

FUNERAL HOME PROPERTY // FOR SALE

PRIME OPPORTUNITY FOR COMMERCIAL OR COMMUNITY FACILITY

22401 GRAND RIVER AVE
DETROIT, MI 48219



- Funeral home with a large chapel
- Could be repurposed into a church, children/adult daycare, learning center, or business enterprise
- Multiple meeting and conference rooms
- Executive and private offices
- Upstairs living area with kitchen
- New roof and updated interior
- Spacious parking lot
- Zoned B4, allowing for a variety of potential uses



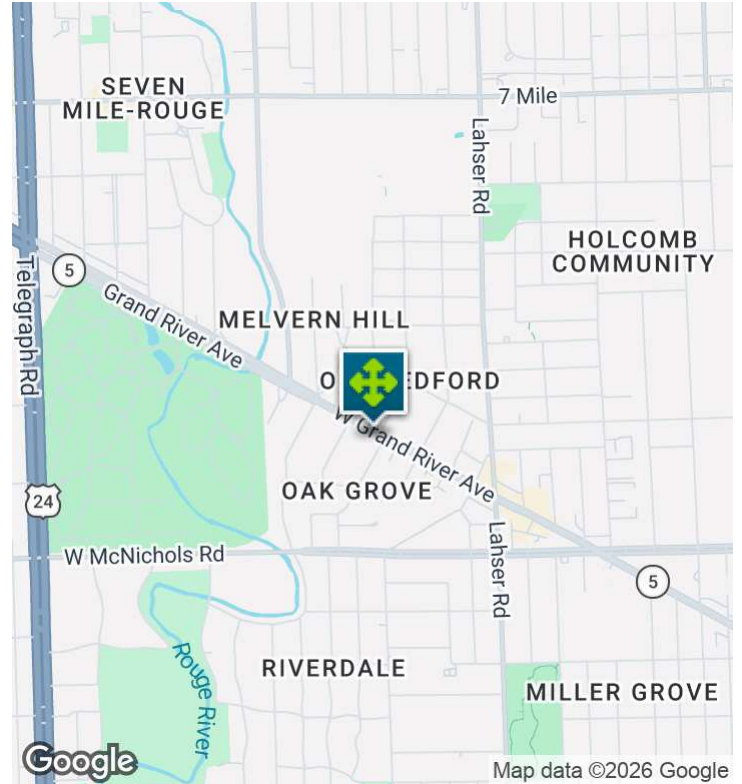
P.A. COMMERCIAL
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EXECUTIVE SUMMARY

22401 GRAND RIVER AVE, DETROIT, MI 48219 // FOR SALE



Sale Price	\$1,150,000
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OFFERING SUMMARY

Building Size:	8,507 SF
Lot Size:	0.83 Acres
Number of Units:	1
Price / SF:	\$135.18
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1941
Renovated:	2025
Zoning:	B4
Market:	Detroit
Submarket:	Detroit W of Woodward
Traffic Count:	17,952

PROPERTY OVERVIEW

This 8,507 SF property on Grand River Avenue encompasses a multi-purpose building suitable for a wide range of special purpose, educational, or business uses. The current layout features a large chapel, multiple meeting and conference rooms, private offices, a 1,200 SF basement, and an upstairs living area. There is also a spacious parking lot. Zoned B4 and boasting timeless architectural charm from its 1941 construction, this versatile property offers an ideal canvas for creating a unique and functional space tailored to specialized educational or institutional needs.

LOCATION OVERVIEW

This property is located between the Old Redford and Oak Grove neighborhoods in Detroit. Old Redford is a walkable, urban district of Detroit with tree-lined streets. It's also near a historic commercial strip with a few restaurants and a vintage movie house – the Redford Theatre, that shows Hollywood classics and independent films. Grand Lawn Cemetery, a sprawling burial ground with lush mature trees, occupies the western side of the district. It's also convenient to major highways, and there's a large strip center on Grand River Avenue.



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PROPERTY DETAILS

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Sale Price	\$1,150,000
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LOCATION INFORMATION

Building Name	Ellis Funeral Home
Street Address	22401 Grand River Ave
City, State, Zip	Detroit, MI 48219
County	Wayne
Market	Detroit
Sub-market	Detroit W of Woodward
Cross-Streets	Northrop Street
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-96 and Southfield Freeway
Nearest Airport	Detroit Metro Airport

BUILDING INFORMATION

Building Size	8,507 SF
NOI	\$0.00
Cap Rate	0.0
Occupancy %	100.0%
Tenancy	Single
Number of Floors	2
Average Floor Size	8,507 SF
Year Built	1941
Year Last Renovated	2025
Construction Status	Existing
Condition	Good
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Funeral Home
Property Subtype	Other
Zoning	B4
Lot Size	0.83 Acres
APN #	22-0075001
Corner Property	Yes
Traffic Count	17952
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	35

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Number of Elevators	1
Gas / Propane	Yes

ADDITIONAL PHOTOS

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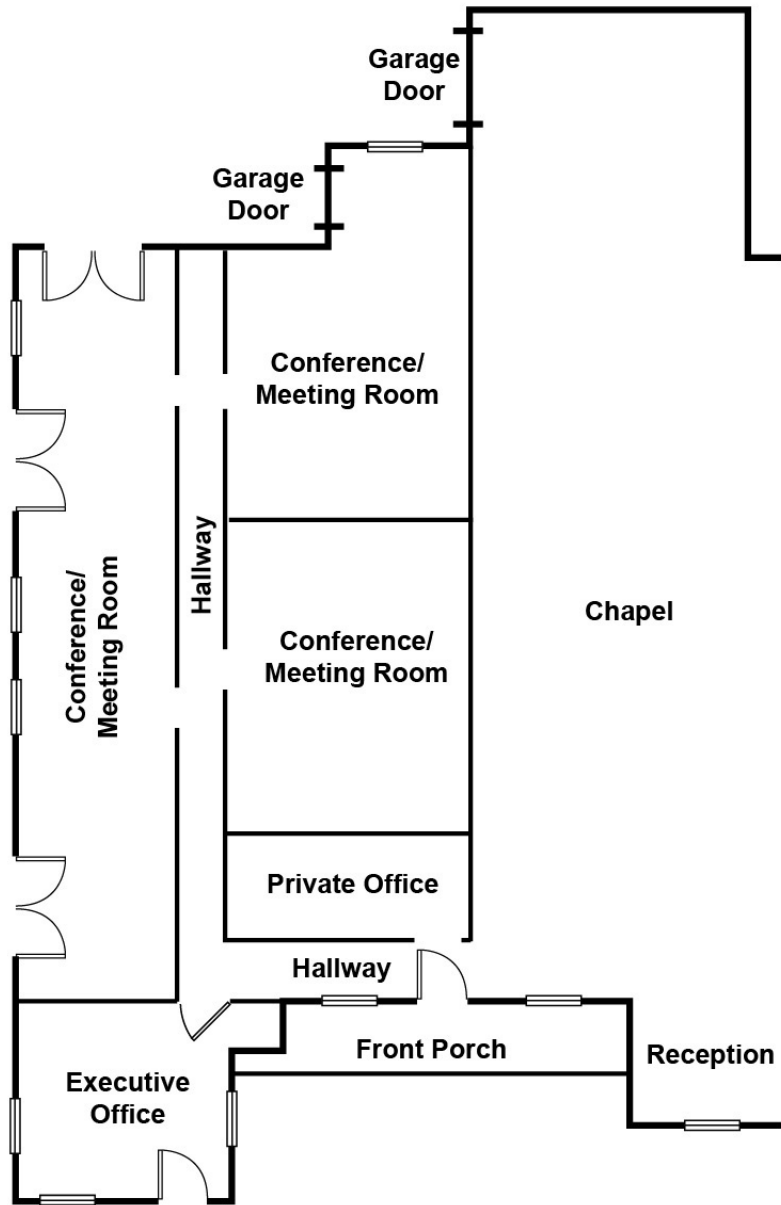
ADDITIONAL PHOTOS

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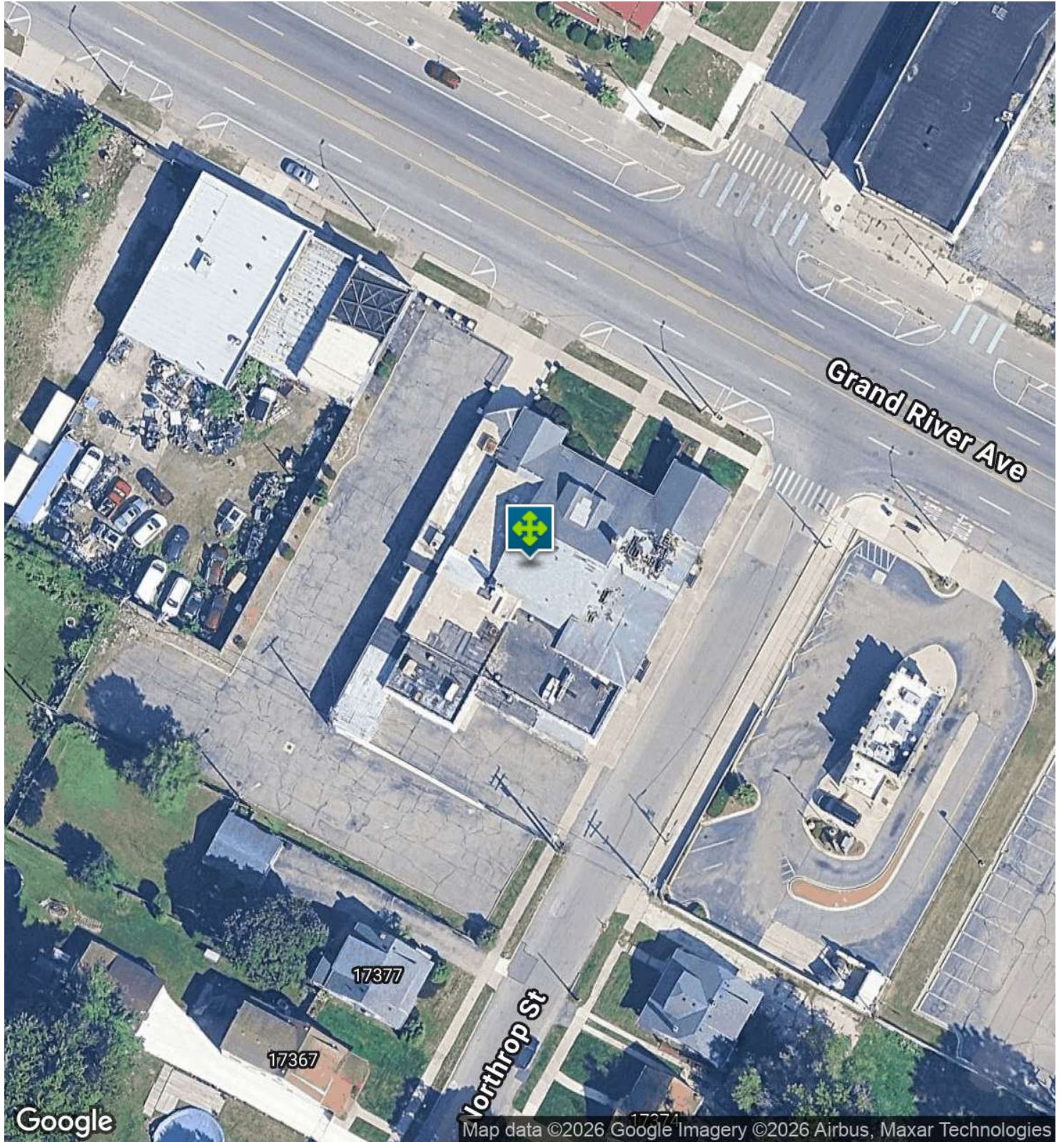
FLOOR PLANS

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AERIAL MAP

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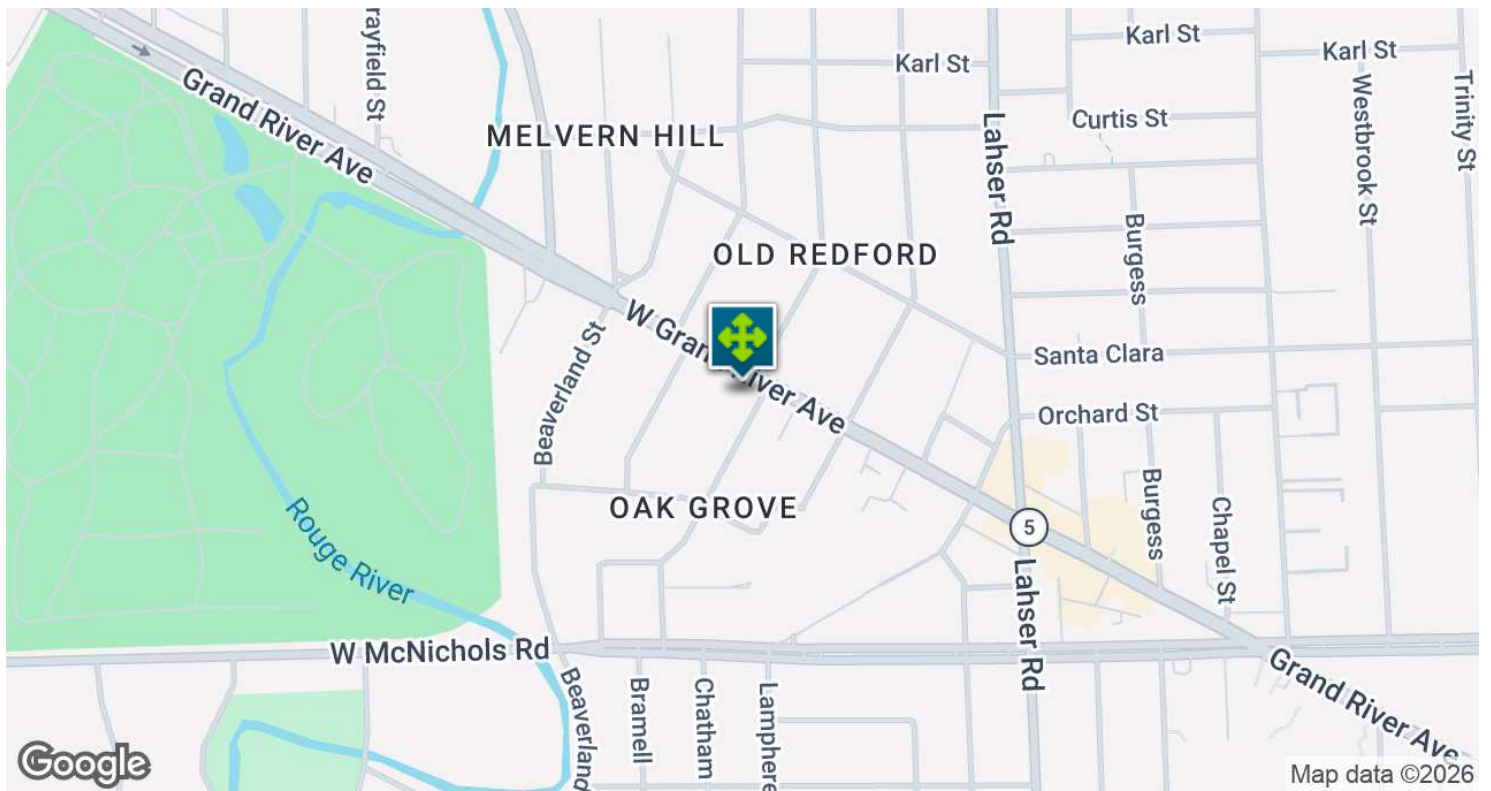
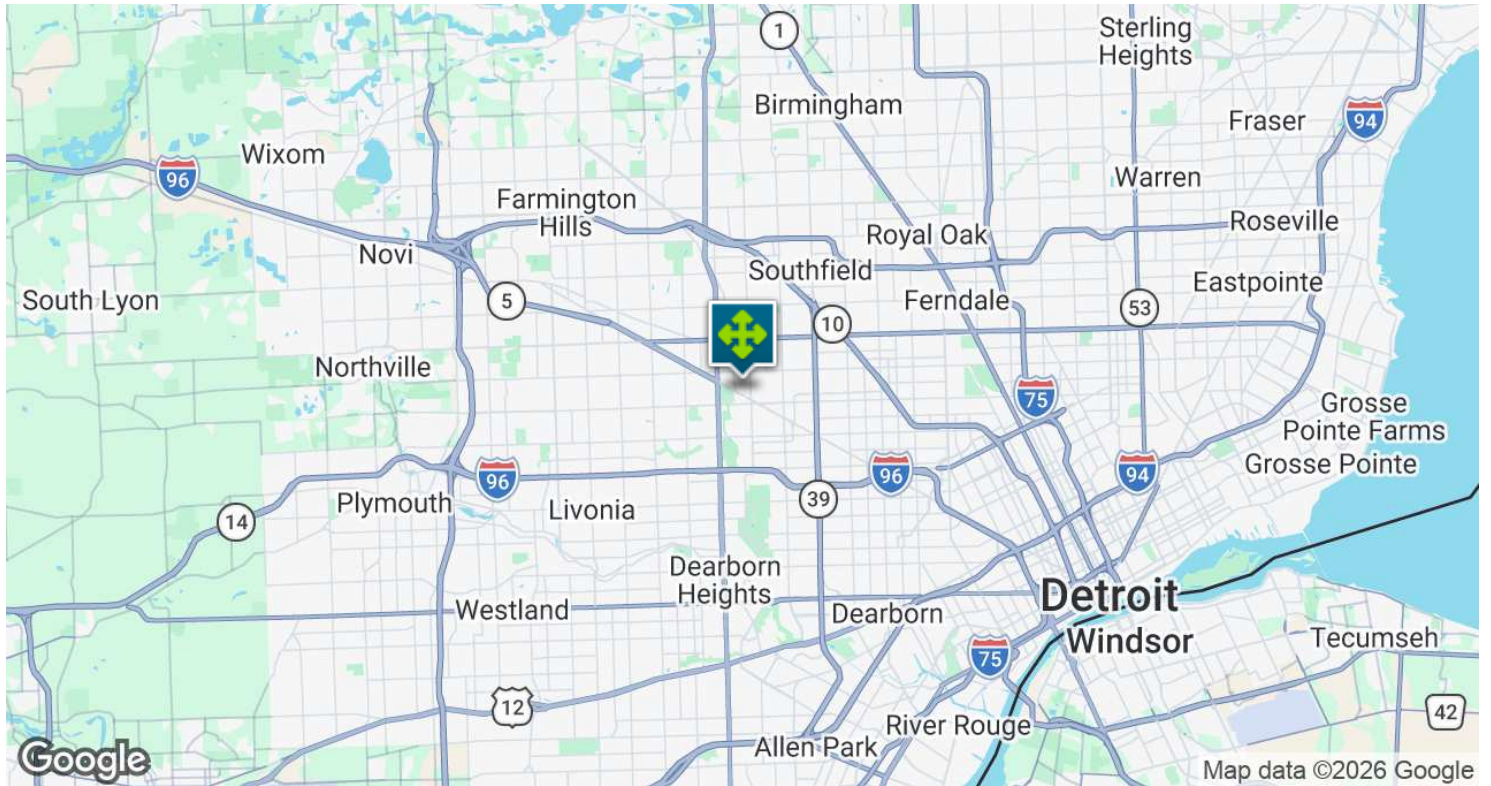
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DEMOGRAPHICS MAP & REPORT

22401 GRAND RIVER AVE, DETROIT, MI 48219 // FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,329	122,199	297,499
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,223	49,949	121,042
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$48,704	\$63,017	\$68,587
Average House Value	\$92,313	\$123,519	\$145,089

2020 American Community Survey (ACS)

CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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