

# HIGHLAND PARK - CAR CHOICE USED CAR SALES AND REPAIR

16504 WOODWARD AVENUE | HIGHLAND PARK, MI 48203



## FOR SALE

**C3 CRE, LLC**

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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## PROPERTY HIGHLIGHTS

- Fully licensed & operational used car lot and repair shop: includes a Class B Used Vehicle Dealer License, Class C Salvage License, and Vehicle Repair License.
- Exceptional opportunity on Woodward Avenue, conveniently located just south of McNichols (Six Mile), offering high visibility/accessibility, and excellent signage opportunities.
- Situated in a dense residential area with nearby automotive and retail neighbors, including Bill Snethkamp Chrysler Dodge Jeep and Ram Dealership, creating excellent synergy.
- Large lot capable of displaying up to sixty (60) vehicles, ideal for maximizing inventory and sales exposure.
- Two-bay mechanic shop featuring a single active garage door plus an additional 12' x 12' garage door (previous opening currently blocked but easily reopened with door reinstallation), ample storage for parts and inventory, and a customer-facing office for sales, administration, and service operations.
- Beautiful cinder block structure built in 2008, well maintained and functional for day-to-day operations.
- Huge upside for a new owner by offering customer financing options, including Credit Acceptance programs.
- With service restricted to the dealership's own vehicles, there's a clear opportunity to expand all customers and boost revenue dramatically.
- Additional capital investment, new inventory, and expanded day-to-day operations can further enhance profitability.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,574	54,656	146,172
Total Population	8,358	146,143	363,734
Average HH Income	\$59,057	\$62,402	\$66,271

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## BUILDING SIZE

2,400 SF

## LAND SIZE

0.35 Acres

## ASKING PRICE

\$649,999 (Seller Financing Available)

## AREA TENANTS



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## ADDITIONAL FEATURES

- 22 foot ceilings
- Bulletproof windows
- Fully cemented parking lot with drainage system
- Three-phase electrical service
- Repair garage has one car hoist installed + an additional hoist included (not yet installed)
- 12 x 12 overhead garage door installed
- Additional 12 x 12 garage door included (previous opening currently blocked off but can be easily reopened and door reinstalled)
- 40 foot shipping container included
- Camera system + alarm system
- Fiber optic internet available in the area
- 10 ton rooftop heating and cooling unit

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### SERVICES

Buyer and Seller Representation  
Land Brokerage

Cannabis Acquisitions and Dispositions  
Portfolio and Surplus Property Sales

Investment Sales  
Site Selection and Location Strategy

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## General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

## Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

## Real Estate Agency Relationships:

*Seller's Agent* - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

*Buyer's Agent* - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

*Dual Agents* - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

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