

HAZEL PARK - GLOBAL AUTO SALES & REPAIR

37 WEST 10 MILE ROAD, HAZEL PARK, MI 48030



FOR SALE / FOR LEASE

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PROPERTY HIGHLIGHTS

- Turnkey and operating automotive used-car dealership and mechanic shop available for sale/for lease - includes both auto sales and repair licenses.
- The site is located on the southwest corner of Ten Mile and John R Roads, with high visibility, pylon signage, and easy access for customers. It also offers convenient access to both I-75 and I-696 freeways.
- Surrounded by a dense residential community and great retail synergy with both national and regional tenants in the marketplace.
- This business includes a spacious lot offering the ability to display up to forty (40) vehicles and a 3-bay mechanic shop with an efficient workflow layout.
- The property features recent upgrades, including fresh exterior paint and new outdoor lighting.
- The shop offers sufficient storage for parts and inventory, along with a customer-facing office for sales, administration, and customer service.
- With additional capital expenditures, new inventory, and increased day-to-day operations, this presents a lucrative opportunity for growth and profitability in the high-demand automotive industry.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,208	60,137	153,054
Total Population	16,576	130,861	352,524
Average HH Income	\$80,214	\$91,515	\$85,051

BUILDING SIZE

1,790 SF

LAND SIZE

0.59 Acres

SALES PRICE

\$750,000 (Seller Financing Available)

LEASE PRICE

\$7,500/Month + NNN

AREA TENANTS



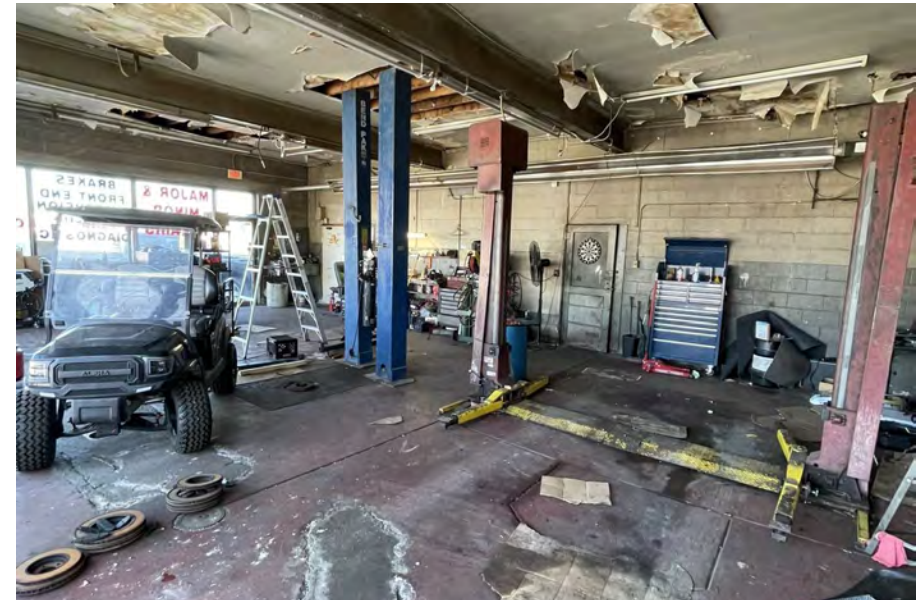
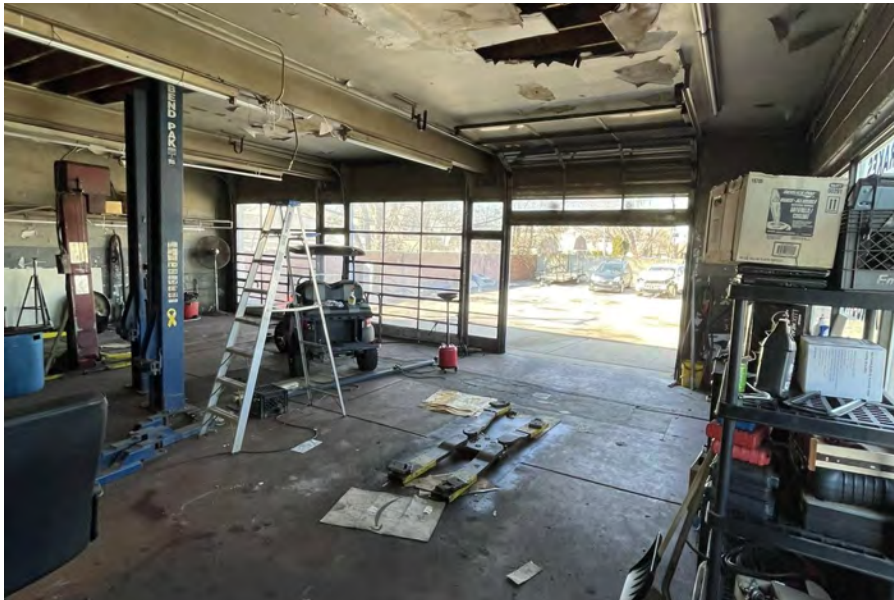
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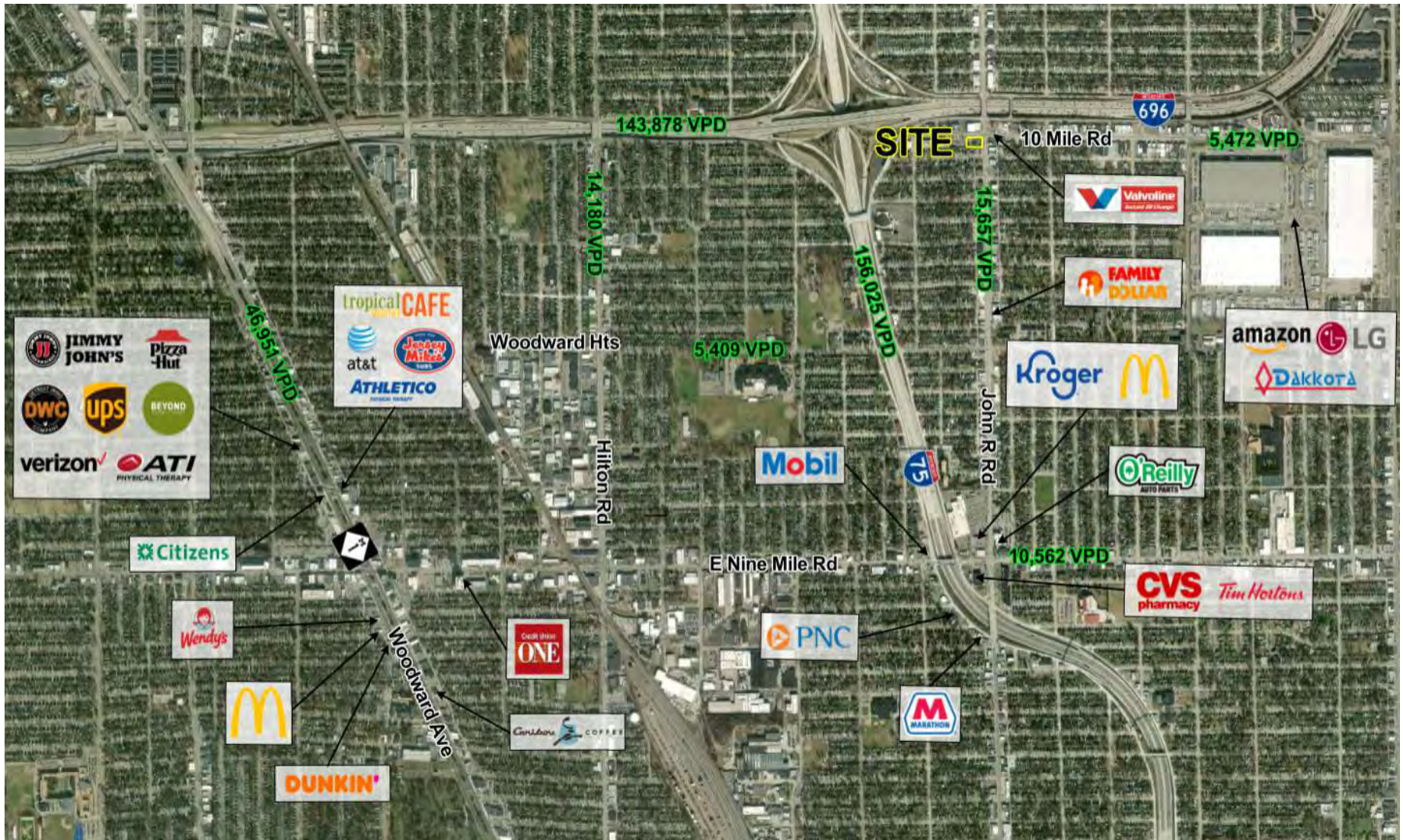
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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Real Estate Agency Relationships:

Seller's/Owner's Agent - A seller's/owner's agent, under a listing agreement with the seller/owner, acts solely on behalf of the seller/owner. A seller/owner can authorize a seller's/owner's agent to work with subagents, buyer's/tenant's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller/owner. Seller's/Owner's agents and subagents will disclose to the seller/owner known information about the buyer/tenant which may be used to the benefit of the seller/owner. Individual services may be waived by the seller/owner through execution of a limited service agreement.

Buyer's/Tenant's Agent - A buyer's/tenant's agent, under a buyer's/tenant's agency agreement with the buyer/tenant, acts solely on behalf of the buyer/tenant. Buyer's/Tenant's agents and subagents will disclose to the buyer/tenant known information about the seller/owner which may be used to benefit the buyer/tenant. Individual services may be waived by the buyer/tenant through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller/owner and buyer/tenant in a transaction, but only with the knowledge and informed consent, in writing, of both the seller/owner and the buyer/tenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller/owner or the buyer/tenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller/owner, and the buyer/tenant.