

29300 Goddard Road, Romulus, Michigan 48174-2704

MLS#: 20261050611
P Type: Real Estate Only
Status: Active

Area: 05121 - Romulus
DOM: N/4/4

Short Sale:
Trans Type:

No Sale
ERTS/FS

LP: \$890,000
OLP: \$890,000



Location Information

County: Wayne
City: Romulus
Mailing City: Romulus
School Dist: Romulus
Location: Goddard and Middlebelt
Directions: Goddard and Middlebelt

Side of Str:

Lot Information

Acres: 0.79
Rd/Wtr Frt Ft: 210 /
Lot Dim: 210X232

General Information

Year Blt/Rmd: 1970/2015
#Units/ % Lsd: / -%

Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments:

Business Information

Zoning: Commercial, Heavy Industrial, Light Industrial, Office
Current Use: Automotive, Commercial, Other, Service, Warehouse, Collision, Mechanic, Auto Repair
Bus Type: Service, Manufacturing, Office, Retail, Wholesale, Industrial
Licenses:
Rent Incl:
Inv List:
Inv Incl: No
APOD Avail:
Zone Conform:
Rent Cert'd:
Restrictions:

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

Est Sqft Ttl: 6,900 (LP/SqFt: \$128.99)
Est Sqft Main: 6,900
Est Sqft Ofc:
Sqft Source: Estimated

Recent CH: 07/02/2026 : New : ->ACTV

Listing Information

Listing Date: 07/02/2026
Listing Exemptions:
Exclusions:
Terms Offered: Cash, Contract, Warranty Deed
Access: Appointment
LC Down Pay: \$300,000
LC Payment: \$5,000
Off Mkt Date:
Protect Period: 180
LC Int Rate: 8
LC Term: 36
Pending Date:
ABO Date:
Possession: At Close
MLS Source: REALCOMP
LB Location:
BMK Date:
Contingency Date:
Originating MLS# 20261050611

Features

Arch Level: 1 Story
Foundation: Slab
Exterior Feat: Fenced
Comm Feat: 3 Phase Power, Programmable Thermostat
Comm Ext Feat: Outside Lighting, Doors 10-15 ft, Perimeter Fence, Overhead Door(s)
Accessibility:
Fencing: Fenced, Fence Allowed
Heating Fuel: Natural Gas
Wtr Htr Fuel: Natural Gas
Water Source: Public (Municipal)
Out Buildings: Garage
Exterior: Block, Brick
Foundation Mtrl: Rubber
Roof Mtrl: Rubber
Heating: Forced Air
Plant Heating:
Office Heating:
Sewer: Sewer (Sewer-Sanitary)
Road Frontage: Class A, Gravel, Paved, Private

Unit Information

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

Legal/Tax/Financial

Property ID: 80051990021700
Tax Summer: \$5,361
SEV: 129,600.00
Legal Desc: 13Z1C3A Z1D1A Z1B1B Z1C1 PT OF SW 1/4 OF SEC 13 T3S R9E DESC AS BEG N89DEG 34M E 240FT AND DUE N 60FT FROM THE SW COR SEC 13 TH DUE N 148.69FT TH S89DEG 34M W 31.31 FT TH DUE N 80.99 FT TH N89DEG 34M E 225 FT TH DUE S 104.68 FT TH S 89DEG 34M W 102 F T TH DUE S 125 FT TH 89DEG 34M W 91.69FT TO POB 0.79 AC SPLIT ON 01/09/2015 WITH 80 051 99 0021 000 INTO 80 051 99 0021 700; &
Tax Winter: \$964
Taxable Value: \$92,786.00
Ownership: Standard (Private)
Oth/Sp Assmnt:
Existing Lease: No
Occupant: Owner

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: Rare collision-ready auto repair facility in Romulus — built for the operator who wants to move faster, save on setup costs, and step into a shop that already has the hard-to-find pieces in place. Located near DTW, I-94, I-275, Goddard and Middlebelt, this approx. 6,900 SF commercial/industrial building sits on 0.8 acres with 210 ft frontage and is set up for collision, mechanic, and auto repair use. Features include 3-phase power, overhead doors, 10-15 ft doors, fenced lot, lighting, on-site parking, central air, forced air/natural gas heat, rubber roof, slab foundation, and shop layout. Seller-represented equipment includes paint booth, frame racks, hoists, compressors/shop air, offices, lobby, bathrooms, and operational space. Current operator is relocating after outgrowing the facility, creating an opportunity for the next owner-user. For the new owner, this property offers strong paths to value. The location is in a strong industrial and airport corridor, giving an operator access to collision demand, fleet vehicles, contractor traffic, airport users, commercial vehicles, and freeway connectivity. The building gives a buyer a functional auto repair footprint with shop space, office support, lobby/customer intake, overhead access, and power in place. The land adds flexibility for parking, vehicle staging, tow drop-off, fleet use, overflow, or growth. With approx. 0.79 acres, the lot creates upside to expand operations, add improvements, or reposition the site for industrial or commercial use, subject to city approval. Large lots with auto repair infrastructure are hard to find in an airport/industrial corridor, making this valuable for immediate use and development potential. Included equipment can reduce time, cost, and headaches for a collision shop, auto body operator, mechanic, fleet repair company, contractor, or industrial user looking to expand or own. Ideal for collision, auto body, fleet repair, mechanic, contractor, or industrial service use.

REALTOR® Remarks: Rare collision-ready auto repair facility in Romulus — built for the operator who wants to move faster, save on setup costs, and step into a shop that already has the hard-to-find pieces in place. Located near DTW, I-94, I-275, Goddard and Middlebelt, this approx. 6,900 SF commercial/industrial building sits on 0.8 acres with 210 ft frontage and is set up for collision, mechanic, and auto repair use. Features include 3-phase power, overhead doors, 10-15 ft doors, fenced lot, lighting, on-site parking, central air, forced air/natural gas heat, rubber roof, slab foundation, and shop layout. Seller-represented equipment includes paint booth, frame racks, hoists, compressors/shop air, offices, lobby, bathrooms, and operational space. Current operator is relocating after outgrowing the facility, creating an opportunity for the next owner-user. For the new owner, this property offers strong paths to value. The location is in a strong industrial and airport corridor, giving an operator access to collision demand, fleet vehicles, contractor traffic, airport users, commercial vehicles, and freeway connectivity. The building gives a buyer a functional auto repair footprint with shop space, office support, lobby/customer intake, overhead access, and power in place. The land adds flexibility for parking, vehicle staging, tow drop-off, fleet use, overflow, or growth.

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