



CITY

LOCATION

SPACE TYPE

DETROIT

ON CHALMERS BETWEEN HARPER
AND OUTER DRIVE

MULTIFAMILY

9455 Chalmers Street is a well-maintained, 16-unit apartment building in the Jefferson Chalmers neighborhood on Detroit’s East Side. All units are 1-bedroom, 1-bathroom with expansive layouts, and abundant natural light. With strong occupancy rates and sustained demand for quality housing in Detroit’s East side, this offers an investment opportunity for someone seeking stable cash flow and option to capitalize on untapped potential through property enhancements.

ASKING PRICE
\$ 624,000

TOTAL UNITS
16

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)





9455
Chalmers

16 Units

CITY OF DETROIT

Detroit is a city in the midst of a dynamic transformation, fueled by billions in public and private investment, a burgeoning innovation sector, and a strong foundation of art, culture, and manufacturing. Once known solely as the Motor City, Detroit is now recognized for its thriving entrepreneurial ecosystem, revitalized neighborhoods, and major institutional anchors such as the Detroit Medical Center, Wayne State University, and the College for Creative Studies. With an increasingly walkable urban core, expanding transit options, and a focus on equitable development, Detroit offers a compelling landscape for forward-thinking investors, developers, and businesses.

O'Connor Real Estate



AREA DEVELOPMENTS



Schaap Center for the Performing Arts

The Schaap Center will be a place to perform, share, learn, work, and appreciate collectively, while serving as an anchor in Jefferson Avenue's flourishing cultural corridor dedicated to community, accessibility, inclusion, and artistic excellence.



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.

AREA DEVELOPMENTS



Ford's Michigan Central Station

Ford Motor Company purchased Michigan Central Station in 2018 as part of its vision to transform the historic landmark into a state-of-the-art hub for mobility and innovation. After years of meticulous restoration, the station is set to reopen in 2025 as the centerpiece of Michigan Central, Ford's 30-acre innovation district in Corktown.



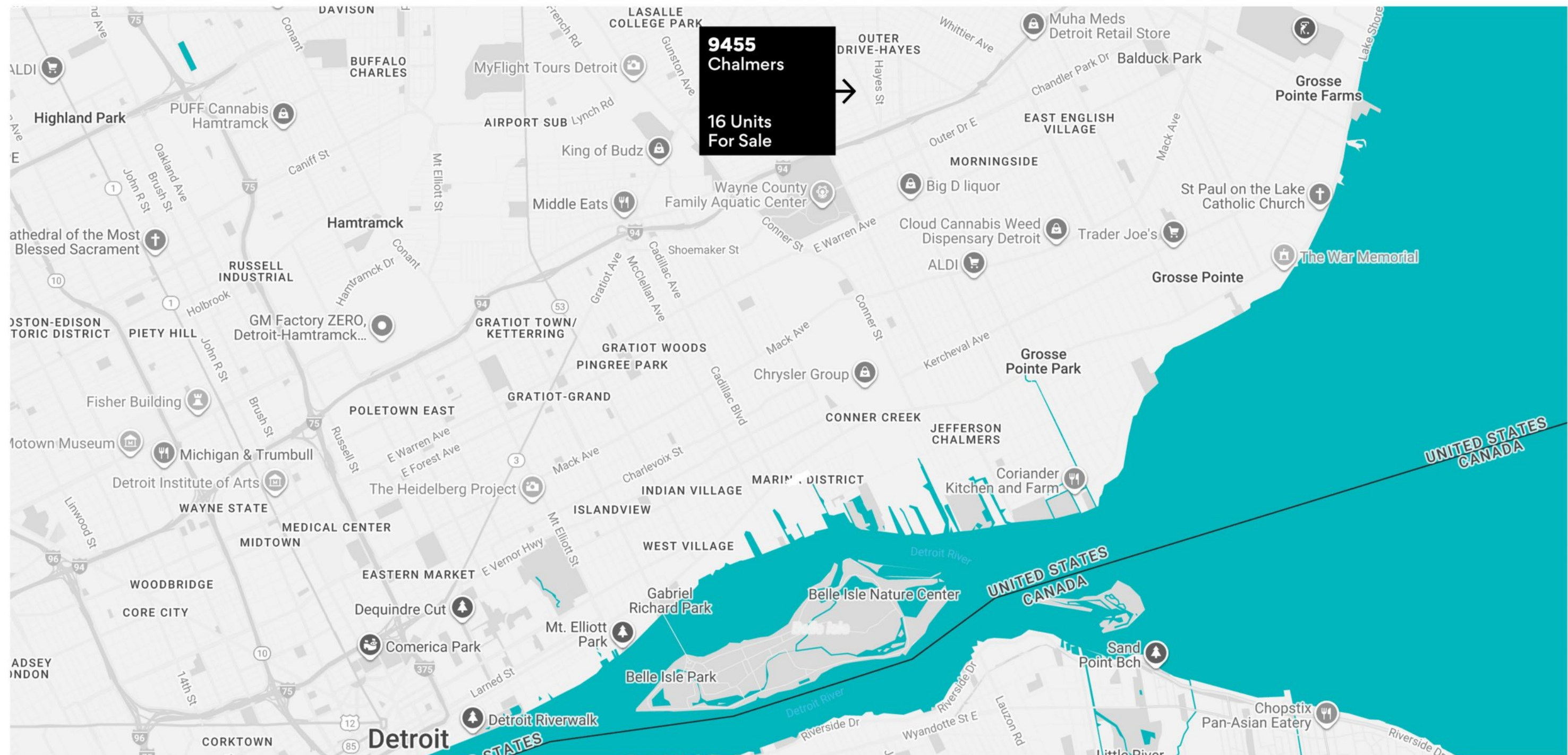
Hudson's Site

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.



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.



9455 CHALMERS

Profit and Loss Statement

EXPENSES

Property management	\$5,264
Leasing and Marketing	\$1,328
Maintenance	\$4,976
Insurance	\$4,848
Utilities	\$4,928
Taxes	\$10,480
Maintenance	\$2,288
Landscaping	\$864

TOTALS

Gross Revenue	\$105,168
Total Expenses	\$34,960
NET Operating Income	\$70,208
Cap Rate	11.25%

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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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