



# 16813

**WYOMING**

**FITZGERALD / MARYGROVE**

**FOR SALE**

16815

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**O'Connor** Real Estate

O'Connor Realty is pleased to present 16813 Wyoming, a newly-renovated, 3500-square-foot space currently being used as a distribution center just west of the Marygrove campus. Zoned B2, this property is in move-in condition for use as a storefront, photo/art studio, marketing office or any other use that promotes local business.

O'Connor Real Estate





## 16813 Wyoming Fitzgerald/Marygrove

# \$325,000

3,500 SF | ZONED B2 | BUILT IN 1948

The property includes newly epoxied floors, LED warehouse lighting, a kitchenette, half bath, lounge/reception area in the front of the building as well as roll-up doors on either side of the garage. The exterior has been renovated and includes a new roof, one-year warranty on the rooftop HVAC unit as well as one dedicated parking space on a cement pad off of the alley. Public parking is located on Wyoming, immediately in front of the building.

The current owner/user is a general contractor with an eye for quality. An economic choice with immediate occupancy, this building presents a less expensive and less time-consuming option to renovating a rehab.

### FEATURES

- New Roof
- Newly Renovated
- Move-In Condition
- Zoned B2

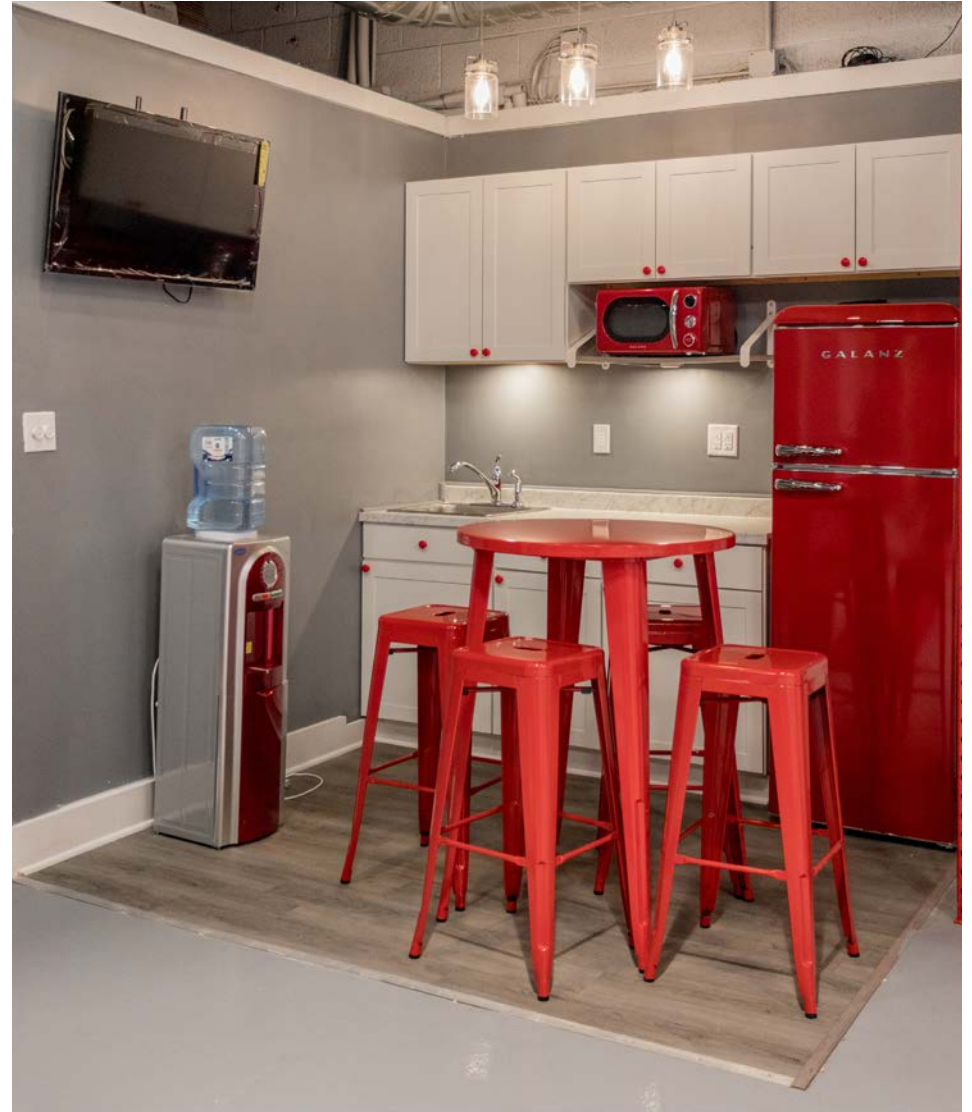














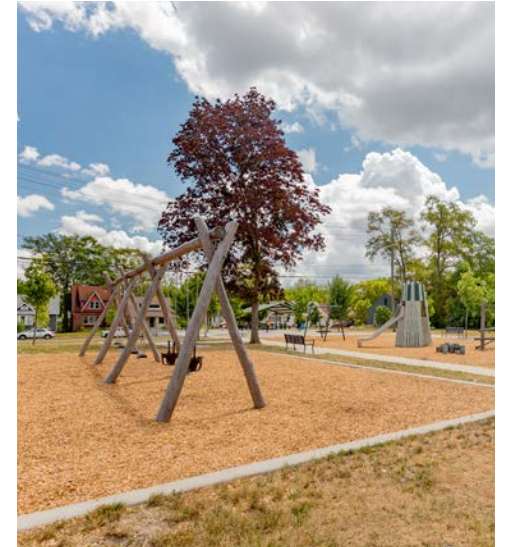




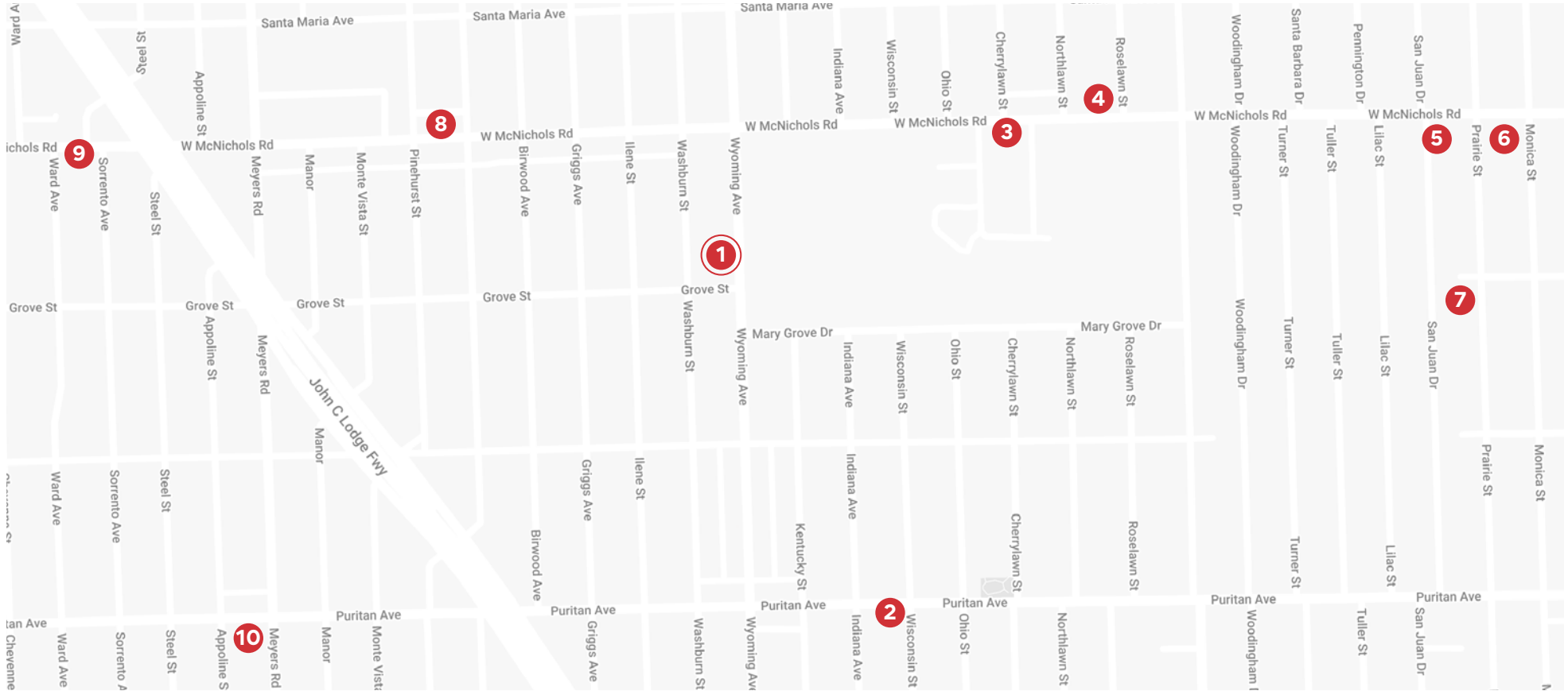


## FITZGERALD NEIGHBORHOOD

The Fitzgerald neighborhood has seen a lot of development/investment in the past five years with massive investment in the “Live6” area, which has encouraged new businesses like The Detroit Pizza Bar, as well as major, coming-soon developments that will further activate 6 Mile from Livernois to Wyoming. 16813 Wyoming sits just to the west of Marygrove, less than one block South of 6 Mile on Wyoming.



## 16813 WYOMING - AREA MAP



## Area Retailers & Institutions

- |          |                              |           |                              |
|----------|------------------------------|-----------|------------------------------|
| <b>1</b> | 16813 Wyoming                | <b>6</b>  | Detroit Pizza Kitchen        |
| <b>2</b> | SuperBad Boxing Gym          | <b>7</b>  | Ella Fitzgerald Park         |
| <b>3</b> | Marygrove College            | <b>8</b>  | Caribbean Citchen            |
| <b>4</b> | Lou's Deli                   | <b>9</b>  | Connie & Barbara's Soul Food |
| <b>5</b> | Metro Detroit Barber College | <b>10</b> | Mark's-A-Eagles Coney Island |



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