

16914 E 9 Mile Road, Eastpointe, Michigan 48021-2449

MLS#: **20261028679**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **03161 - Eastpointe**
 DOM: **/0/0**

Short Sale:
 Trans Type:

No Sale
ERTS/FS

LP: **\$220,000**
 OLP: **\$220,000**



Location Information

County: **Macomb**
 City: **Eastpointe**
 Mailing City: **Eastpointe**
 School Dist: **Eastpointe Community Schools**
 Location: **Nine Mile**
 Directions: **Nine Mile**

Side of Str:

Lot Information

Acres: **0.09**
 Rd/Wtr Frt Ft: **35 /**
 Lot Dim: **34X118**

General Information

Year Blt/Rmd: **1945/2022**
 #Units/ % Lsd: **/ 0%**

Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial, Office**
 Current Use: **Convenience Store, Medical/Dental, Office, Service, Restaurant, Retail, Vacant, Warehouse**
 Service, Medical, Office, Retail, Wholesale

Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform: **Yes**
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales: **0**
 Annl Net Inc: **0**
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **2,908** (LP/SqFt: \$75.65)
 Est Sqft Main: **2,908**
 Est Sqft Ofc:
 Sqft Source: **Estimated**

Recent CH: **04/27/2026 : New : ->ACTV**

Listing Information

Listing Date: 04/27/2026	Off Mkt Date:	Pending Date:	BMK Date:
Listing Exemptions:		ABO Date:	Contingency Date:
Exclusions:	Protect Period: 180	Possession: At Close	
Terms Offered: Cash, Contract, Conventional		MLS Source: REALCOMP	Originating MLS# 20261028679
Access: Appointment/LockBox		LB Location:	
LC Down Pay: \$100,000	LC Int Rate: 7.5		
LC Payment: \$1,750	LC Term: 36		

Features

Arch Level: 1 Story	Exterior: Block, Brick
Foundation: Slab	Foundation Mtrl:
Exterior Feat:	Roof Mtrl: Rubber
Comm Feat: Programmable Thermostat	
Comm Ext Feat: Outside Lighting	
Accessibility:	Heating: Forced Air
Fencing:	Plant Heating:
Heating Fuel: Natural Gas	Office Heating:
Wtr Htr Fuel: Natural Gas	Sewer: Sewer (Sewer-Sanitary)
Water Source: Public (Municipal)	

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: 1431229004	Ownership: Standard (Private)
Tax Summer: \$5,159	Oth/Sp Assmnt:
SEV: 77,900.00	Existing Lease: Yes
Tax Winter: \$310	Occupant: Vacant
Taxable Value: \$68,200.00	
Legal Desc: HALFWAY CITY NO 1 LOT 299 EXC S 2 FT LIBER 5, PAGE 3	
Subdivision: Halfway City # 01	

Agent/Office/Contact Information

Listing Office: EXP Realty Main	List Ofc Ph: (888) 501-7085
Listing Agent: FADI DABAJA	List Agt Ph: (313) 600-6189
Co-List Agent: JAY NAIM	Co-List Agt Ph: (313) 571-6581
Contact Name: FADI OR JAY	Contact Phone: (313) 600-6189

Remarks

Public Remarks: **Unlock the potential of this high-exposure commercial opportunity on busy E 9 Mile Road in Eastpointe. Offering almost 3,000 sq ft, this rone-story brick/block building combines modern updates with exceptional flexibility for a wide range of business uses. Zoned Commercial/Office, the property is ideal for retail, showroom, fitness studio, gaming lounge, office headquarters, medical/service business, event concept, wholesale operation, or creative workspace. The expansive open floor plan features updated lighting, multiple finished areas, clean modern restrooms, utility/service rooms, central air, forced heat, and excellent frontage with oversized display windows for branding and visibility. Exterior benefits include paved access, on-site/nearby parking options, sidewalks, outside lighting, and strong daily traffic counts surrounded by established businesses and dense residential neighborhoods. The modernized interior design and move-in-ready condition create immediate upside for owner-users or investors seeking a standout asset in a growing corridor. Rare chance to secure a larger footprint commercial building with endless possibilities in a prime Macomb County location. Land contract terms may be available.**

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