

REDEVELOPMENT PROPERTY // FOR SALE

# 106,518 SF FORMER HOSPITAL ON 13 ACRES PRIME FOR REDEVELOPMENT

26755 BALLARD ST

HARRISON TOWNSHIP, MI 48045



- 106,518 SF on 13 acres
- Ideal for senior housing, assisted living, tear-down or multi-family development, medical or education
- Close highway proximity
- Potential Brownfield Fund Site
- Albert Kahn designed building
- 173 paved parking spaces



26555 Evergreen Road, Suite 1500

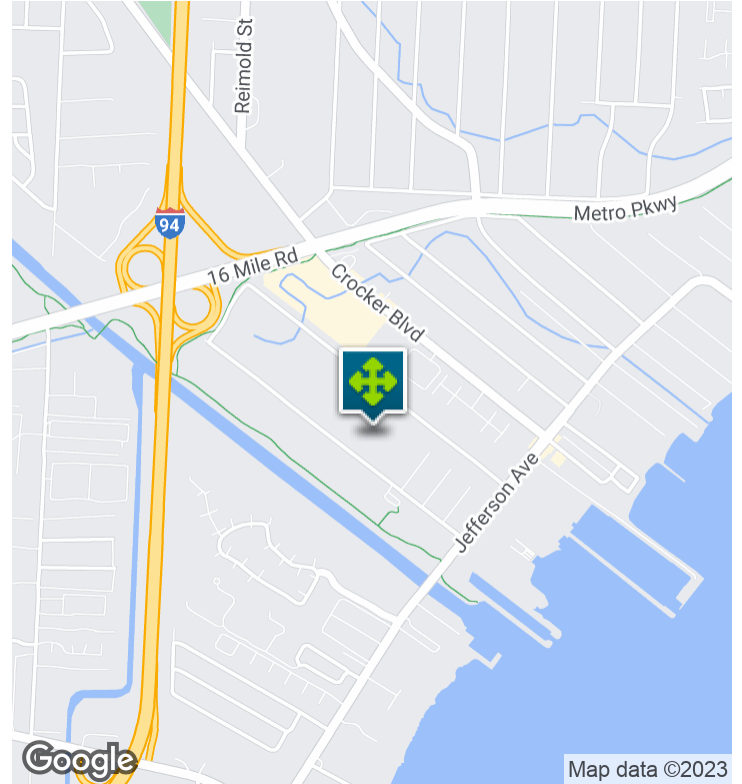
Southfield, MI 48076

248.358.0100

[pacommercial.com](http://pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$2,900,000</b>
-------------------	--------------------

## OFFERING SUMMARY

<b>Building Size:</b>	106,518 SF
<b>Number of Units:</b>	100
<b>Price / SF:</b>	\$27.23
<b>Year Built:</b>	1925
<b>Zoning:</b>	RM-1
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb East

## PROPERTY OVERVIEW

This 106,518 SF former St. John Hospital is an Albert Kahn-designed building that comes with additional land and parking. The two-story facility also comes with a basement and plumbing throughout most of the rooms some with a jack-and-jill arrangement. The township allows for apartments, nursing homes, group day care, and senior housing in this RM-1 Zoning District. Drawings have been produced to break out the additional land parcels for home or condo developments.

Conveniently located less than a mile from Lake Saint Clair and nearby I-94 interstate highway. This popular residential and commercial district features entertainment, restaurants, convenience stores, beaches, marinas, and amazing views of the lake. Harrison Township Waterfront park and popular Metropark and Nature Center are just down the road.

## PROPERTY HIGHLIGHTS

- Ideal for senior housing, assisted living, tear-down or multi-family development, medical, and education
- Potential Brownfield Fund Site
- Fully-repaired beautiful slate roof
- Fully built-out basement
- Fire-suppression system

26755 BALLARD ST, HARRISON TOWNSHIP, MI 48045 // FOR SALE

# ADDITIONAL PHOTOS



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**Kevin Bull** SENIOR ASSOCIATE

**D:** 248.358.5361 | **C:** 248.895.9972

[kevin@pacommercial.com](mailto:kevin@pacommercial.com)

**Anthony Pellegrino** SENIOR ASSOCIATE

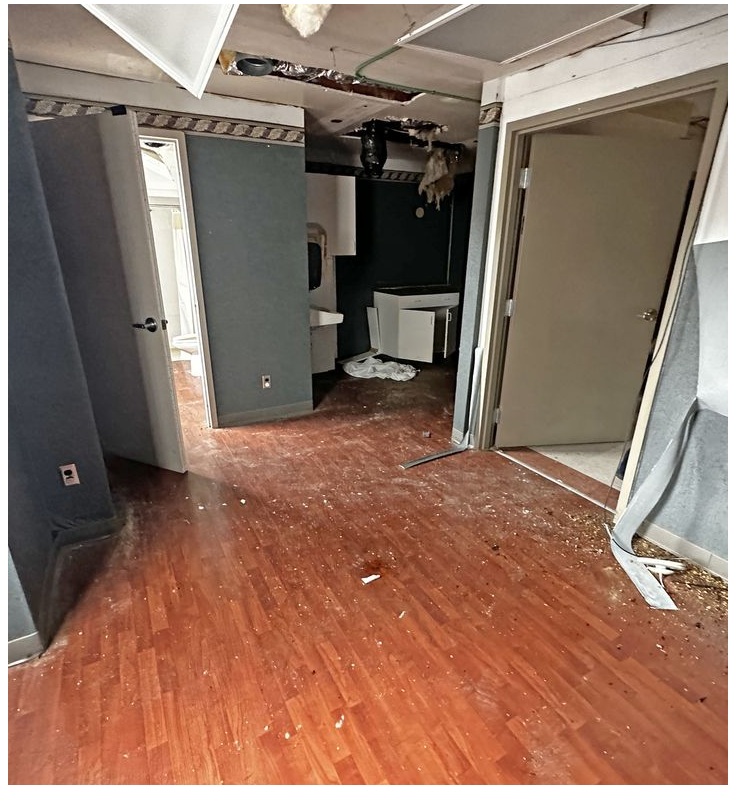
**D:** 248.358.5341 | **C:** 313.878.7735

[anthony@pacommercial.com](mailto:anthony@pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

26755 BALLARD ST, HARRISON TOWNSHIP, MI 48045 // FOR SALE

# ADDITIONAL PHOTOS

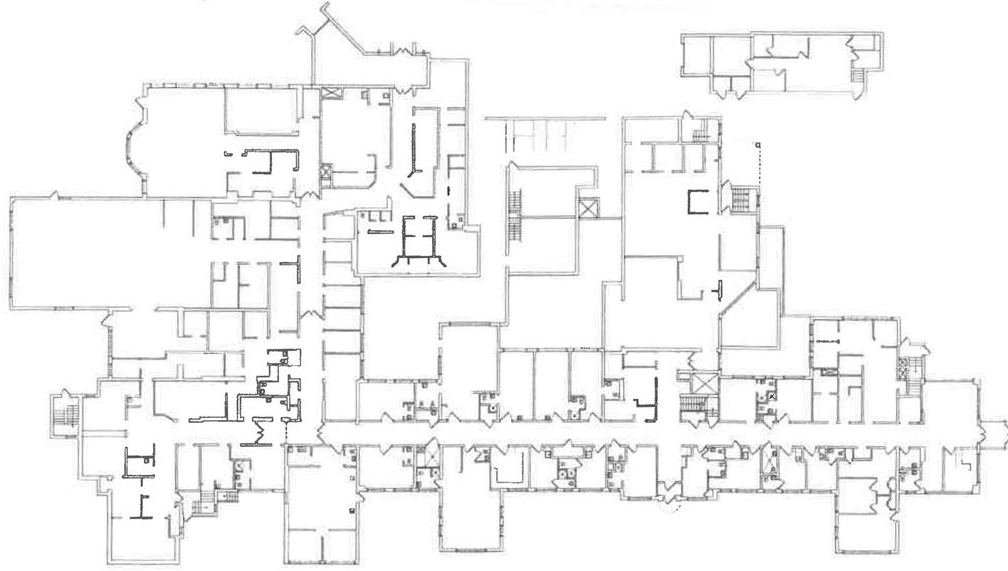




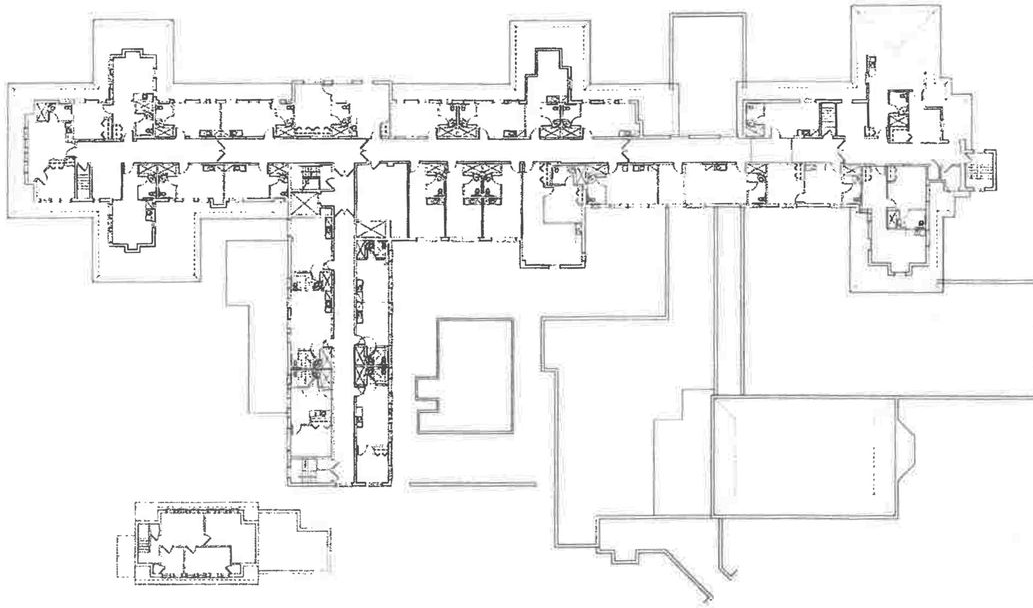


26755 BALLARD ST, HARRISON TOWNSHIP, MI 48045 // FOR SALE

# FLOOR PLANS



First Floor



Second Floor



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**Kevin Bull** SENIOR ASSOCIATE

D: 248.358.5361 | C: 248.895.9972

kevin@pacommercial.com

**Anthony Pellegrino** SENIOR ASSOCIATE

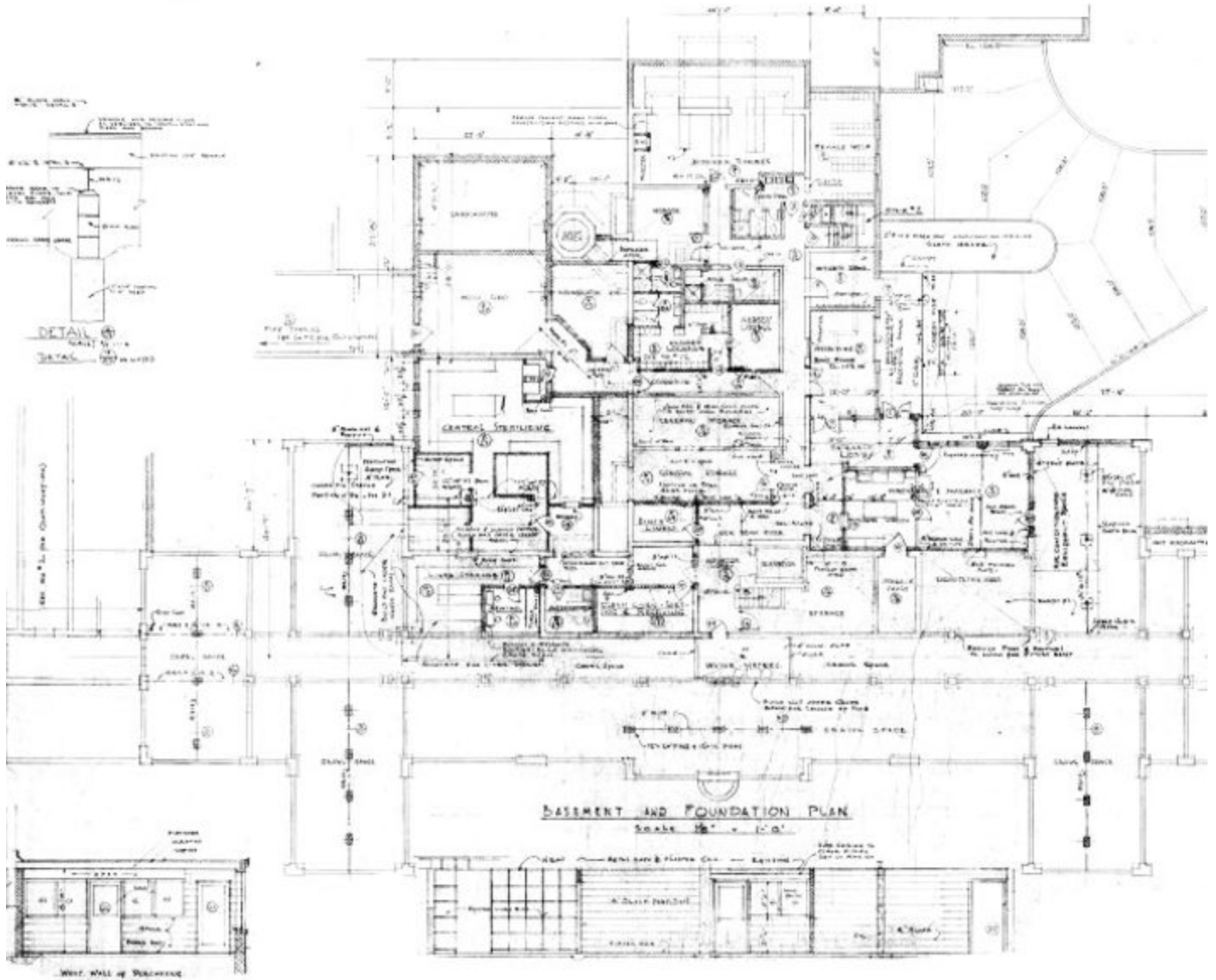
D: 248.358.5341 | C: 313.878.7735

anthony@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

26755 BALLARD ST, HARRISON TOWNSHIP, MI 48045 // FOR SALE

# FLOOR PLANS



Basement



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**Kevin Bull** SENIOR ASSOCIATE

D: 248.358.5361 | C: 248.895.9972

kevin@pacommercial.com

**Anthony Pellegrino** SENIOR ASSOCIATE

D: 248.358.5341 | C: 313.878.7735

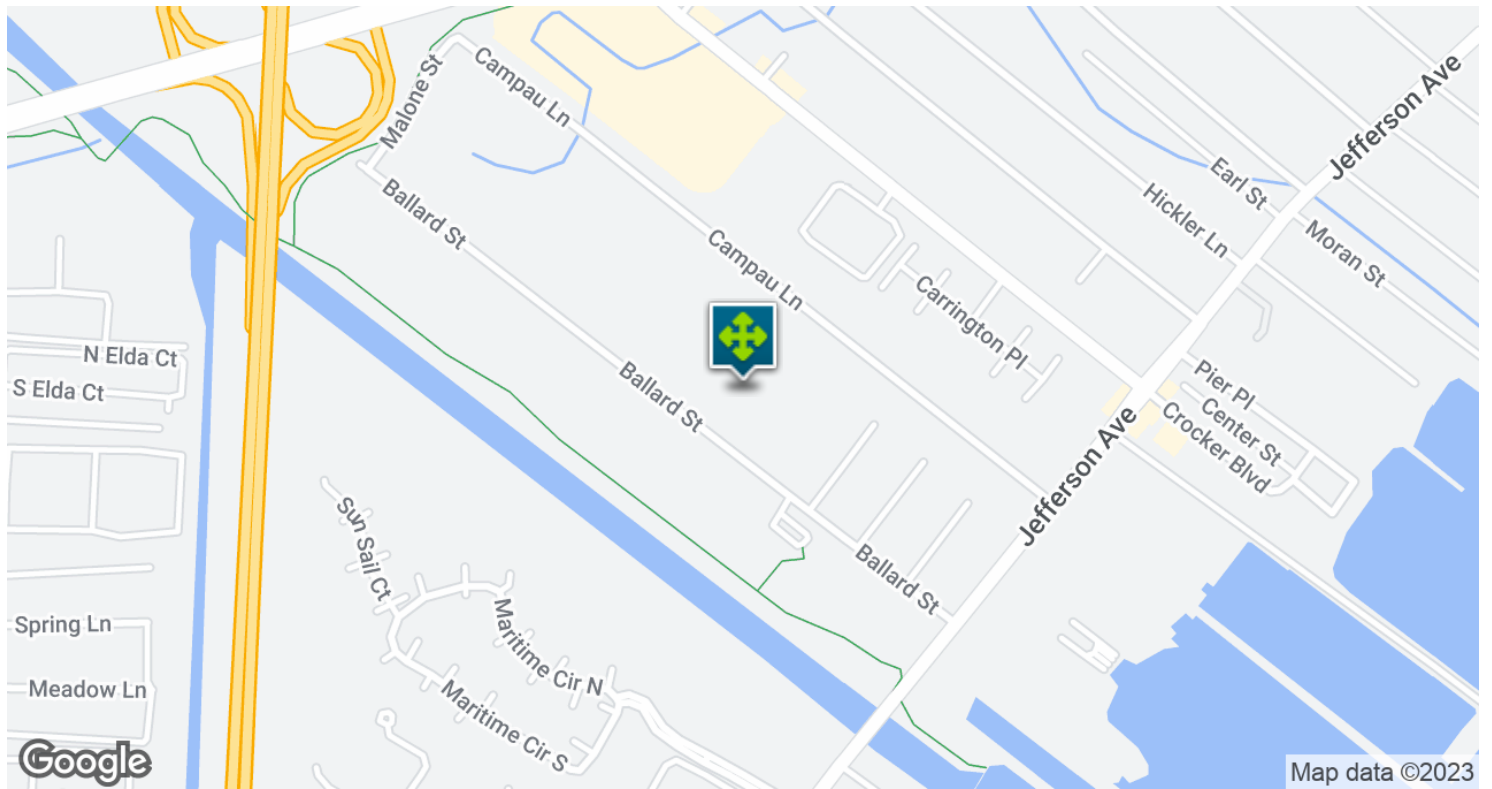
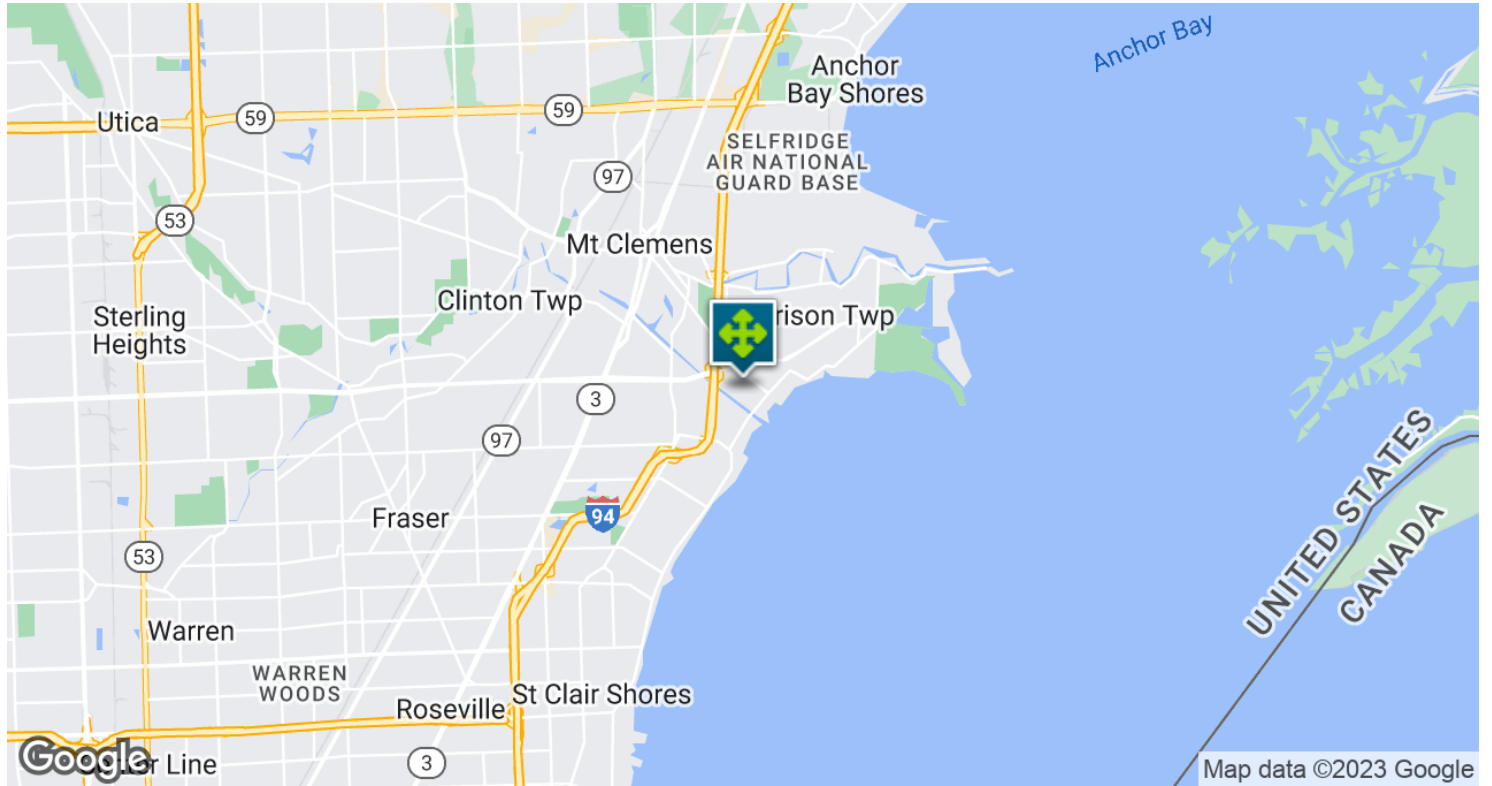
anthony@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



26755 BALLARD ST, HARRISON TOWNSHIP, MI 48045 // FOR SALE

# LOCATION MAP

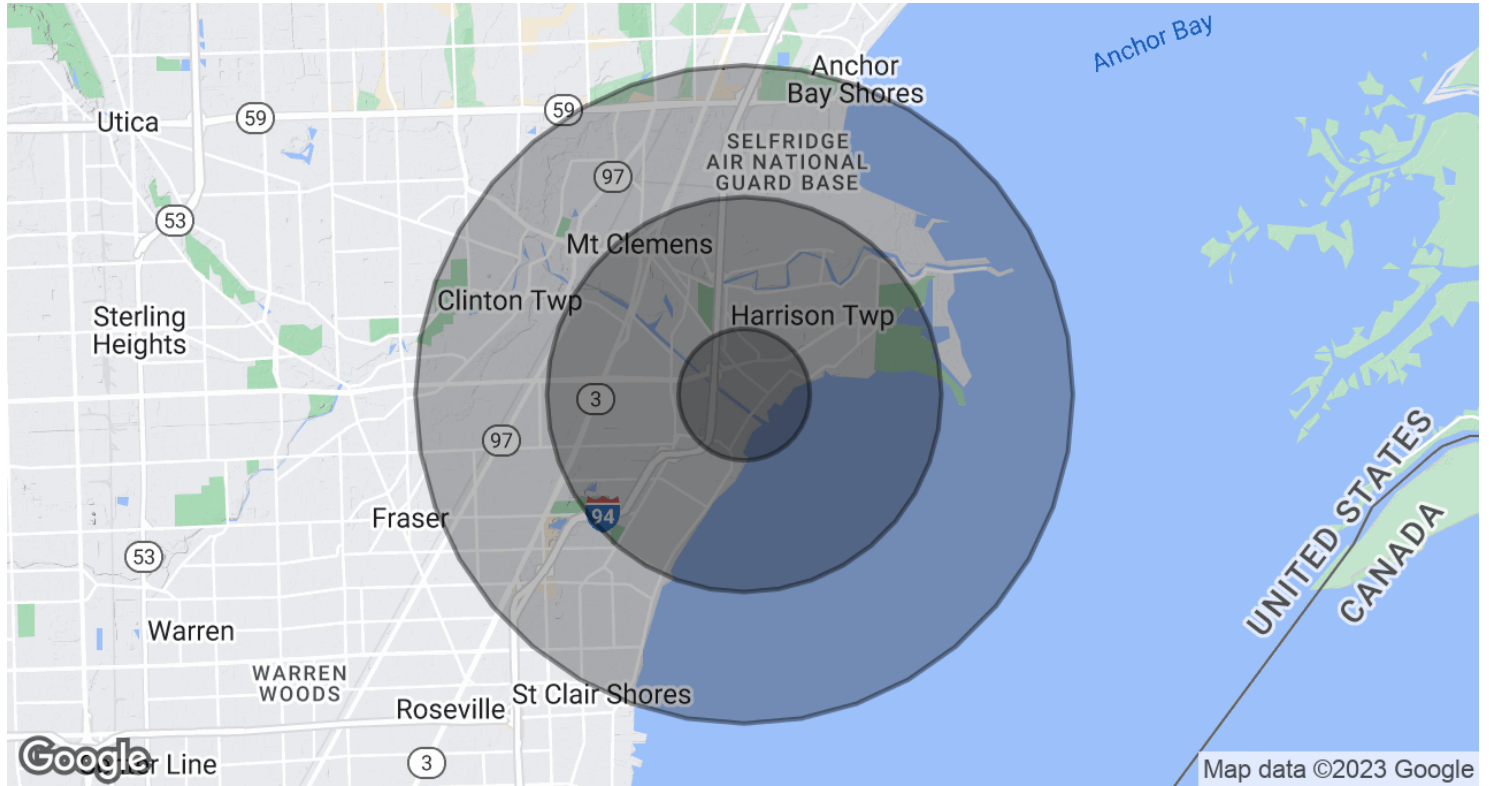


**Kevin Bull** SENIOR ASSOCIATE  
D: 248.358.5361 | C: 248.895.9972  
kevin@pacommercial.com

**Anthony Pellegrino** SENIOR ASSOCIATE  
D: 248.358.5341 | C: 313.878.7735  
anthony@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	9,538	57,701	135,294
<b>Average Age</b>	43.7	43.0	42.8
<b>Average Age (Male)</b>	40.9	41.5	41.6
<b>Average Age (Female)</b>	45.7	43.2	43.4

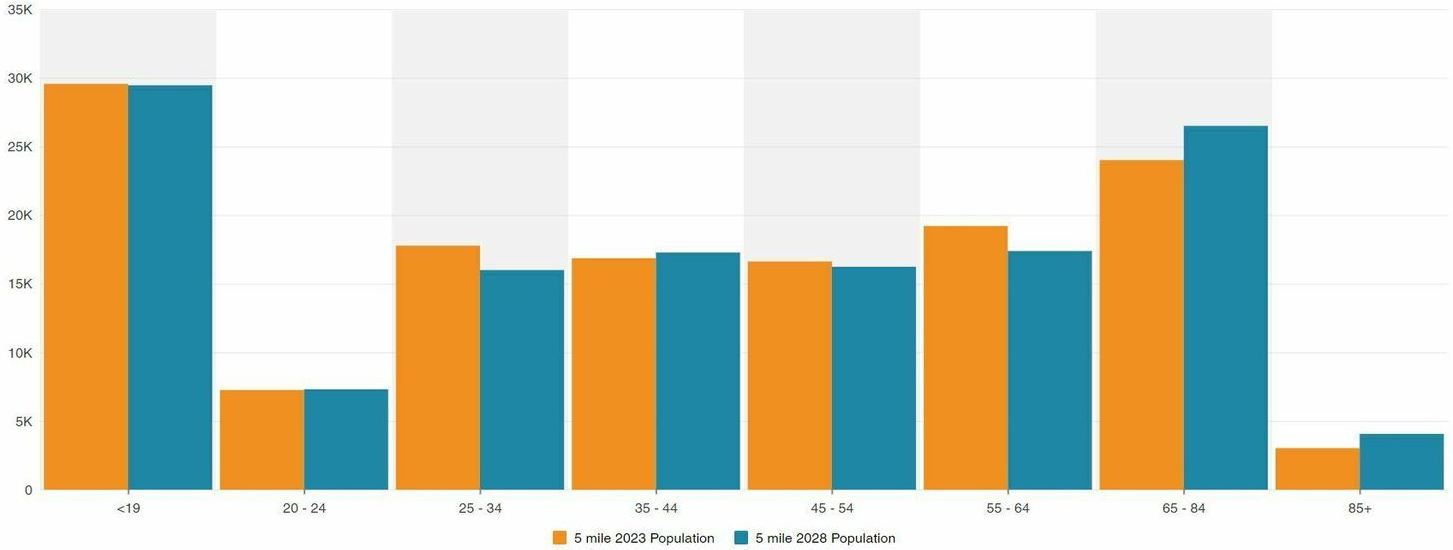
  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,570	28,049	63,024
<b># of Persons per HH</b>	1.7	2.1	2.1
<b>Average HH Income</b>	\$54,205	\$69,854	\$72,233
<b>Average House Value</b>	\$125,322	\$144,994	\$147,161

\* Demographic data derived from 2020 ACS - US Census

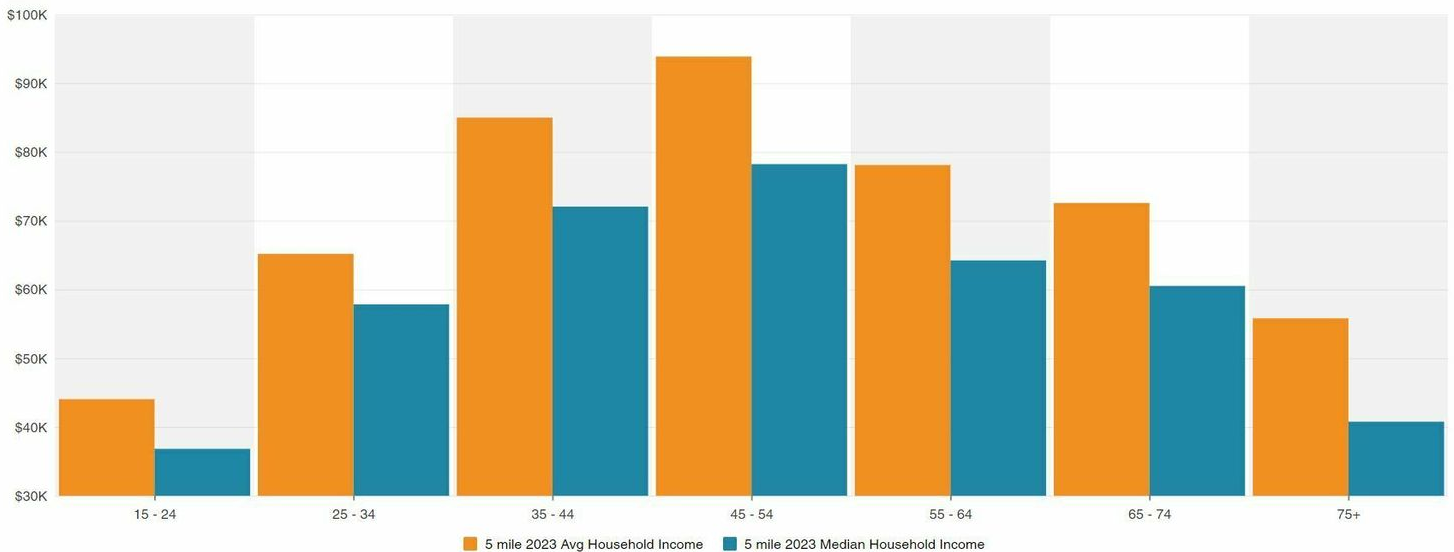
# DEMOGRAPHICS // CHARTS

Population By Age



Household Income By Age

Currency: USD (\$)



26755 BALLARD ST, HARRISON TOWNSHIP, MI 48045 // FOR SALE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



**Kevin Bull**

SENIOR ASSOCIATE

**D:** 248.358.5361

**C:** 248.895.9972

kevin@pacommercial.com



**Anthony Pellegrino**

SENIOR ASSOCIATE

**D:** 248.358.5341

**C:** 313.878.7735

anthony@pacommercial.com

**P.A. Commercial**

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[pacommercial.com](http://pacommercial.com)

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.