



NEIGHBORHOOD

THE VILLAGES

LOCATION

SW CORNER OF KERCHEVAL  
AND FISCHER

SPACE TYPE

LAND

Ideally situated just one block from Indian Village and close to The Shepherd—a rapidly expanding arts campus reshaping the area as a creative and cultural hub—this 0.1-acre (4,337 SF) parcel offers a prime development opportunity in one of Detroit's most exciting emerging neighborhoods. Immediately adjacent to the newly constructed Greatwater Homes, its location reflects the ongoing investment and momentum in the area. The previous structure on the property has been removed, and the existing basement remains, providing a potential foundation or opportunity for future development.

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**ASKING PRICE**

**\$ 100,000**

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**ADDRESS**

**8646 Kercheval, Detroit, MI 48214**

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**NEIGHBORS**

Sister Pie, Marrow, Eugenie, Red Hook, The Shepherd, Two Birds, The Velvet Tower, La Fonda, The Empowerment Plan, Greatwater Homes, Collect Beer Bar, Signal Return, Belle Isle, Butzel Family Recreation Center, Saint Charles, Faircloth, Metropolitan Bar + Kitchen

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**SIZE**

**0.1 Acres (4,337 SF)**

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**OPPORTUNITY ZONE**

**Yes**

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**ZONING**

**B4**

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**ZONING DESCRIPTION**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.





# THE VILLAGES

The Village's are a vibrant, historic neighborhood on Detroit's east side, renowned for its early 20th-century architecture and strong sense of community. The area blends a charming, walkable environment with a growing mix of local businesses, restaurants, and retail, making it one of Detroit's most desirable neighborhoods for commercial investment. West Village features a combination of renovated and repurposed properties alongside historic homes, attracting both residents and entrepreneurs who appreciate its unique character and accessibility. With its proximity to Belle Isle Park, Downtown Detroit, and major transportation routes, West Village offers a prime location for businesses seeking to thrive in a revitalizing, community-oriented area.



# DEVELOPMENTS IN THE VILLAGES



## the Shepherd

The campus grounds, designed by the Office of Strategy + Design (OSD), include a boutique bed and breakfast (ALEO), McArthur 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.

# DETROIT DEVELOPMENTS



## Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.



## University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 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 complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.



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