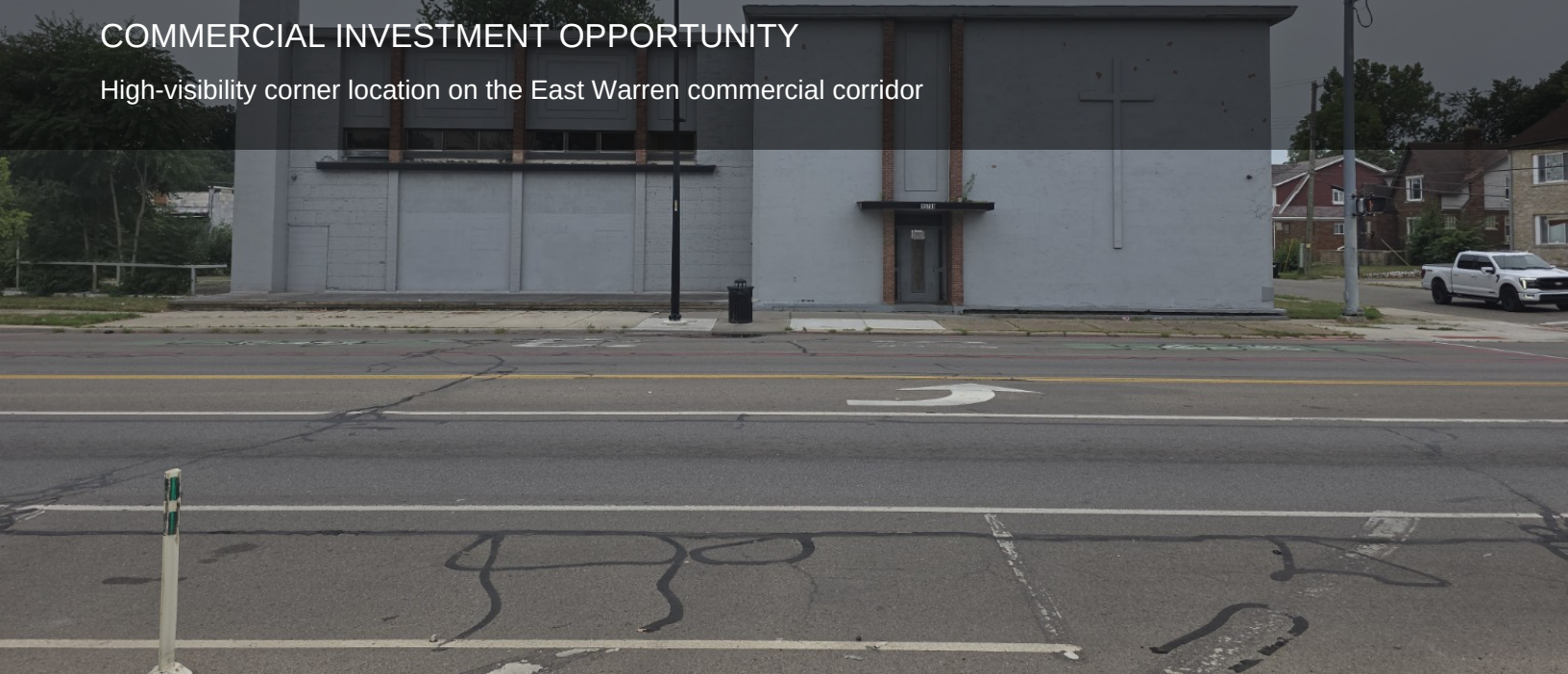


15760 E WARREN AVE

DETROIT, MICHIGAN

COMMERCIAL INVESTMENT OPPORTUNITY

High-visibility corner location on the East Warren commercial corridor



INVESTMENT HIGHLIGHTS

- Prominent corner positioning with traffic-signal visibility
- Large freestanding commercial building with substantial street presence
- Flexible footprint with potential for owner-user or income-producing use
- Rear service/loading access and on-site paved area
- Two-story configuration offers multiple redevelopment or adaptive-use possibilities
- Convenient access to surrounding Detroit neighborhoods and major roadways

POSITIONED FOR VALUE CREATION

A distinctive commercial asset offering visibility, scale and flexibility for an investor, business owner or redevelopment strategy. Potential uses and occupancy should be independently verified with the City of Detroit.

PROPERTY OVERVIEW



THE OPPORTUNITY

Located along E Warren Avenue, this freestanding commercial building provides a strong physical presence at a signalized intersection. The property's size, masonry construction, two-story layout and service access create a versatile foundation for an investor seeking a repositioning, leasing or owner-occupancy opportunity.

POTENTIAL INVESTMENT STRATEGIES

- Reposition and lease to a commercial or institutional user
- Owner-user acquisition with long-term real estate appreciation potential
- Adaptive reuse or redevelopment, subject to zoning and municipal approvals

PROPERTY DETAILS

Address	15760 E Warren Ave, Detroit, MI
Property Type	Commercial - Real Estate Only
Configuration	Freestanding, two-story commercial building
Location	Corner / signalized intersection
Availability	Vacant / occupancy to be verified

Information is presented for marketing purposes only and is believed to be reliable but is not guaranteed. Buyer and buyer's agent should independently verify square footage, zoning, permitted uses, taxes, condition, utilities, environmental matters and all other property information.