

2683 CENTRAL

SOUTHWEST



NEW ENERGY IN SOUTHWEST DETROIT

2683 Central is a fully renovated 10-unit apartment building in Southwest Detroit. Each unit offers two bedrooms and one bathroom. The property underwent a comprehensive renovation in 2019, including interior upgrades, boiler and steam trap replacement, roof replacement, and façade restoration. There is additional upside in adding an 11th unit to the garden level as well as implementing the PILOT program to reduce the property taxes.



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EXECUTIVE SUMMARY

Asking Price

\$750,000

Total Units / Average Unit SF

10 Units / 800 SF per unit

Unit Mix

2 Bed / 1 Bath

Neighbors

Patton Park (with access to the Joe Louis Greenway), E&L Supermercado, La Fiesta Market, Azteca Supermercado, Taqueria El Nacimiento, Taqueria Nuestra Familia, Taqueria Mi Pueblo, El Asador Steakhouse, Los Altos Restaurant, Huntington Bank, Chase Bank, Detroit Public Library, CVS Pharmacy, AT&T Store, KeyBank, Blue Light Market, King Cole Foods

Address

2683 Central Street

Location

**SE corner of Central Street
& Dix Street**

Neighborhood

Southwest

Gross Building Area

11,319 SF

Year Built / Year Renovated

1926 / 2019

A fully renovated 10-unit apartment building in Southwest Detroit near Mexicantown, featuring two-bedroom units throughout and completed upgrades to interiors, systems, and façade. Additional upside available through conversion of garden level storage into an 11th unit and potential PILOT tax savings.

FLOOR PLAN +
FEATURES

2683 Central

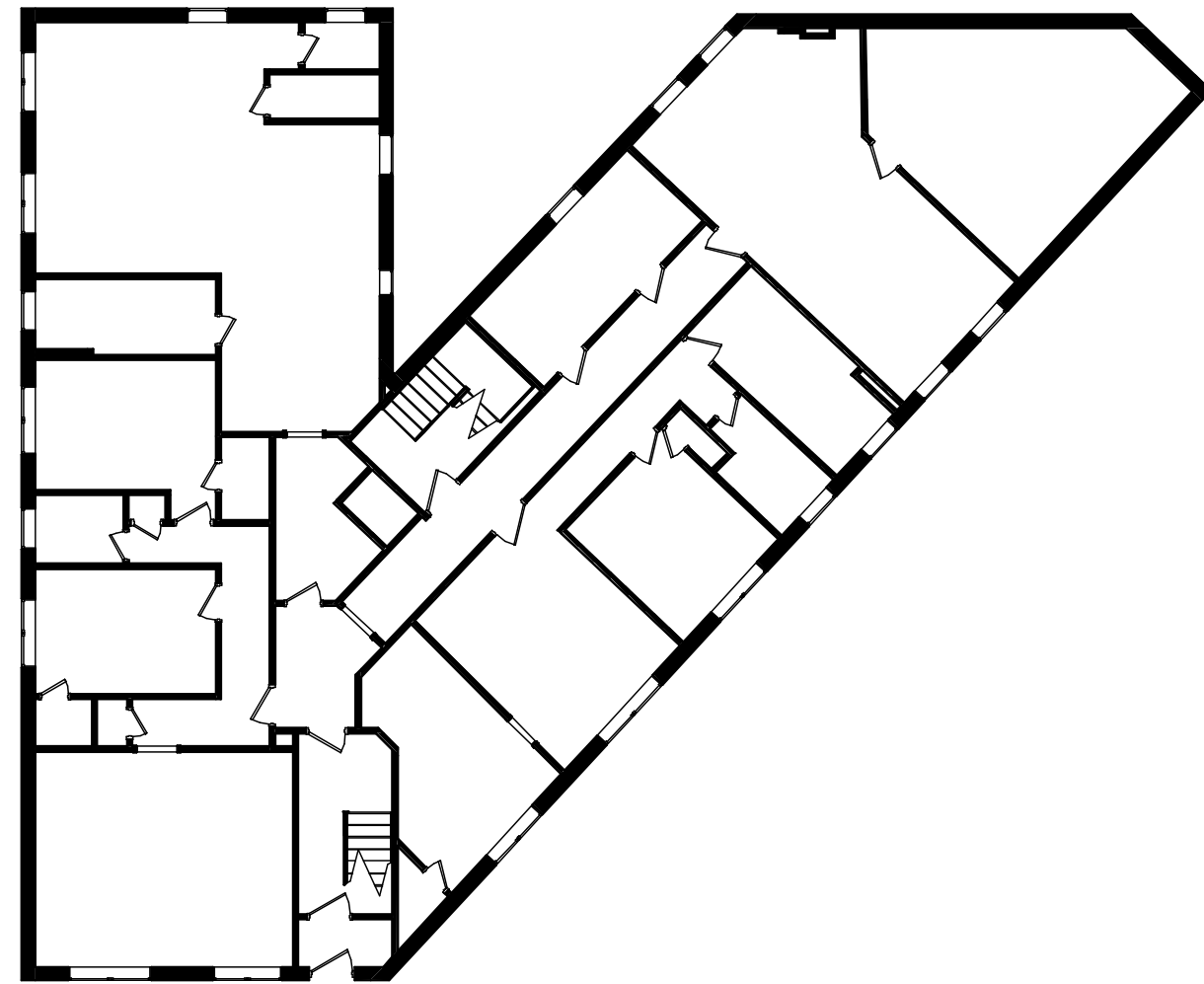
Floor Plans

All two-bedroom layouts feature generous, well-proportioned living spaces with ample storage and closet space

Clear separation between living areas and bedrooms

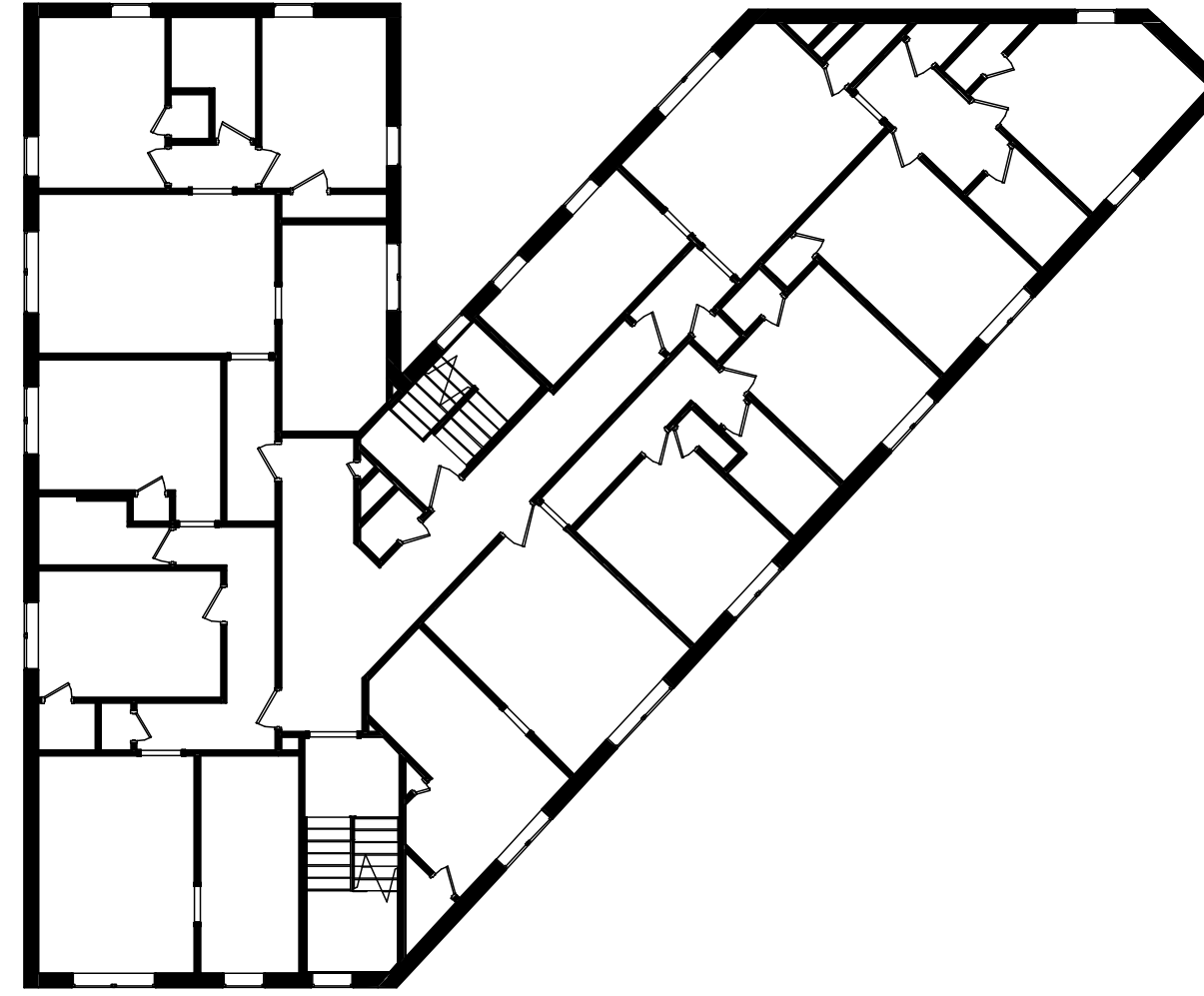
Designed for natural light and everyday livability

Uniform layouts across floors for efficient operations



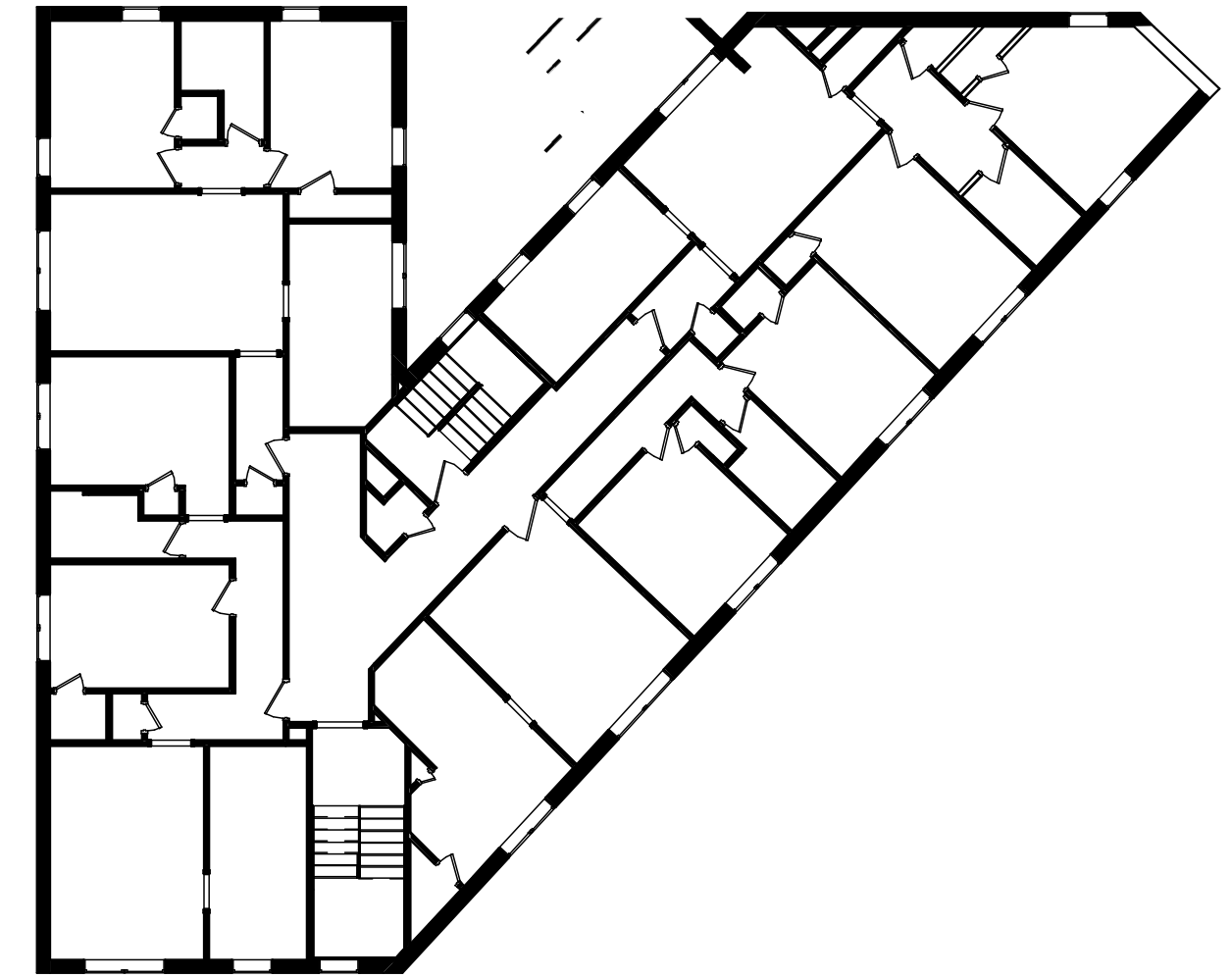
Lower Level

2 units
Units #s 9 – 10



First Floor

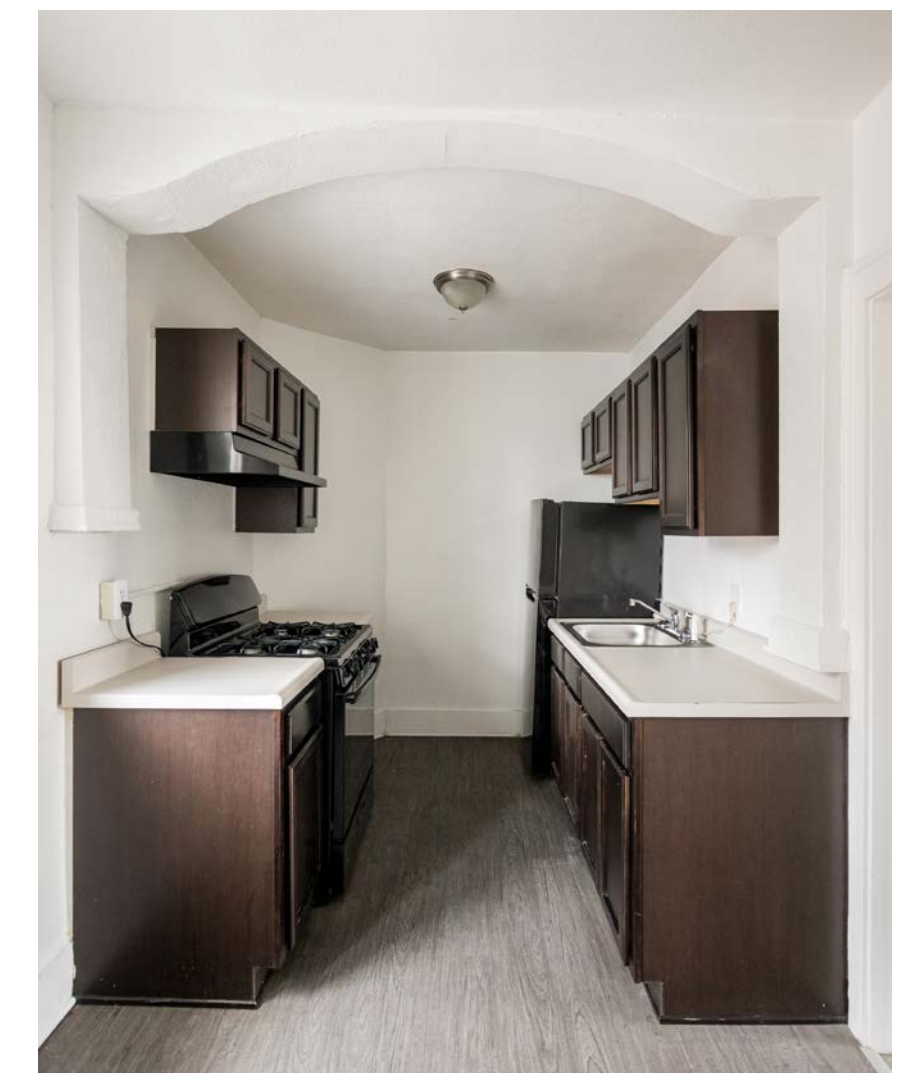
4 units
Unit #s 1 – 4



Second Floor

4 units
Unit #s 5 – 8

GALLERY



Bright, neutral interiors with natural light, open living areas, and updated kitchens with modern finishes.



Classic brick apartment building with timeless detailing, shared courtyard parking, and well-kept exteriors with strong street presence.



LOCATION
OVERVIEW

SOUTHWEST DETROIT



Southwest Detroit, anchored by Mexicantown, is one of the city's most vibrant and flavorful neighborhoods. You'll find some of Detroit's best restaurants, bakeries, and markets all within easy reach, alongside a mix of historic homes and active commercial streets. It's a lived-in, authentic part of the city with quick access to Corktown, downtown, and the riverfront.

Residences at Water Square

The residential skyscraper at the former site of the Joe Louis Arena is the largest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise, boasting 496 upscale units, opened in 2024 and features an all-season swimming pool, rooftop terrace, and fitness center.



Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.

Gordie Howe International Bridge

The new Detroit–Windsor bridge will facilitate trade and travel across the busiest international crossing in North America, providing uninterrupted freeway traffic flow between the two countries. When completed in 2025, the 1.5-mile crossing will feature six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry.





New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in the New Center neighborhood, anchored by a new \$1.8 billion hospital at the intersection of the M-10 Freeway and Grand Boulevard. The new hospital will span more than one million square feet and rise nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.

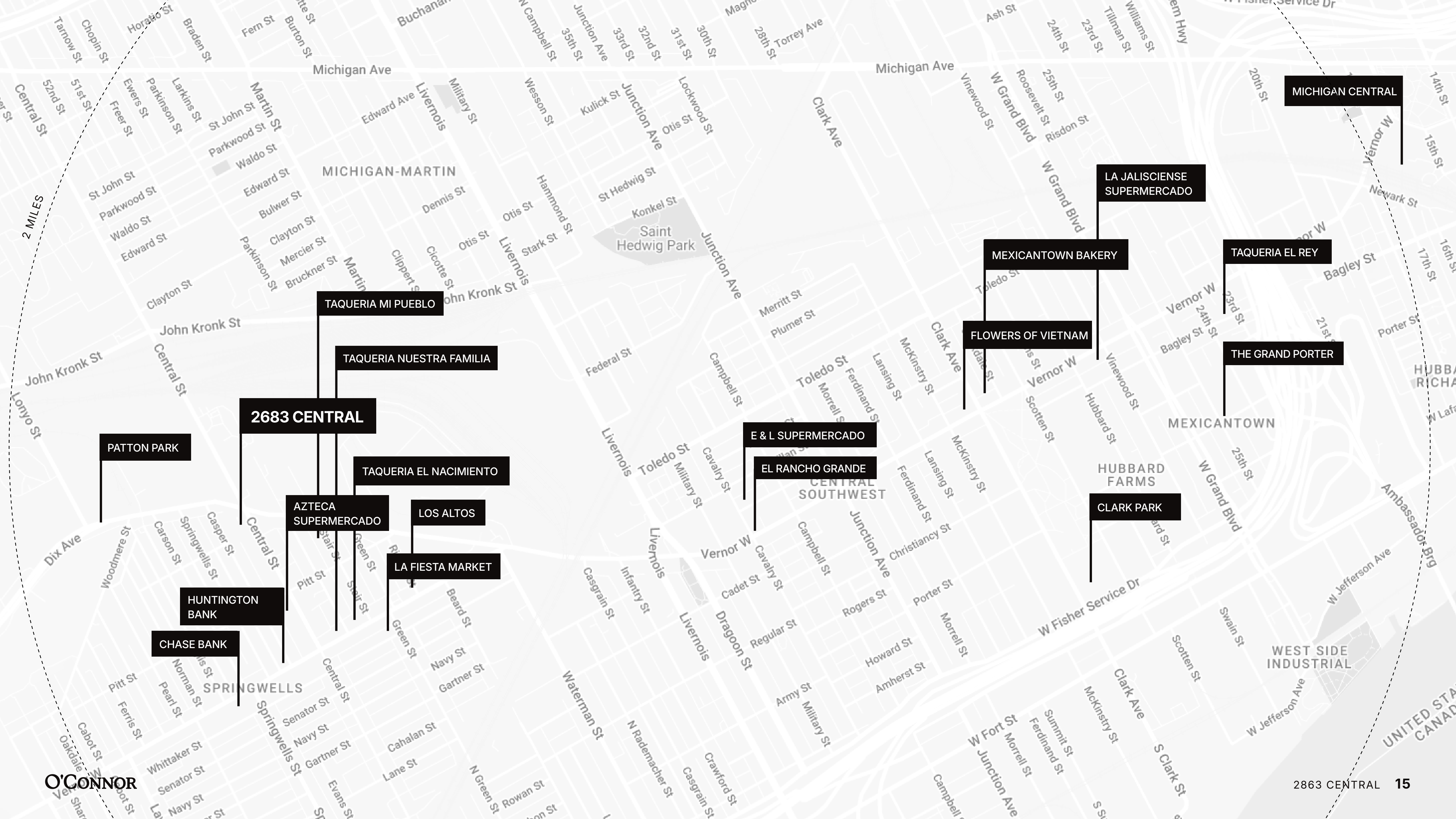
University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being developed by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It is part of the larger \$1.5 billion District Detroit development, which includes the construction of six new buildings and the adaptive reuse of four historic properties.



Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



2 MILES

MICHIGAN CENTRAL

LA JALISCIENSE SUPERMERCADO

MEXICANTOWN BAKERY

TAQUERIA EL REY

TAQUERIA MI PUEBLO

FLOWERS OF VIETNAM

THE GRAND PORTER

TAQUERIA NUESTRA FAMILIA

2683 CENTRAL

PATTON PARK

E & L SUPERMERCADO

TAQUERIA EL NACIMIENTO

AZTECA SUPERMERCADO

LOS ALTOS

EL RANCHO GRANDE

HUBBARD FARMS

CLARK PARK

HUNTINGTON BANK

LA FIESTA MARKET

CHASE BANK

SPRINGWELLS

WEST SIDE INDUSTRIAL

O'CONNOR

A trusted and respected member of the community, O'Connor real estate brings 20 years of experience and expertise to the commercial office and retail market.

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