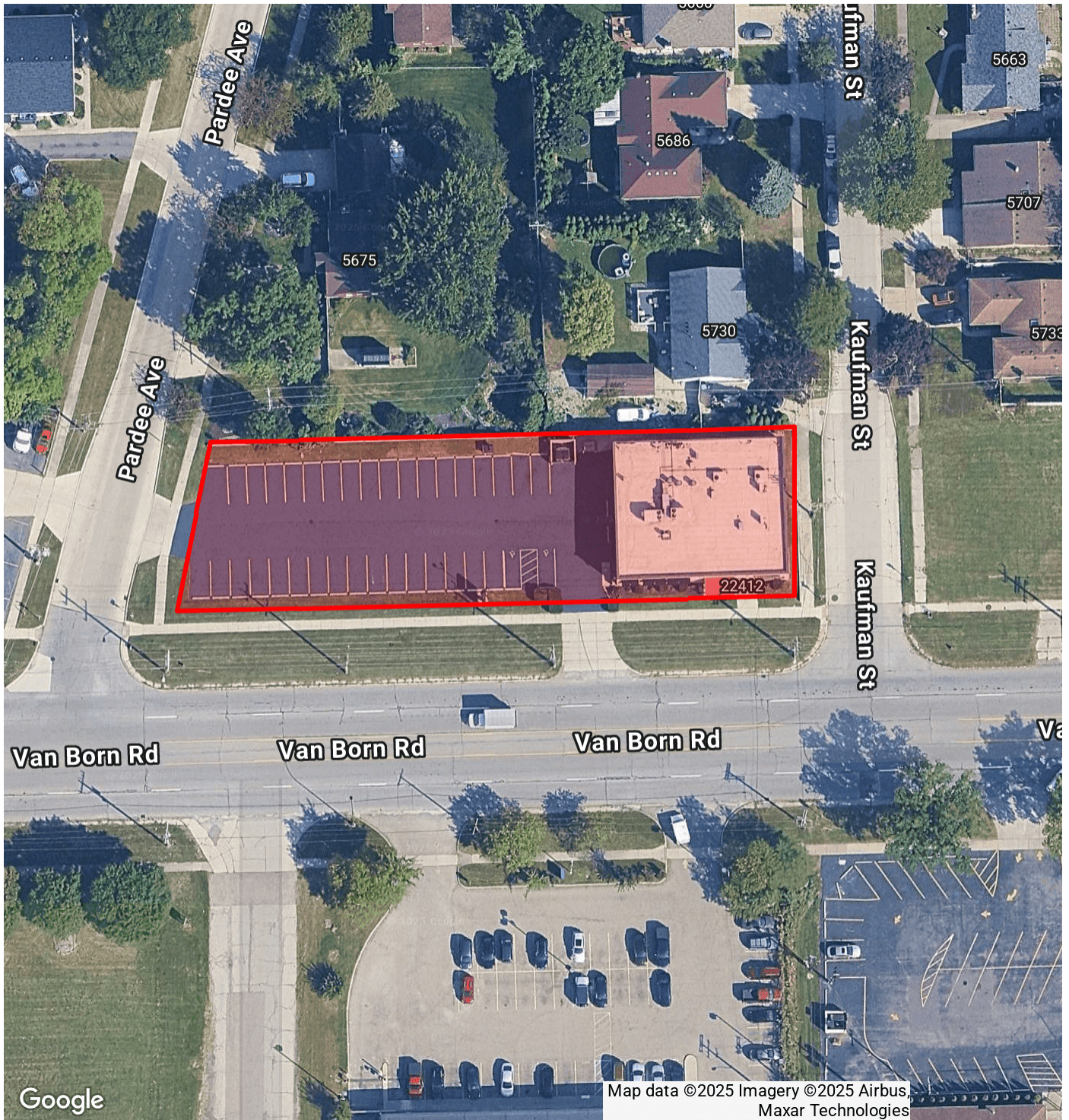
Situated on the North side of Van Born Rd just east of Telegraph



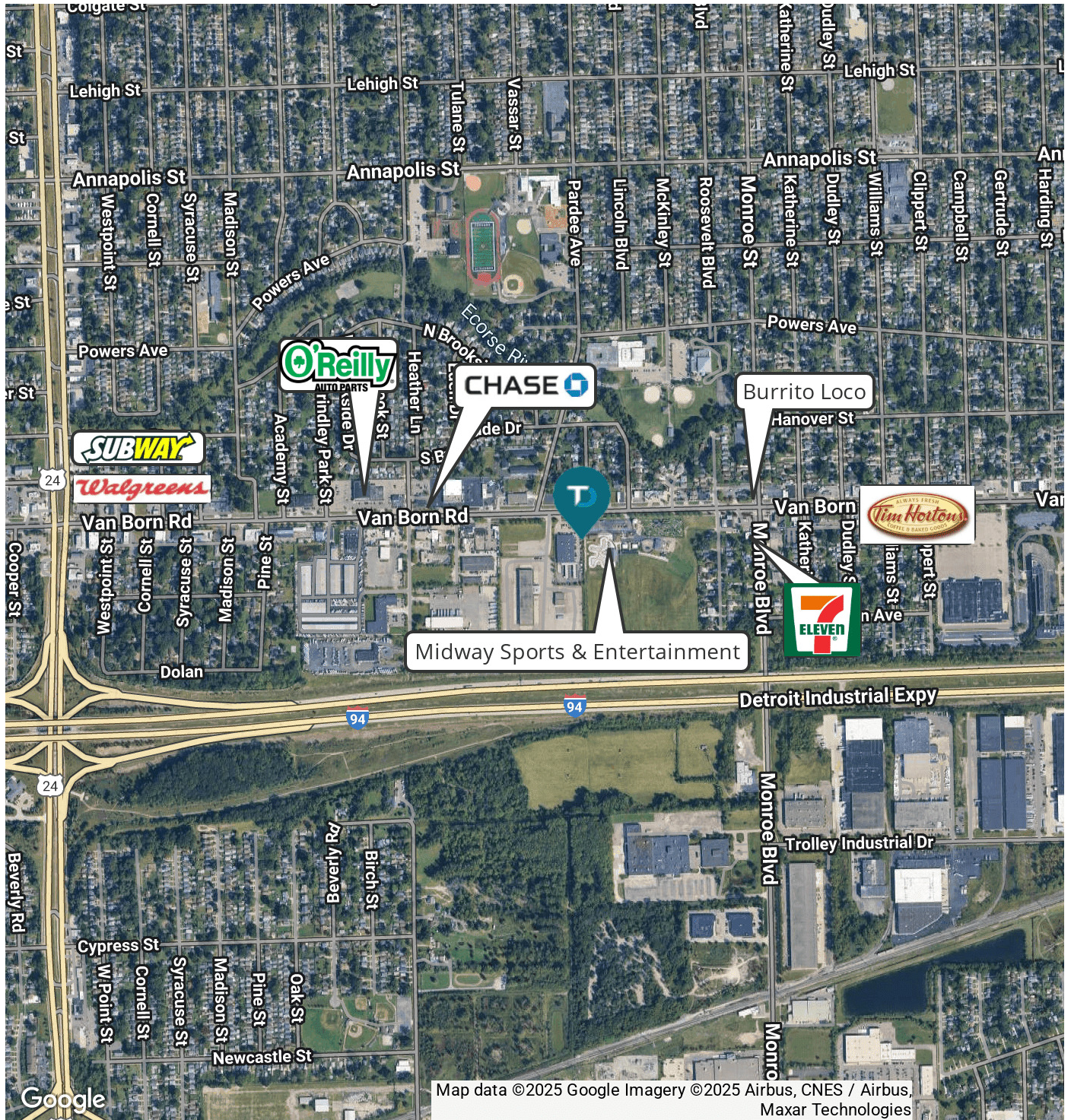
ADDITIONAL PHOTOS: 22402 Van Born Rd | Dearborn Heights, MI 48125



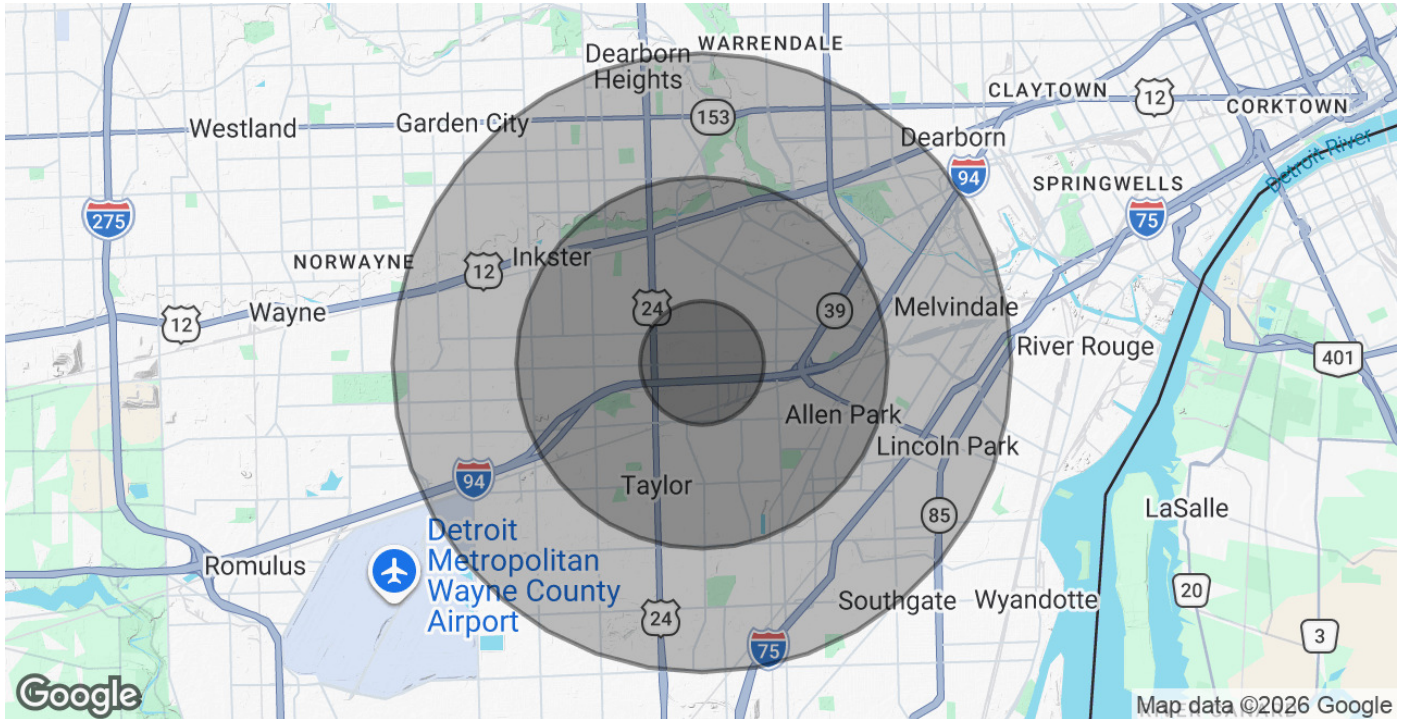
AERIAL MAP: 22402 Van Born Rd | Dearborn Heights, MI 48125



RETAILER MAP: 22402 Van Born Rd | Dearborn Heights, MI 48125



DEMOGRAPHICS MAP & REPORT: 22402 Van Born Rd | Dearborn Heights, MI 48125



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,258	111,318	267,758
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,513	45,234	105,667
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$73,202	\$82,838	\$80,531
Average House Value	\$141,085	\$175,931	\$187,900

2020 American Community Survey (ACS)