



# RETAIL INVESTMENT IN DEARBORN

**23946-23948, 23954 & 23880 MICHIGAN AVENUE, DEARBORN, MI 48124**

FOR SALE **\$1,750,000**

Turnkey Investment Opportunity in Dearborn's Thriving Commercial Corridor! This 6,984 SF commercial property offers a rare, income-producing opportunity in the heart of Dearborn's bustling business district. The property features two buildings, a high-visibility billboard, and a private parking lot—perfectly positioned to attract both tenants and customers. The corner building is leased by H&R Block, a long-term tenant with over 30 years of occupancy. They recently renewed their lease, providing a stable and reliable income stream. Additionally, H&R Block leases the prominent billboard above the property, adding to your revenue potential. The second building offers flexible space and can be divided into two additional units, maximizing rental income. Ideal for medical offices, studios, retail shops, or professional services, this property's versatility appeals to a wide range of businesses. A dedicated parking lot located behind the buildings enhances accessibility for both tenants and customers, further increasing the property's desirability. Don't miss out on this exceptional investment opportunity in one of Dearborn's most sought-after business locations. Schedule your private tour today!

## PROPERTY DETAILS

Property Address	23946-23948 MICHIGAN AVENUE 23954 MICHIGAN AVENUE 23880 MICHIGAN AVENUE
City, State, Zip	DEARBORN, MI 4812
Asking Price	\$1,750,000
Type	Retail, Commercial, Investment
Lot Size	6,948 SF
Total Size	0.69 AC
Parking	4 Surface Spaces + Extra Parking (Third Address)

**For More Information,  
Please Contact:**

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