

# EASTPOINTE - SINGLE-TENANT RETAIL/OFFICE BUILDING

24850 GRATIOT AVENUE | EASTPOINTE, MI 48021



## 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

- Single-tenant retail/office building available for sale.
- The property also includes a finished second-floor space that offers flexibility for a variety of potential uses, allowing users to tailor the area to their specific business or operational needs.
- The building features ceiling heights of 14 feet, allowing for a flexible layout ideal for retail, showroom, office, or service-oriented users.
- A brand-new roof has been installed. The site offers parking for twelve (12) vehicles, along with a rear delivery area for convenient loading and operations.
- Positioned along one of Macomb County's primary commercial corridors, the property offers strong traffic exposure with direct connectivity to I-94 freeway.
- The surrounding area features a dense residential customer base complemented by a diverse mix of national and local businesses, creating a strategic location for a variety of retail and office service users.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,252	60,798	144,010
Total Population	20,399	147,130	348,464
Average HH Income	\$70,778	\$76,903	\$79,823

## BUILDING SIZE

Total Building Size: 4,716 SF  
 Ground Floor: 2,601 SF  
 Second Floor: 2,115 SF

## LAND SIZE

0.11 Acres

## ASKING PRICE

\$545,000

## AREA TENANTS



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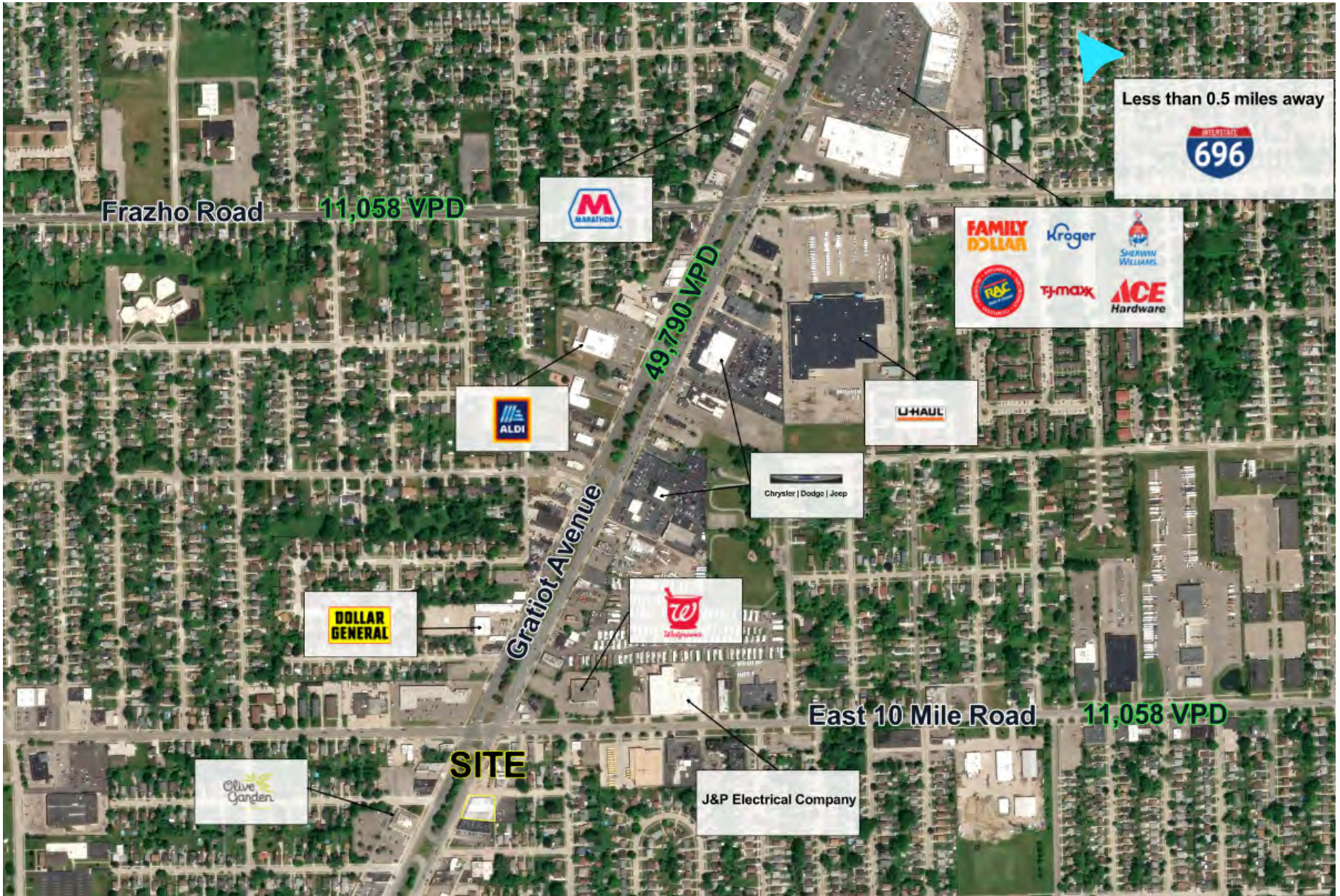
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### SERVICES

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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