



# CLASSIC OLD REDFORD STOREFRONT REHAB

17245 Greyscale,  
Detroit, MI 48219

**For Sale or Lease**



**County:** Wayne  
**Zoning:** B3 Store/Retail  
**Land:** 24,611 sft (0.56 AC)  
**Building:** 11,655 sft constructed in 1940  
**Price:** Negotiable

**Contact:**  
Jason Gage  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

# PROPERTY FEATURES



- Prime Old Redford Storefront or Mixed-Use Rehab Opportunity
  - Lot Includes Rare Parking Area
  - Ideal for Owner-Occupier or Multiple Retail Units
- Abuts Blight Busters Enclave - Cafe, Apartments, Recording Studio, Arts Center
- Multiple New Development/Rehab Projects Planned Around Building
  - Sits Behind Old Redford Theatre
  - Federal Qualified Opportunity Zone
    - Roof Replacement 2022
    - New Gutter System 2002
  - Large Flexible Plan - High Ceilings



For more information:

[www.summitcommercialllc.com](http://www.summitcommercialllc.com)

(313) 872-1300

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# PICTURES



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**Blight Busters**

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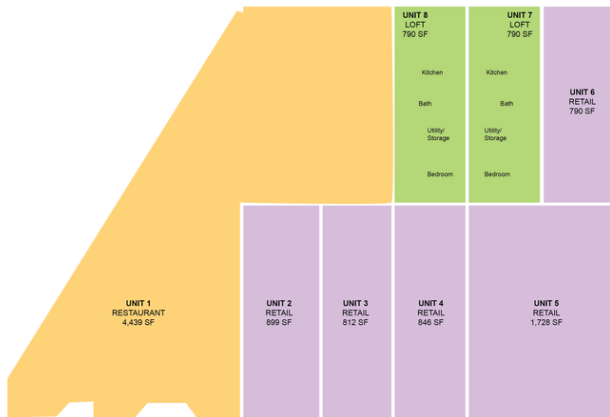
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**LEGEND:**

- Retail Unit
- Restaurant Unit
- Loft Unit



**Parking Requirements**

**Unit 1 (Restaurant):**  
4,439 SF =  
30 parking spaces

**Unit 2 (Retail):**  
899 SF =  
4 parking spaces

**Unit 3 (Retail):**  
812 SF =  
3 parking spaces

**Unit 4 (Retail):**  
848 SF =  
4 parking spaces

**Unit 5 (Retail):**  
1,728 SF =  
7 parking spaces

**Unit 6 (Retail):**  
790 SF =  
3 parking spaces

**Unit 7 (Residential):**  
790 SF =  
1 parking spaces

**Unit 8 (Residential):**  
790 SF =  
1 parking spaces

58 total parking spaces required

1 loading space (12' x 35') required.

Site will accommodate approximately 24 parking spaces and 1 commercial loading space.

Due to the inefficient number of parking spaces the existing parcel can provide it is recommended that the owner engage in a shared parking agreement with the neighbors at: 17330 Greystalk & 17360 Lasher Rd. (Redford Theater).