

9455 CHALMERS

DETROIT





16 UNIT VALUE ADD

9455 Chalmers is a 16-unit, value-add multifamily investment opportunity located on Detroit's East Side.



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Asking Price

\$515,000

Address

**9455 Chalmers St
Detroit, MI 48213**

Neighbors

Ferry Elementary School, East English Village Preparatory Academy, Chandler Park Academy, Harper Woods High School, Tyrone Elementary, Beacon Elementary, Starr Detroit Academy, Family Dollar, Olympia Coney Island, Little Caesars Pizza, KFC, Captain Jay's Fish & Chicken, Spartan Stores (Harper Food Center)

Total Units

16 (10) 1 Bedroom / 6 (2) Bedroom

Location

**NE Corner of Chalmers
and Maiden**

Heating

Centralized boilers

Gross Building Area

11,565 SF

Type

Low-Rise Apartments

The 16-unit property presents a compelling value-add opportunity with significant upside through continued interior renovations, operational improvements, and strategic capital investment. Located just north of I-94 and near East English Village, Morningside, and Grosse Pointe, the property offers residents convenient access to major employment centers, retail, and neighborhood amenities.



Apartment interiors feature spacious floor plans, abundant natural light, and functional layouts that provide an attractive foundation for continued rental growth through strategic cosmetic upgrades.



CITY OF DETROIT

Detroit has emerged as one of the Midwest's most compelling markets, driven by continued investment, entrepreneurial growth, and the adaptive reuse of its historic building stock.

From Downtown and Corktown to New Center, Eastern Market, and the city's neighborhood business districts, Detroit offers a diverse mix of office, retail, industrial, and creative spaces. Supported by major employers, leading healthcare and educational institutions, a growing technology sector, and a strong manufacturing base, the city combines distinctive architecture, competitive occupancy costs, and expanding dining, entertainment, and residential amenities—making it an attractive market for businesses seeking long-term growth.



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.



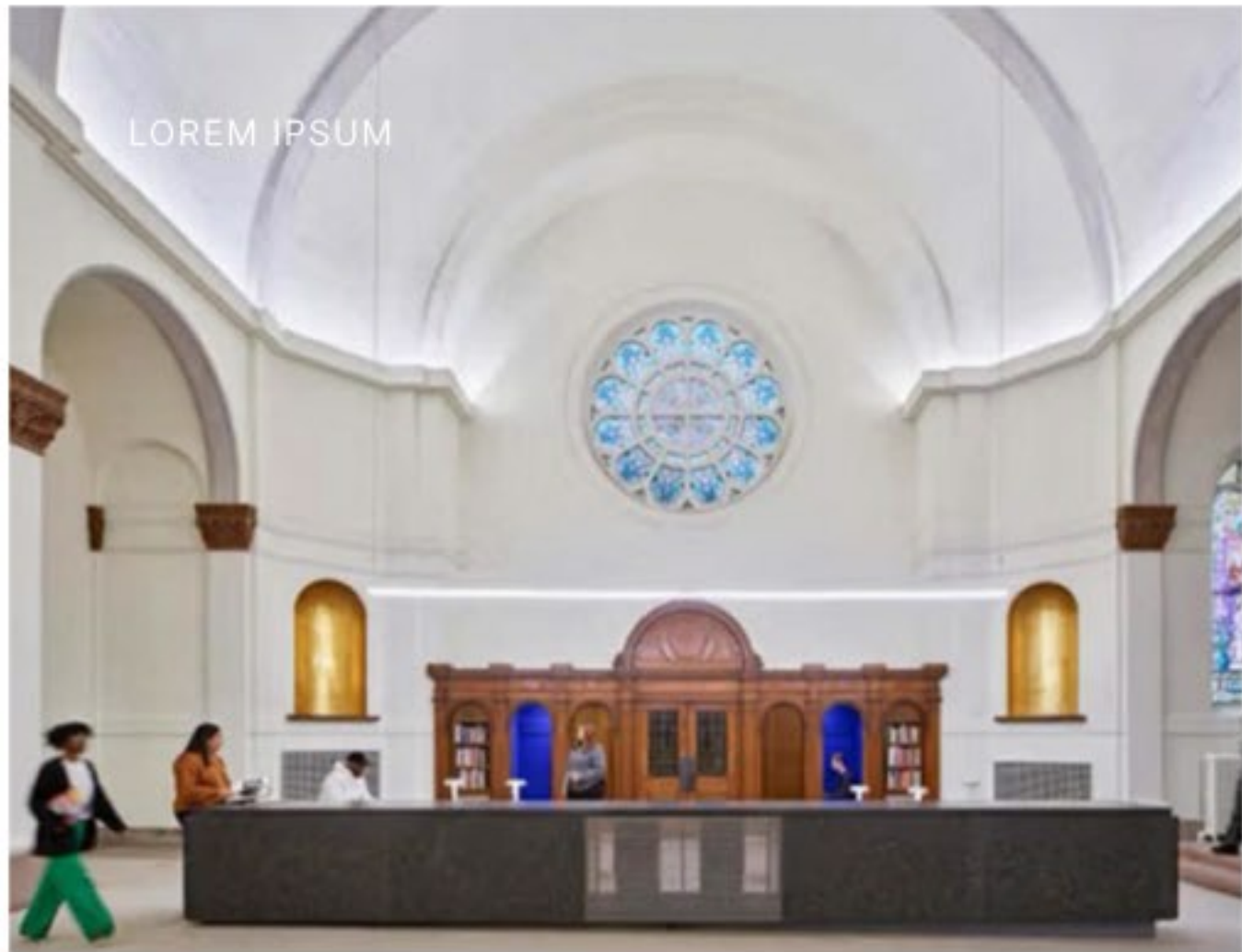
University of Michigan Center for Innovation

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.

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.





the Shepherd

The campus grounds, designed by the Office of Strategy + Design (OSD), include a boutique bed and breakfast (ALEO), MacArthur Binion’s Modern Ancient Brown Foundation, a public skatepark designed by Tony Hawk, and a sculpture park honoring the late Detroit artist Charles McGee. The Shepherd is part of Library Street Collective’s ongoing commitment to Detroit’s Little Village neighborhood.

Lantern

A new mixed-use arts hub is being realized in East Village through the redevelopment of a 100-year-old vacant industrial complex that will house two local arts non-profits and include approximately 5,300 square feet of affordable artist studios, an art gallery, and 4,000 square feet of creative retail – all connected by a 2,000-square-foot courtyard.

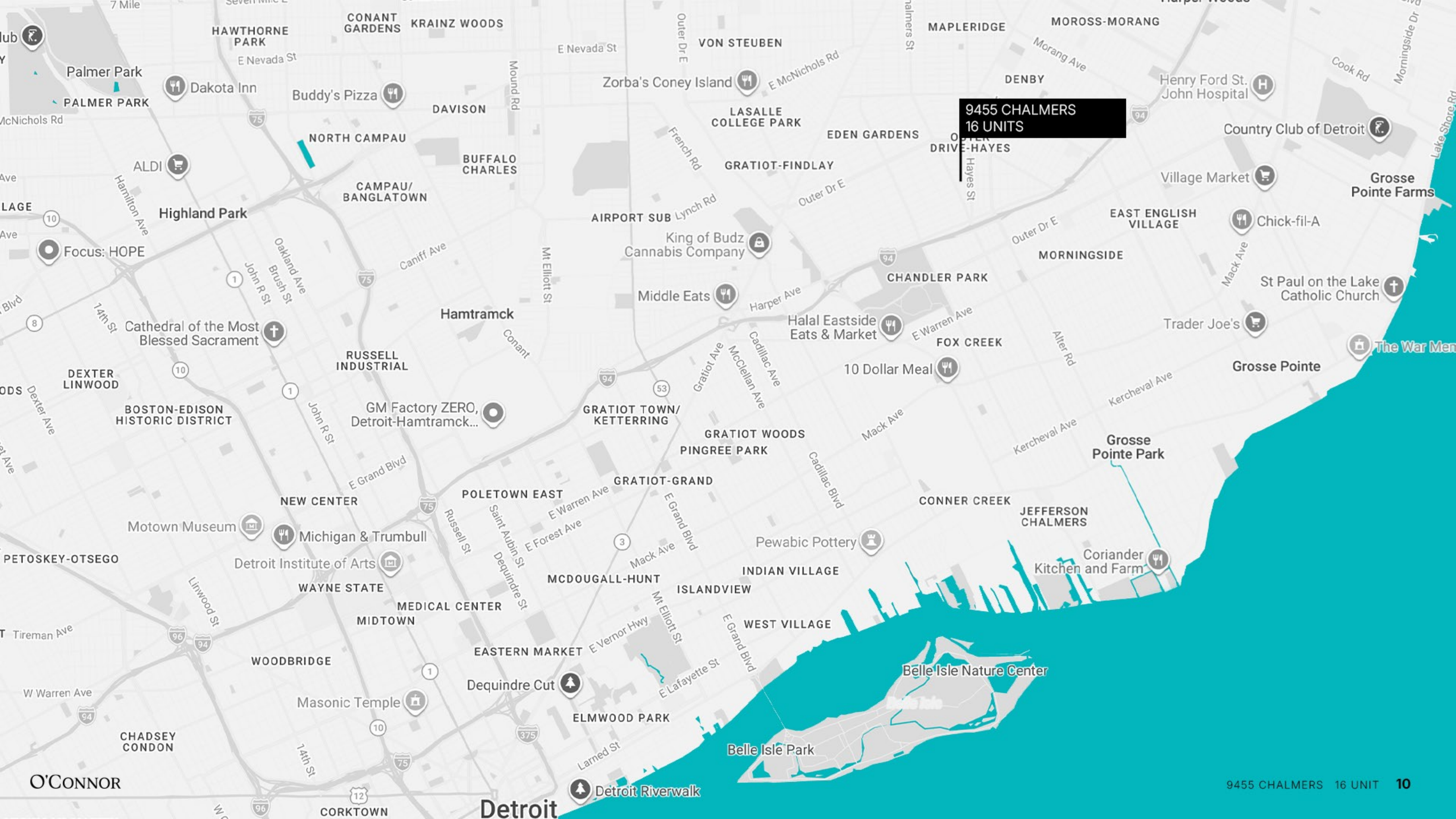


Greatwater Homes

Greatwater hopes to build out an initial phase of 23 houses on both sides of Fischer Street over the next year to a year and a half. The houses would be built on spec in three general styles or can be customized. If demand holds up, the development firm could ultimately build as many as 200 houses in the area.



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