



FOR SALE · PURITAN / LIVERNOIS SITES

DETROIT · WAYNE COUNTY · MI

A DETROIT DEVELOPMENT ASSEMBLAGE

Puritan & Livernois Assemblage

📍 Detroit, Michigan 48238 / 48221 · Puritan Ave & Livernois Ave

ASKING PRICE **\$2,500,000**

PARCELS

9
CONTIGUOUS

LAND AREA

±75,650
SF

ACREAGE

±1.74
AC

ZONING

B2
LOCAL BUSINESS

"A rare multi-parcel B2 site at a signalized Detroit corridor — positioned for retail, mixed-use, or multifamily development."



SITE MAP · ATTACHED

Puritan — Livernois Sites

ESRI AERIAL · PARCEL PIN LOCATIONS · DETROIT, MI

SOURCE MAP · AUGUST 2025

↓ DOWNLOAD PDF

Nine-Parcel Land Holding

The offering comprises a **contiguous nine-parcel assemblage** at the signalized intersection of Puritan Avenue and Livernois Avenue, held across three affiliated ownership entities. Combined land area approximates **75,650 SF (±1.74 AC)** with frontage on Puritan, Livernois, Santa Rosa, and Stoepel. Source: Wayne County Public Records.

ADDRESS	PARCEL ID	OWNER OF RECORD	DIMENSIONS	LAND SF	ACRES
6300 Puritan	W16I007882C3	University Square LLC	142 × 100	14,189	0.33
6335 Puritan	W16I007448C50	University Square LLC	80 × 100	7,997	0.18
7018 Puritan	W16I007874C9	Glenn E Wash & Assoc	120 × 100	12,001	0.28
16161 Livernois	—	Glenn E Wash & Assoc	140 × 73	10,225	0.24
16141 Livernois	W16I017828S	Glenn E Wash & Assoc	144 × 73	10,484	0.24
16111 Santa Rosa	W16I007872S	University Square LLC	40 × 100	3,992	0.09
16156 Stoepel	W16I018985S	Schaefer Investment Corp	35 × 120	4,182	0.10
16150 Stoepel	W16I018984S	Glenn E Wash & Associates	35 × 120	4,182	0.10
16142 Stoepel	W16I018983S	Schaefer Investment Corp	35 × 120	4,182	0.10
Total Assemblage				±75,650	±1.74

ASKING PRICE

\$2,500,000

≈ \$33 / SF land basis

OWNERSHIP

University Square LLC ·
Glenn E Wash & Assoc ·
Schaefer Investment Corp

Common taxpayer address — 14541
Schaefer Hwy

LOCATION

Puritan Ave & Livernois Ave

Detroit, MI 48221 / 48238 · Wayne County

Property Overview

6300 Puritan Street is a **14,375 square foot multi-parcel commercial site** situated at the intersection of Puritan Avenue and Petoskey Avenue on Detroit's west side. The assemblage spans five APNs conveyed under a single deed, creating a clean development footprint with 142 feet of Puritan frontage.

Zoned **B2 — Local Business District**, the site permits a flexible range of commercial, retail, office, and mixed-use programs. The property sits in Flood Zone X (unshaded), removing typical floodplain entitlement risk and supporting straightforward site work.

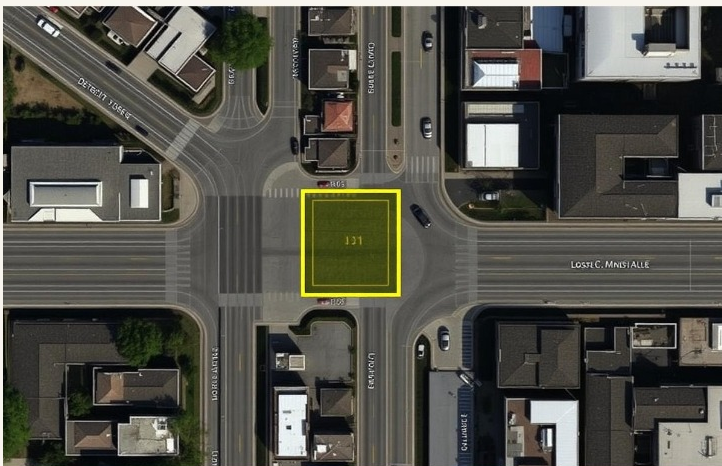
The corridor benefits from established residential density, active neighborhood retail, and proximity to the Livernois Avenue of Fashion redevelopment district — one of Detroit's most actively reinvested commercial nodes.

HIGHEST & BEST USE

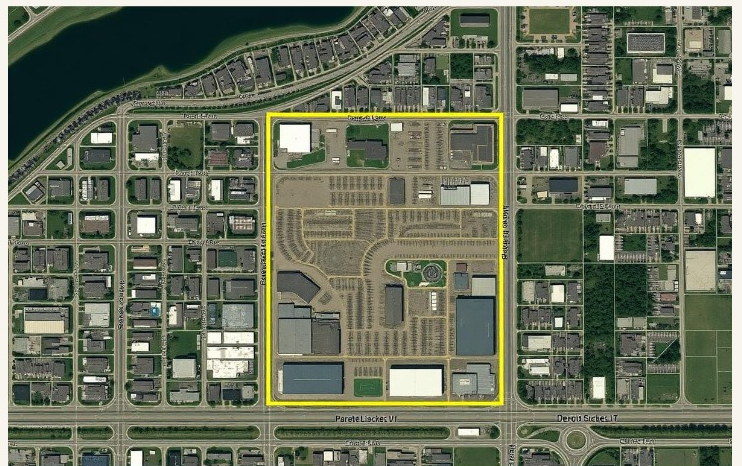
Neighborhood retail, QSR pad, medical office, or small-format multifamily.

QUICK FACTS

Address	6300 Puritan St
City	Detroit, MI 48238
County	Wayne
APN	16007882-3
Land Use	Commercial — Vacant Land
Zoning	B2 Local Business
Subtype	Multi-Parcel (5 APNs)
Lot Size	14,375 SF / 0.33 AC
Frontage	142 ft (Puritan)
Depth	100 ft
Flood Zone	X (Unshaded)
Census Tract	261635361.003009



AERIAL · PURITAN & PETOSKEY



SITE BOUNDARY · 0.33 ACRES

Assessment & Value

YEAR	ASSESSED VALUE	MARKET VALUE	TAX AMOUNT
2025	\$19,600	\$39,200	—
2024	\$19,600	\$39,200	—
2023	\$18,700	\$37,400	\$823
2022	\$16,000	\$32,000	\$354
2021	\$15,700	\$31,400	—

Source: Wayne County public records via Realtors Property Resource®.

Possible Uses

RETAIL STRIP

QSR / DRIVE-THRU

MEDICAL OFFICE

SMALL MULTIFAMILY



EXCLUSIVELY PRESENTED BY

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