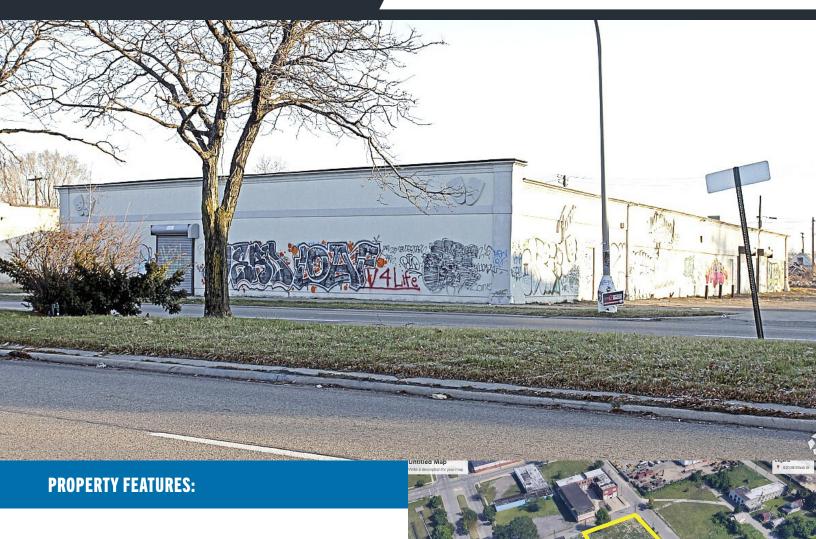
## **FOR SALE**

DEVELOPMENT OPPORTUNITY 620 MT. ELLIOTT DETROIT, MICHIGAN 48207





- Building sf: 17,000 sq. ft.
- Building Description: Single Story
- Liquor License Available
- 1.56 (68,016 sq. ft.) acres
- 237' of frontage on Mt. Elliott
- Rectangular shape
- Additional land available for purchase
- Two blocks from Riverfront

FOR MORE INFO CONTACT: TERRY EDMONDSON/STEVE SAGMANI

313-963-7653

28 W. Adams Avenue, Suite 1550 Detroit, Michigan 48226

te@exclusive-realty.com/steve@exclusive-realty.com

### **FOR SALE**

DEVELOPMENT OPPORTUNITY 620 MT. ELLIOTT DETROIT, MICHIGAN 48207



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

#### FOR MORE INFORMATION CONTACT:

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313-963-SOLD

Terry Edmondson
President
te@exclusive-realty.com
(313) 243-9013

# **FOR SALE**

DEVELOPMENT OPPORTUNITY 620 MT. ELLIOTT DETROIT, MICHIGAN 48207





TRAFFIC COUNTS		DEMOGRAPHICS				
INTERSECTION	CARS PER DAY		1 MILE	3 MILES	5 MILES	
Mt. Elliott & E. Larned	6,756	Total Households	8,141	33,161	78,532	
Mt. Elliott & Monroe St.	4,788	Total Population	15,168	67,732	188,023	
E. Jefferson & Bellevue St.	32,502	Median Home Value	\$96,325	\$87,940	\$80,420	

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