

8 E. FRONT STREET
MONROE, MI 48161

MIXED USE RETAIL BUILDING FOR SALE
4,713 Square Feet Available



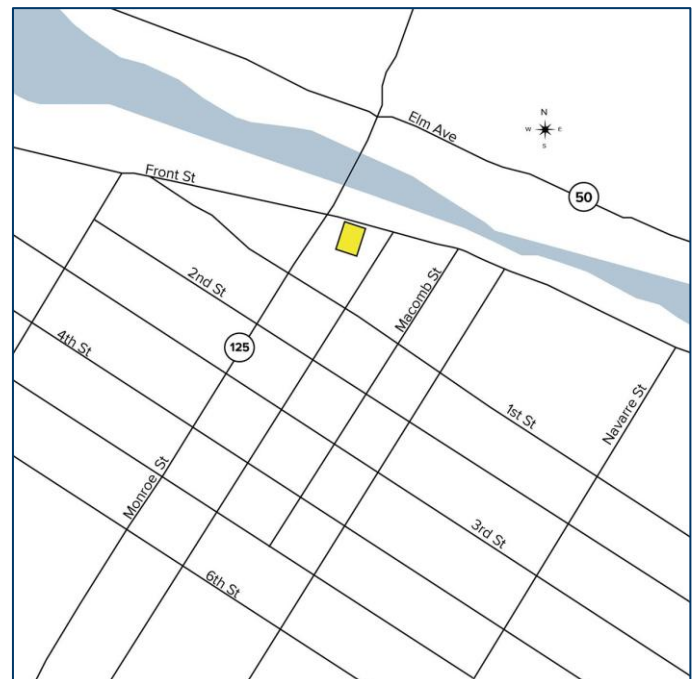
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$495,000
Building Size:	4,713 SF
Number of Stories:	3 with basement
Year Constructed:	Unknown Renovated - 2010
Condition:	Very good
Lot Dimensions:	20' x
Acreage:	0.04 AC
Closest Cross Street:	Monroe St.
County:	Monroe
Zoning:	CBD
Parking:	Street
Curb Cuts:	0
Street:	



For more information, please contact:

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	
Roof:	Flat
Floors:	Hardwood
Ceiling Height:	12'
Basement:	Yes
Heating:	Forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	3
Security System:	
Sprinklers:	No
Signage:	Awning

BUILDING INFORMATION

Current Occupant:	Attic Treasures
Occupancy Date:	At closing
Other Occupants:	Apartment tenant
Sign on Property:	No
Showing Instructions:	Contact agent

2025 REAL ESTATE TAXES

Parcel ID Number:	29-00072-000
Total Annual Taxes:	\$8,000

Live And Work In Historic Downtown Monroe –

Main-level Commercial Space – 1,731 SF of Commercial Space

- Prime downtown business opportunity. Located on the main floor of this charming downtown building is a well-maintained, 1,731 square foot commercial space, perfect for office or retail use. Positioned in the heart of the downtown business district, this location offers walkability (score of 81) and visibility.
- Commercial highlights: ideal location: just steps from the courthouse, city building, county offices, and downtown cafes. Adjacent to clothing store: benefit from foot traffic and neighboring retail synergy.
- Functional layout: bright and professional interior with hardwood floors and excellent street frontage.

Upper-level Residence – 2,982 SF of Living Space

- Two spacious bedrooms: each features a private ensuite bath with shower and oversized walk-in closet.
- Flexible bonus room: large main-level bonus room can be used as a third bedroom, office, or living space.
- Gourmet kitchen:
- Generous living areas: main level includes a living room, dining area, walk-in guest closet, and a half bath.
- Private laundry: washer and dryer in a dedicated laundry room on the bedroom level.
- Comfort features: high ceilings, high-efficiency furnace and central air conditioning.
- Dual entrances: private front and rear access for convenience and security.
- Timeless finishes: hardwood floors throughout add warmth and character.
- Very clean three-quarter basement — ideal for inventory storage or back-of-house operations. Versatile use: suited for professional office, boutique retail, or service-based business.

Whether you're seeking a sophisticated city residence, a high-exposure business location, or both - 8 e. Front street delivers a rare opportunity to enjoy the best of downtown Monroe living and commerce – or an upper-level residence with rental income from the downstairs commercial space more than sufficient to cover all taxes, insurance and foreseeable maintenance of the property.

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TOTAL: 4328 sq. ft

BELOW GROUND: 0 sq. ft, FLOOR 2: 1570 sq. ft, FLOOR 3: 1628 sq. ft, FLOOR 4: 1130 sq. ft

EXCLUDED AREAS: BASEMENT: 1134 sq. ft, STORAGE: 59 sq. ft

WALLS: 389 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Main Level Commercial Space



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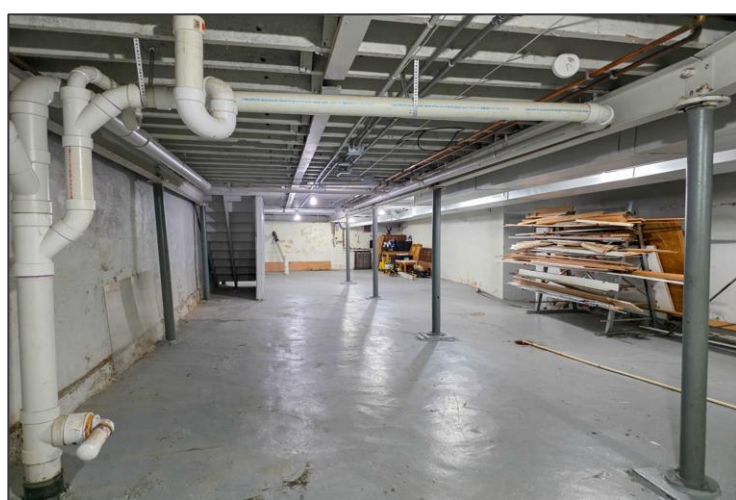
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Upper-Level Residence



Basement

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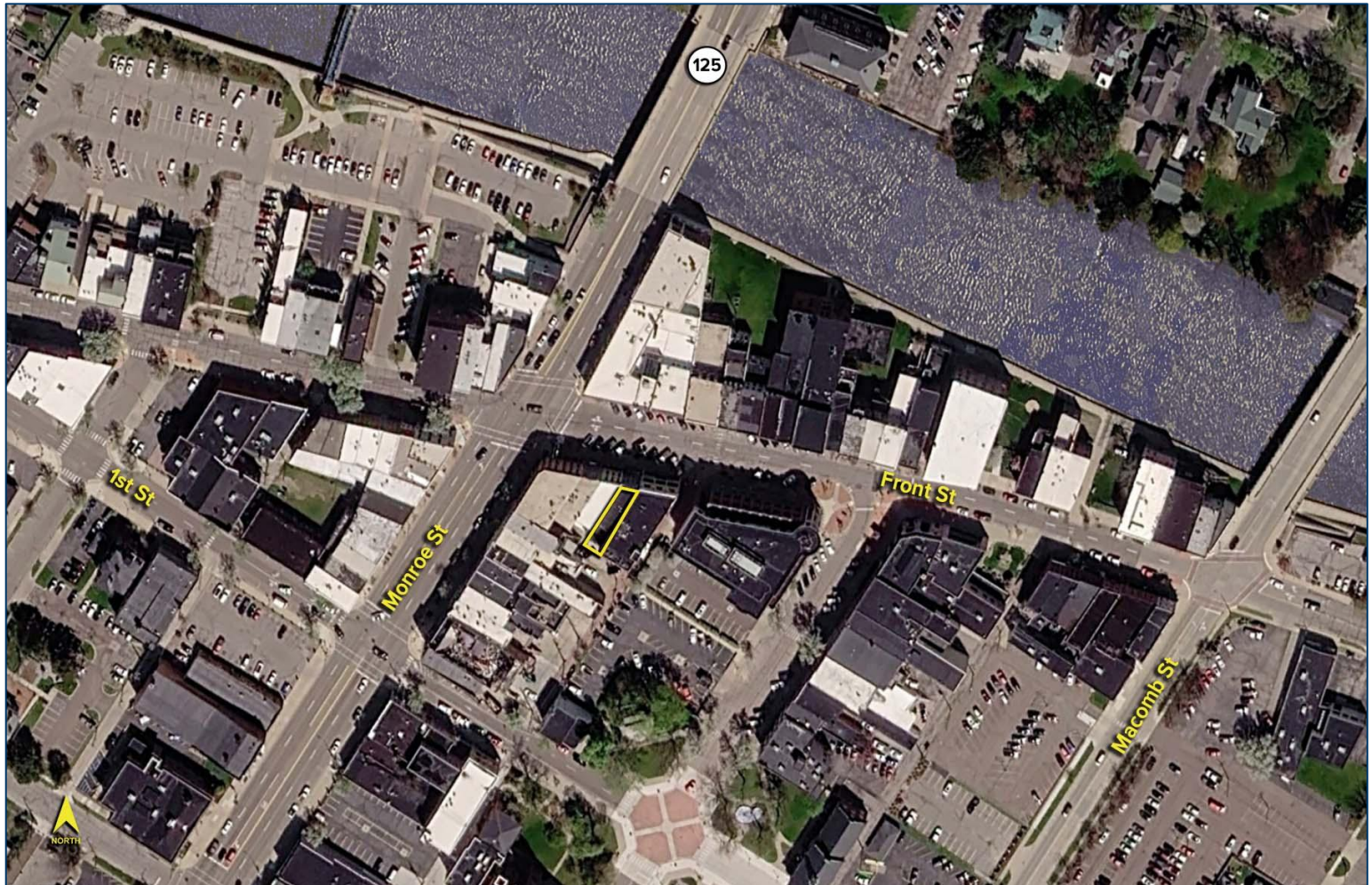
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TRAFFIC COUNTS (TWO-WAY)

1,999	W. Front Street
14,518	S. Monroe Street
1,781	N. Macomb Street
2,982	E. 1 st Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,691	\$59,308
3 MILE	39,542	\$64,134
5 MILE	52,222	\$69,220

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