

# Retail Storefront & Warehouse in a Freestanding Bldg.

On Corner lots, Newburgh, Ford, Globe Street

37387 Ford Road, Westland, MI 48185

**Asking Price:** \$969,900

**Real Estate:** \$969,900

**Year Established:** 1952

Remodeled in 1989.

## Building & Property Description

Building interior in good condition, no majors required. 220V. **See drone coverage by putting into your internet browser:** [flythru.io/37387-ford-rd](http://flythru.io/37387-ford-rd) Recent neighborhood, adjacent improvements and developments to the properties are in excess of \$25 million per the seller. Environmental's were done in 2001. Adjoins city of Westland properties. Warehouse has 25 ft high ceiling (per seller) with one 10 ft door. Warehouse, is a "Morton" building, and has radiant heat. Retail/Showroom has a 12 ft ceiling, with the corner facing Ford and Newburgh complete with rounded glass. All walls are well insulated per the seller. Property taxes are running about \$15,000 per the seller. Monthly utilities under the current usage: Electric \$200-\$350, Gas \$20-\$250, H2O \$20.

Building the land it sits on and its adjoining lots are for sale. There is 240 ft of road frontage on Ford Road, running east and west between Newburgh Rd and Globe Street. There is approximately 30 foot of currently unused land from the parking lot to Globe street. There is plenty of property south of the building and parking lot that is included in this opportunity. Egress may be possible from all 3 streets (Ford, Newburgh and Globe).

Lots 33, 34-40 and 41-45 per tax records, parcel #046020034301. Zoned 201 Commercial-Improved. .307 acres, lot size is 130x103, Class C building.

This building and land, for a qualified buyer, may be suitable for a 504 SBA loan if the property is owner occupied. Buyer per a SBA lender will need 10-15% down as one of the buyer qualifications.

If interested in this building you must call 734-323-0376 or email [michelle@bbfbrokers.com](mailto:michelle@bbfbrokers.com) to set up an appointment for a tour. *Note: Broker will split commission 50/50 with any licensed RE agent at closing!*

## Detailed Information

**Facilities:** Built in 1952. Approximately 3,000 sq ft showroom, 1500 sq ft. 2 story Warehouse.

**Reason Selling:** Retirement.