

**7870 Southfield Road, Detroit, Michigan 48228**

MLS#: **20261068433**  
P Type: **Real Estate Only**  
Status: **Active**

Area: **05092 - Det - Joy-Dbn Ht Grnflid-Lin**  
DOM: **N/1/1**

Short Sale:  
Trans Type:

**No Sale**  
**ERTS/FS**

LP: **\$1,600,000**  
OLP: **\$1,500,000**

Location Information

County: **Wayne**  
City: **Detroit**  
Mailing City: **Detroit**  
School Dist: **Detroit**  
Location: **Southfield Rd & Tireman**  
Directions: **Southfield Rd & Tireman**

Side of Str:

Lot Information

Acres: **0.46**  
Rd/Wtr Frt Ft: **110 /**  
Lot Dim: **110.04X182.2**

General Information

Year Blt/Rmd: **1945/2018**  
#Units/ % Lsd: **/ -%**  
# Loft Units:  
# Eff/Std Units:  
# 1 BR Units:  
# 2 BR Units:  
# 3 BR Units:  
# 4 BR Units:  
Encroachments:

Business Information

Zoning: **Commercial**  
Current Use: **Vacant**  
Bus Type: **Service, Manufacturing, Office, Retail, Industrial**  
Licenses:  
Rent Incl:  
Inv List:  
Inv Incl: **No**  
APOD Avail:  
Zone Conform: **Yes**  
Rent Cert'd:  
Restrictions: **No**

Income and Expenses

Monthly Sales:  
Annl Net Inc: **\$999,999**  
Annl Gross Inc: **\$999,999**  
Annl Oper Exp: **\$999,999**

Access To / Distance To

Interstate:  
Railroad:  
Airport:  
Waterway:

Square Footage

Bldg Area Tot: **9,212** (LP/SqFt: \$173.69)  
Abv Gr Tot SF: **9,212**  
Office Sqft:  
Sqft Source: **Public Records**

Recent CH: **09/01/2026 : Price Increase : \$1,500,000->\$1,600,000**

Listing Information

Listing Date: **08/31/2026**  
Listing Exemptions:  
Exclusions:  
Terms Offered: **Cash, Contract, Conventional**  
Access: **Appointment/LockBox**  
LC Down Pay: **\$500,000**  
LC Payment: **\$10,000**

Off Mkt Date:  
Protect Period: **180**  
LC Int Rate: **8**  
LC Term: **36**

Pending Date:  
ABO Date:  
Possession:  
MLS Source:  
LB Location:

BMK Date:  
Contingency Date:  
Originating MLS# **20261068433**

Features

Arch Level: **1 Story**  
Foundation: **Slab**  
Exterior Feat: **Fenced**  
Comm Feat: **3 Phase Power, 220V Available, Carbon Monoxide Alarm(s), Security System, Smoke Alarm, Circuit Breakers**  
Comm Ext Feat: **Perimeter Fence**  
Accessibility:  
Fencing: **Fenced, Fence Allowed**  
Heating Fuel: **Natural Gas**  
Wtr Htr Fuel: **Natural Gas**  
Water Source: **Public (Municipal)**

Exterior: **Brick**  
Foundation Mtrl:  
Roof Mtrl: **Rubber**  
Heating: **Forced Air**  
Plant Heating:  
Office Heating: **Central Air**  
Sewer: **Sewer (Sewer-Sanitary)**

Unit Information

| Unit Type | Baths | Lavs | Square Ft | Furnished | # of Unit Type | Rent |
|-----------|-------|------|-----------|-----------|----------------|------|
|-----------|-------|------|-----------|-----------|----------------|------|

Legal/Tax/Financial

Property ID: **W22I072823S002L**  
Tax Summer: **\$14,589**  
SEV: **285,800.00**  
Legal Desc: **E SOUTHFIELD E 16.10 FT ON N LINE BG E 20.30 FT ON S LINE OF 412 413 476 THRU 474 WEST HAVEN SUB NO 1 L43 P37 PLATS, W C R**  
Subdivision: **22/251 110.04 IRREG West Haven 1**

Agent/Office/Contact Information

Listing Office: **EXP Realty Main**  
Listing Agent: **FADI DABAJA**   
Co-List Agent: **JAY NAIM**   
Contact Name: **FADI OR JAY**

List Ofc Ph: **(888) 501-7085**  
List Agt Ph: **(313) 600-6189**  
Co-List Agt Ph: **(313) 571-6581**  
Contact Phone: **(313) 600-6189**

Remarks

Public Remarks: **Position your business at 7870 Southfield Road, a highly visible freestanding commercial property at Southfield Freeway and Tireman. Offering approximately 9,212 SF on 0.46 acres with 110 feet of frontage, on-site/lighted parking, alley access and a fenced site, this property combines size, visibility and flexibility for an owner-user, investor or expanding business. Formerly occupied by Family Dollar, the building features a large, mostly open floor plan with storefront glass, expansive sales/showroom space, back-of-house/service areas, two restrooms, utility/work areas and an overhead service/loading door. Additional features include central air, natural-gas forced-air heat, 220V service, 3-phase power, brick construction, rubber roof, security system and closed-circuit cameras. Located in Detroit's B-4 General Business District, the property is suited to thoroughfare-oriented businesses that benefit from passing traffic. Potential concepts include general retail, furniture or appliance showroom, flooring/home-improvement center, medical or dental clinic, physical therapy, fitness/health club, professional office, trade school or training center, laundromat/dry cleaner, barber/beauty or nail salon, pet/grooming business, studio/media use, printing, trade services and select low-impact manufacturing, subject to City approval and applicable use requirements. Location is a major advantage. The site sits directly on the Southfield Freeway corridor with exposure to freeway, service-drive and Tireman traffic, plus convenient access to Joy Road, Warren Avenue, Ford Road and I-94. Nearby Rouge Park, Dearborn and Dearborn Heights help provide a strong surrounding residential and commercial customer base, while M-39 offers direct connectivity throughout Metro Detroit. A rare opportunity to secure a recognizable location with visibility, parking, power, loading capability and adaptable square footage.**

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