

**21502 JOHN R Road, Hazel Park, Michigan 48030-2248**

MLS#: **20221038176**  
 Status: **Active**

Prop Type: **Business And Real Estate**

LP: **\$789,900**  
 OLP: **\$789,900**



Location Information

County: **Oakland**  
 City: **Hazel Park**  
 Mailing City: **Hazel Park**  
 MLS Area: **02257 - Hazel Park**  
 School Dist: **Hazel Park**  
 Location: **John R and Evelyn**  
 Directions: **Between 8 mile and 9 mile on the east side of John R.**

Lot Information

Acreage: **0.48**  
 Lot Dim: **210x100**  
 Road Frt Feet: **210**  
 Water Frt Ft:  
 Side of Str:

General Information

Year Built/Rmd: **1985**  
 #Units/ \$ Lsd: **0 / -%**  
 # Loft Units:  
 # Eff/Std Units:  
 # 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:  
 Encroachments:

Business Information

Zoning: **Commercial**  
 Current Use: **Commercial, Convenience Store, Mixed Use**  
 Bus Type:  
 Licenses:  
 Rent Incl:  
 Inv List:  
 Inv Incl: **No**  
 APOD Avail:  
 Zone Conform:  
 Rent Cert'd:  
 Restrictions:

Income and Expenses

Monthly Sales:  
 Annl Net Inc:  
 Annl Gross Inc: **0**  
 Annl Oper Exp: **0**

Access To / Distance To

Airport:  
 Interstate:  
 Railroad:  
 Waterway:

Square Footage

Est Sqft Ttl: **7,822**  
 Est Sqft Main: **7,822**  
 Est Sqft Office: **150**

Recent CH: **09/03/2022 : New : PS->ACTV**

Listing Information

Listing Date: **09/03/2022** Pending Date:  
 Terms Offered: **Cash, Contract, Conventional, Owner May Carry(Purchase Money Mortgage)** Exclusions:  
 Access: **Appointment** Possession: **At Close** Trans Type: **Sale**  
 Land DWP: **\$300,000** Land Int Rate: **8** Land Payment: **\$5,000** Short Sale: **No**  
 Land Terms: **60**

Features

Arch Level: **1 Story** Exterior: **Brick**  
 Foundation: **Slab** Foundation Mtrl:  
 Foundation Ft:  
 Fencing:  
 Heating Fuel: **Natural Gas** Heating: **Forced Air**  
 Water Source: **Public (Municipal)** Plant Heating:  
 Out Buildings: Sewer: **Public Sewer (Sewer-Sanitary)**  
 Road Frontage: **Paved**

Unit Information

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

Legal/Tax/Financial

Property ID: **2536303053** Ownership: **Standard (Private)**  
 Tax Summer: **\$20,602** Tax Winter: **\$411** Other/Spec Asmt: **68.00**  
 SEV: **223,720.00** Taxable Value: **223,720.00** Occupant: **Owner**  
 Legal Desc: **T1N, R11E, SEC 36 FORD PARK SUB LOTS 78 TO 84 INCL 11-21-90 FR 001 TO 005 INCL**  
 Subdivision: **FORD PARK SUB**

Office Information

Office: **New Michigan Realty, LLC**

Remarks

Pub Rmks: **Located in the historic city of Hazel Park, the Salem Market has been a staple in the community for decades. With short hours for a convenience store, this market offers the opportunity for increased business, simply by increasing the hours. The traffic in the area is also due to increase significantly as a consumption lounge has just been approved directly across the street. The store is being offered with the property, and the tenant has a short lease remaining, giving the new owner a chance to put in another business of their choice to generate even more traffic and revenue. The future vacancy is roughly 3500 square feet and can be divided into 2 or 3 units for lease if desired. Please do not speak to employees. Please do not try to reach out to owners directly.**