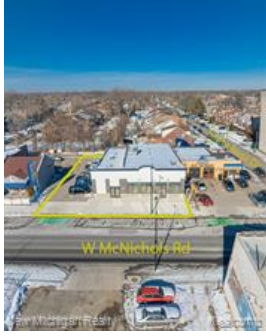


**7120 W MCNICHOLS Road, Detroit, Michigan 48221-2667**

MLS#: **20230009982**  
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$725,000**  
 OLP: **\$725,000**



Location Information

County: **Wayne**  
 City: **Detroit**  
 Mailing City: **Detroit**  
 MLS Area: **05041 - Det 6-8 Grfld-Dequindre**  
 School Dist: **Detroit**  
 Location: **Livernois & McNichols**  
 Directions: **West of Livernois**

Lot Information

Acreage: **0.21**  
 Lot Dim: **100.00 x 90.00**  
 Road Frt Feet: **100**  
 Water Frt Ft:  
 Side of Str:

General Information

Year Built/Rmd: **1960**  
 #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, Medical/Dental, Othe**  
 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: **0**  
 Annl Gross Inc: **0**  
 Annl Oper Exp: **0**

Access To / Distance To

Airport:  
 Interstate:  
 Railroad:  
 Waterway:

Square Footage

Est Sqft Ttl: **4,800**  
 Est Sqft Main: **4,800**  
 Est Sqft Office:

Listing Information

Listing Date: **02/09/2023** Pending Date:  
 Terms Offered: **Cash, Contract, Owner May Carry(Purchase Money Mortgage)** Exclusions:  
 Access: **Appointment/LockBox** Possession: **At Close**  
 Land DWP: **\$400,000** Land Int Rate: **8** Land Payment: **\$5,000** Land Terms: **60**

Features

Arch Level: **1 Story** Exterior: **Brick**  
 Foundation: **Slab** Foundation Mtrl:  
 Foundation Ft: Water Source: **Public (Municipal)** Sewer: **Public Sewer (Sewer-Sanitary)**  
 Out Buildings: Road Frontage: **Paved**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **W161008282C6** Ownership: **Standard (Private)**  
 Tax Summer: **\$4,234** Tax Winter: **\$429** Other/Spec Asmt: **100.00**  
 SEV: **53,000.00** Taxable Value: **53,000.00** Occupant: **Vacant**  
 Legal Desc: **N--W MC NICHOLS RD 58 THRU 62 STAFFORDS INTER-COLLEGE SUB L46 P82 PLATS, W C R 16/333 100 X 90 2004 COMBINATION, COMBINE LOTS 8282 THRU 8285 INTO ONE LOT -WEB 12.18.03**  
 Subdivision: **STAFFORDS INTER COLLEGE ( PLATS)**

Office Information

Office: **New Michigan Realty, LLC**

Remarks

Pub Rmks: **Located in University District almost 5000 SF for developing your business opportunity. Most of the interior has been gutted and some repairs were made. A new exterior has made this building extremely attractive. Perfect for a daycare, office space, restaurant, or as an investment property to lease as one or two units.**