



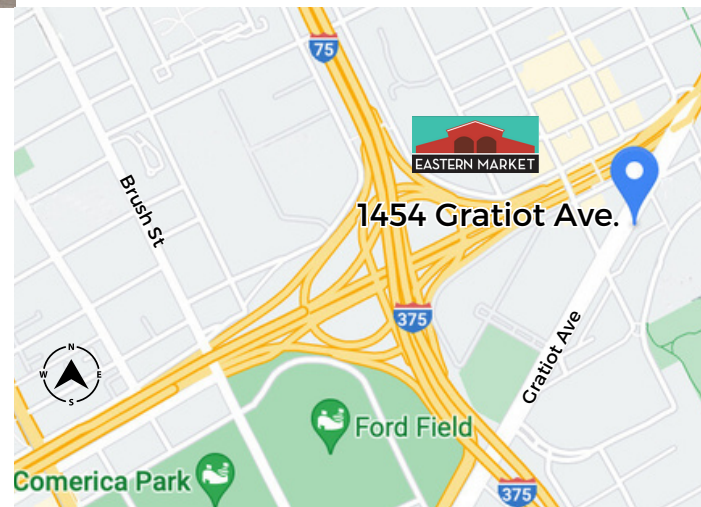
- Square footage calculation does not include basement with commercial kitchen or rooftop deck with seating capacity.
- Separate entry doors to first and second floors with 24-hour access
- Building is in excellent condition—originally constructed in 1932 and completely renovated in 2017
- Updated mechanical systems including HVAC
- Lot size: .03 Acre
- Located with easy walking distance of the heart of Detroit's historic Eastern Market
- Highly visible presence on a highly travelled section of Gratiot Ave, just south of I-75 and I-375
- Excellent parking including metered street spaces and nearby, secure lots

**Priced at \$980,000**

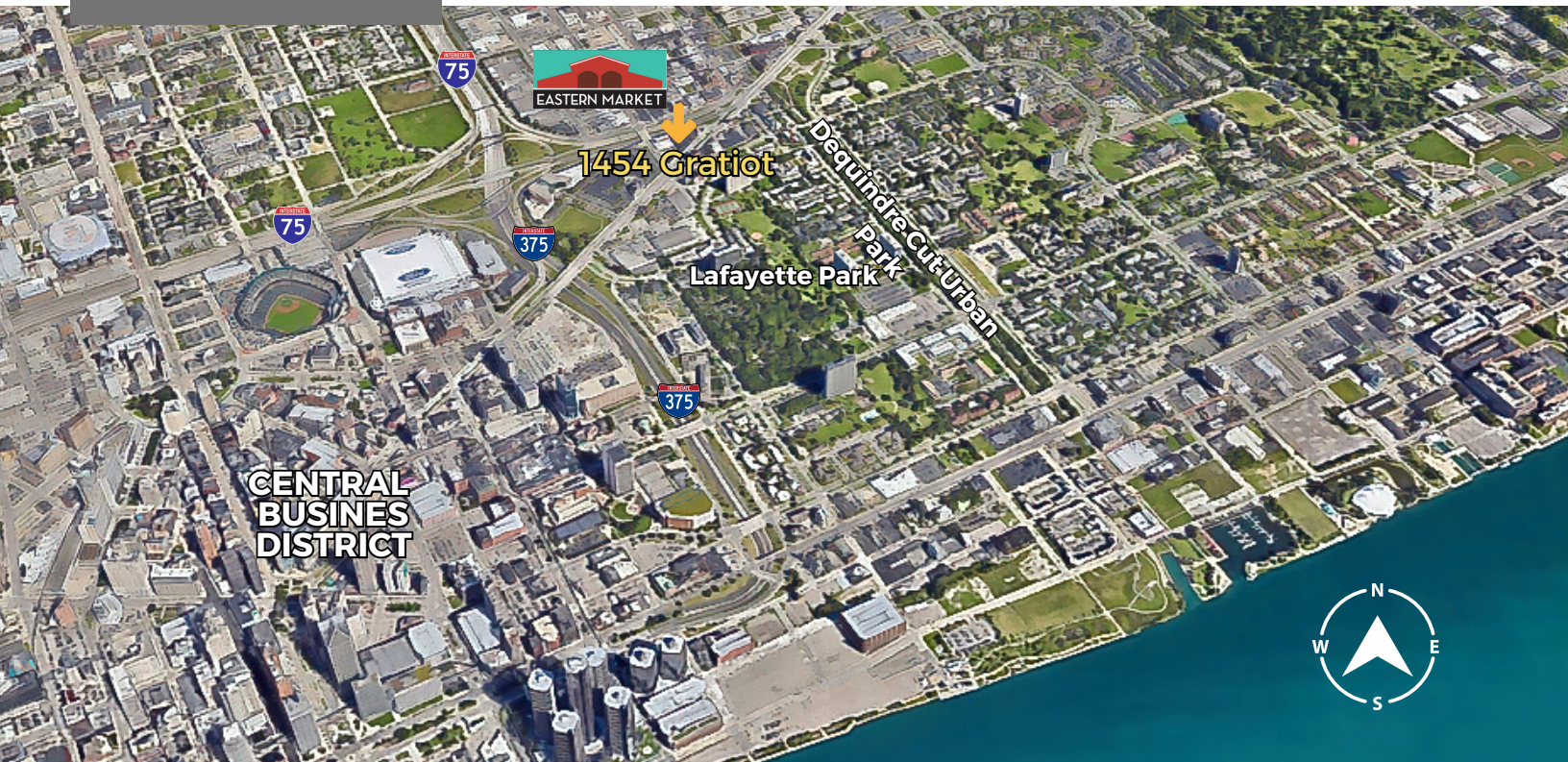
**LOOK INTO THIS  
EXCEPTIONAL OPPORTUNITY:**

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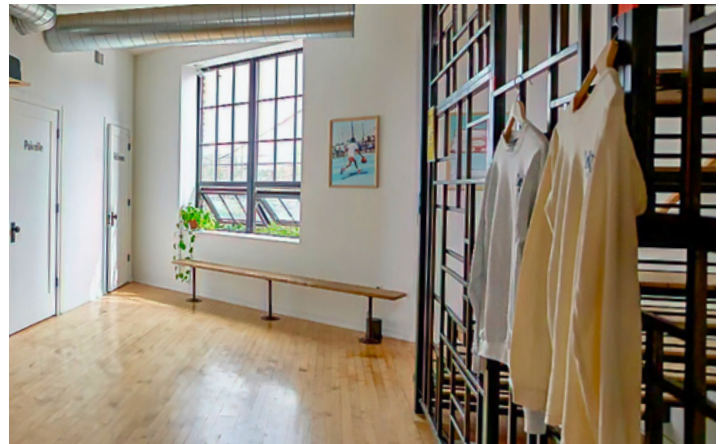
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1454 Gratiot Ave. is a suburb location to support a wide variety of retail and restaurant uses. The thriving Eastern Market District attracts up to 40,000 visitors daily. Adjoining residential neighborhoods are occupied by young urban consumers who live, work and shop nearby. Detroit's professional sports venues, Central Business District, and expressways are all within easy reach.

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Two-story building provides two separate entries to first and second floor restaurant operations. The building offers prime visibility off Gratiot Ave, which carries over 10,750 vehicles daily. The second level restaurant space includes access to a decked outdoor patio with great urban views. Ample parking is nearby including street parking in front of the building.



## LOOK INTO THIS EXCEPTIONAL OPPORTUNITY:

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