



465-471 S SCHAEFER HWY

**FOR SALE
\$799,999**

DETROIT, MICHIGAN 48217 | 7,500 SF FREESTANDING COMMERCIAL / INDUSTRIAL PROPERTY

Investment & Owner-User Opportunity

\$799,999	7,500 SF	25 SPACES	M-4
ASKING PRICE	BUILDING AREA	PARKING	ZONING

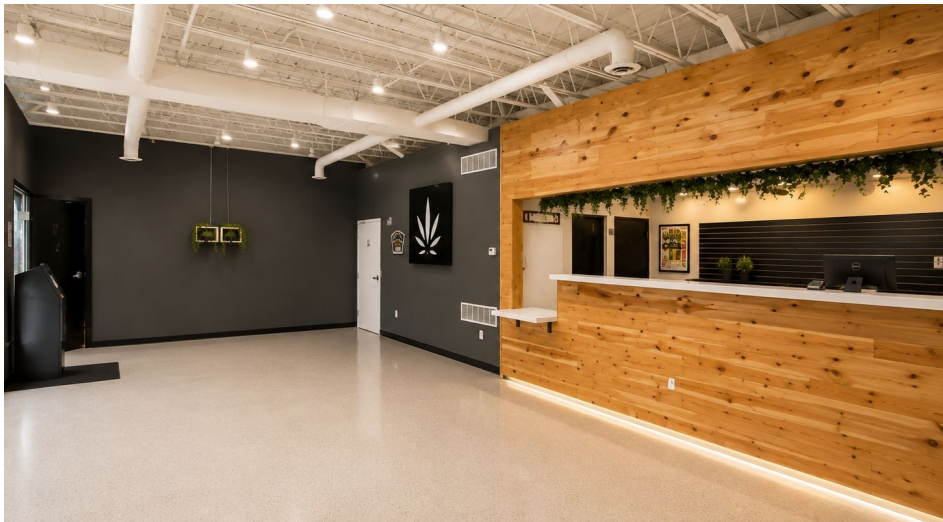
Rare opportunity to acquire a freestanding 7,500 SF commercial building on a highly visible corner parcel at Schaefer Highway and Oakwood Boulevard in Southwest Detroit. Zoned M-4 (Intensive Industrial District), the property offers flexibility for a broad range of commercial and industrial users, subject to municipal approval.

PROPERTY HIGHLIGHTS

- Freestanding masonry building with multi-tenant configuration
- Approximately 25 newly paved parking spaces
- Overhead door and strong frontage on Schaefer Highway
- Corner exposure near Oakwood Boulevard
- Unit 1 currently leased; remaining space positioned for owner occupancy or leasing
- Shell-condition areas provide flexibility for customization
- Suitable for service, showroom, warehouse, distribution, trades and industrial users, subject to approvals



Property Overview



Flexible Interior Configuration

The existing improvements combine finished customer-facing areas, office/support rooms and a large open shell area with extensive overhead ductwork and utility distribution. The mix allows a buyer to reuse existing improvements or reconfigure the building around its operation.



Five-Unit Concept & Location



FIVE-UNIT CONCEPT

Marketing visualization showing a potential five-unit division. Unit 1 is currently leased.



STRATEGIC SOUTHWEST DETROIT LOCATION

Positioned near I-75 and I-94, the Ford Rouge Complex, Marathon Petroleum Refinery, Dearborn and major industrial corridors. Downtown Detroit is approximately 12 minutes away per listing information.

Regional access is a major part of the property's appeal. The site sits between I-75 and I-94, offers convenient access to I-96, and is positioned to serve Detroit, Dearborn, Melvindale and the broader Wayne County industrial market. The listing also identifies the property as the first I-75 exit from the new Gordie Howe International Bridge corridor.

Property Details

Address	465-471 S Schaefer Hwy, Detroit, MI 48217-1356
Asking Price	\$799,999
Building Area	7,500 SF
Property Type	Commercial / Industrial / Retail
Construction	Masonry
Tenancy	Multi-tenant
Parking	25 spaces (3.33 / 1,000 SF)
Docks	None
Zoning	M-4 - Intensive Industrial District
Parcel ID	20-017996-002
Current Availability	Unit 1 leased; balance positioned for owner-user / leasing
Sale Condition	Building in shell condition

LISTING CONTACT

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IDEAL USER PROFILES

Construction trades • Electrical • Plumbing • HVAC • Logistics • Manufacturing • Warehousing • Distribution • Fleet operations • Automotive/service • Showroom uses • Other M-4 compatible uses, subject to municipal approval.

DISCLAIMER

Information has been obtained from sources believed reliable but is not guaranteed. Buyers should independently verify building area, zoning, permitted uses, dimensions, taxes, environmental conditions, utilities, occupancy, and all other material facts. Renderings and unit divisions are conceptual and for marketing purposes only.