

EASTPOINTE - FREESTANDING BANQUET HALL/EVENT CENTER

24611 GRATIOT AVENUE | EASTPOINTE, MI 48021



FOR SALE | FOR LEASE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com

C3CRE
CONNECT • COLLABORATE • CARE



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PROPERTY HIGHLIGHTS

- Freestanding banquet hall/event center available for sale/for lease. No liquor license included in the sale.
- Approximately 450-person capacity with flexible configuration for one (1) large event space or two (2) smaller rooms.
- Established banquet infrastructure with two (2) bars, two (2) sets of restrooms, and a raised stage. Commercial kitchen equipped with hood, walk-in cooler, freezer, sinks, and dedicated prep areas.
- Classic interior finishes including custom wood paneling, detailed millwork, crown molding, and built-in cabinetry.
- Approximately one hundred (100) parking spaces on site, with prominent digital signage positioned along the Gratiot Avenue turnaround.
- The site is zoned MU-3, Regional Mixed Use, allowing for banquet, entertainment, retail, office, and other commercial uses.
- Prime Gratiot Avenue location with excellent visibility and accessibility.
- Flexible property well-suited for an owner-user, event operator, retailer, office user, or investor to take advantage of.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,389	59,945	145,314
Total Population	20,553	146,281	352,924
Average HH Income	\$67,916	\$76,020	\$79,481

BUILDING SIZE

9,520 SF

LAND SIZE

1.05 Acres

SALES PRICE

\$699,999

LEASE PRICE

\$7,000 per month + NNN

AREA TENANTS



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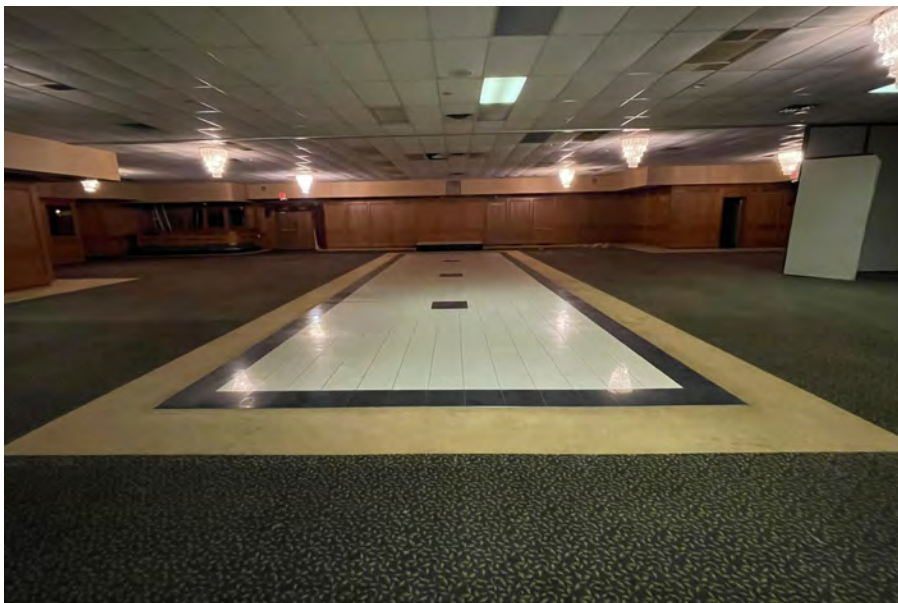
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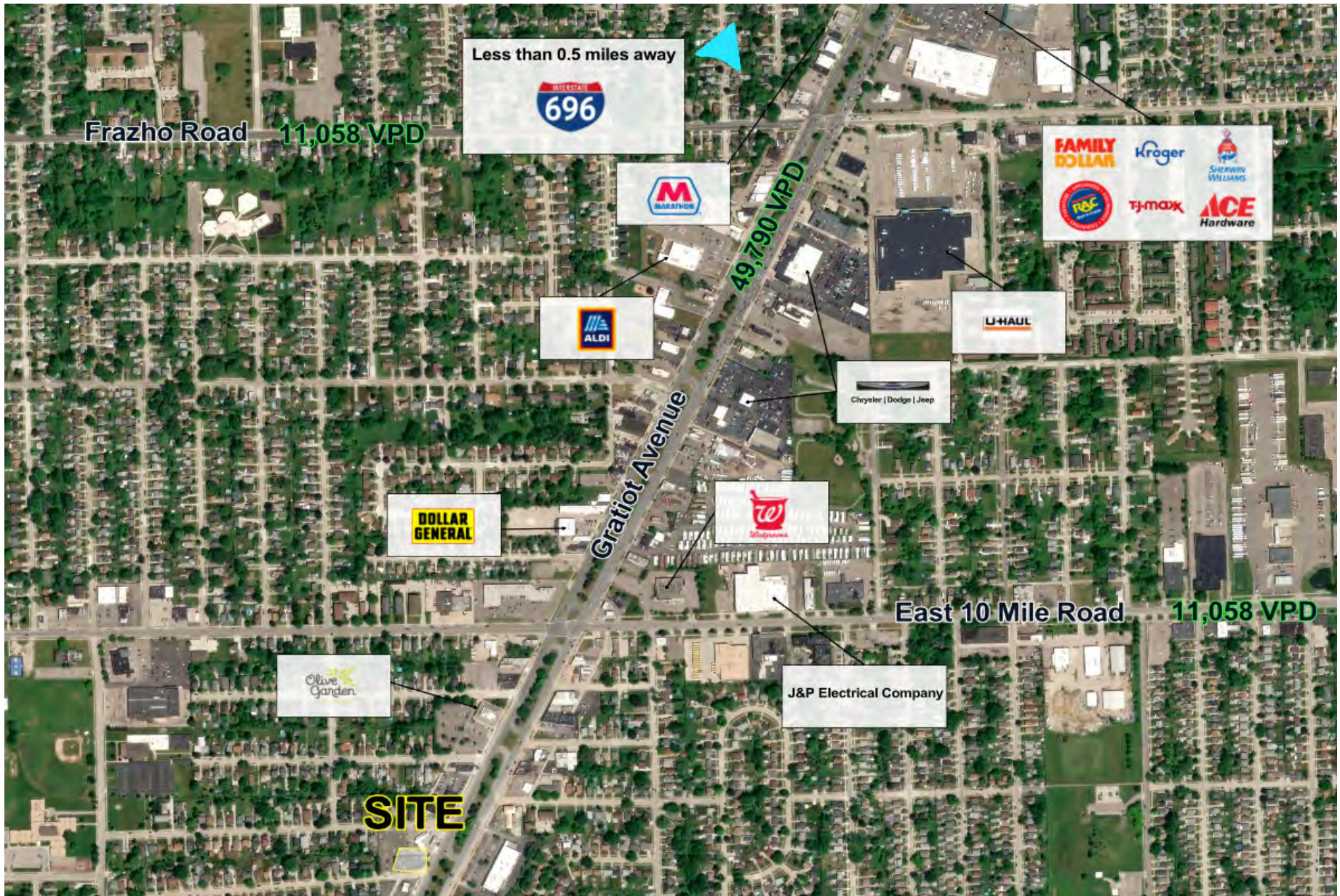
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RICHIE MANNI

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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.

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