

13832

JOSEPH CAMPAU
NORTH CAMPAU

FOR SALE



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O'Connor Real Estate



13832 Joseph Campau

North Campau

SALE

\$399,000

8,800 SF | BUILT IN 1947

This expansive 8,800-square-foot warehouse with dedicated parking lot and two overhead doors features a multitude of major new upgrades: new electrical panel; LED lights throughout; insulated overhead garage door; well-maintained roof; whole-building two-stage water filter; new sewer line connection and cleanout; two new radiant tube heaters; glass block windows; new interior and exterior paint; commercial gutters; and much, much more. This incredible space could easily be subdivided for multiple users for countless uses, including light manufacturing, workshop, artist studios, or vehicle storage. One room features a new furnace with AC and heat recovery ventilator. Sale includes eight adjacent vacant lots (240 x 100 sq feet), allowing plenty of room for expansion. Situated along the path of the forthcoming Joe Louis Greenway; not located in the City of Detroit's Green Zone.

Dedicated parking lot

Whole-building two-stage water filter

New furnace with air conditioning

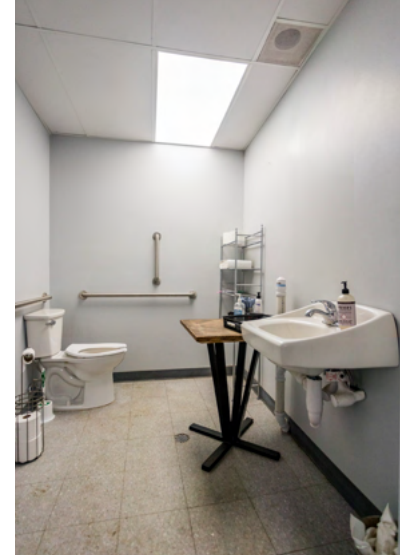
Includes eight adjacent lots













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