

O'Connor

Real Estate

EASTERN MARKET COLLECTION



www.oconnordetroit.com/EasternMarket



EASTERN MARKET COLLECTION

A monumental offering of 21 properties in and around Eastern Market, this is the largest collection of real estate in Eastern Market offered by a single owner at the same time--and will likely never happen again in this capacity. Available for purchase individually or in multiples, these properties are wide-ranging in scope, size and use, and it is the hope of the seller to help put them into the hands of buyers who will make a positive impact to the vibrant and diverse food and culture landscape of Detroit's beloved Eastern Market.

The portfolio of diverse properties includes sprawling mixed-use buildings that house some of Detroit's most beloved businesses; well-situated land parcels; exceptional Art Deco storefronts along Gratiot's commercial corridor; industrial warehouses along the Dequindre Greenway; and highly visible mixed-use buildings in the heart of the market. The portfolio is solely owned by the Foss Family Trust.

The valuation underlying the pricing of the portfolio is derived from a third-party appraisal obtained by the Seller from a nationally recognized appraisal firm.

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ABOUT

EASTERN MARKET

The largest and oldest historic public market in the United States, Eastern Market is a Detroit institution and longstanding local tradition.

Attracting upwards of 45,000 people every Saturday, the 125-year-old old market bustles with farmers, food trucks, butchers, bakers, jam makers, flower sellers, spice mongers and in recent years, some of the city's most exciting new restaurants right alongside the mom-and-pop stalwarts, creating the city's most vibrant and diverse food and culture destination.

O'Connor Real Estate





2802 RIVARD

2801 RUSSELL

1482 ADELAIDE

1515 DIVISION

1956 ALFRED

2003 GRATIOT

2701 RUSSELL

1468 ADELAIDE

2000 DIVISION

1925 ADELAIDE

1911 GRATIOT

1337 DIVISION

2453 RUSSELL

2510 MARKET

2504 MARKET

1473 WINDER

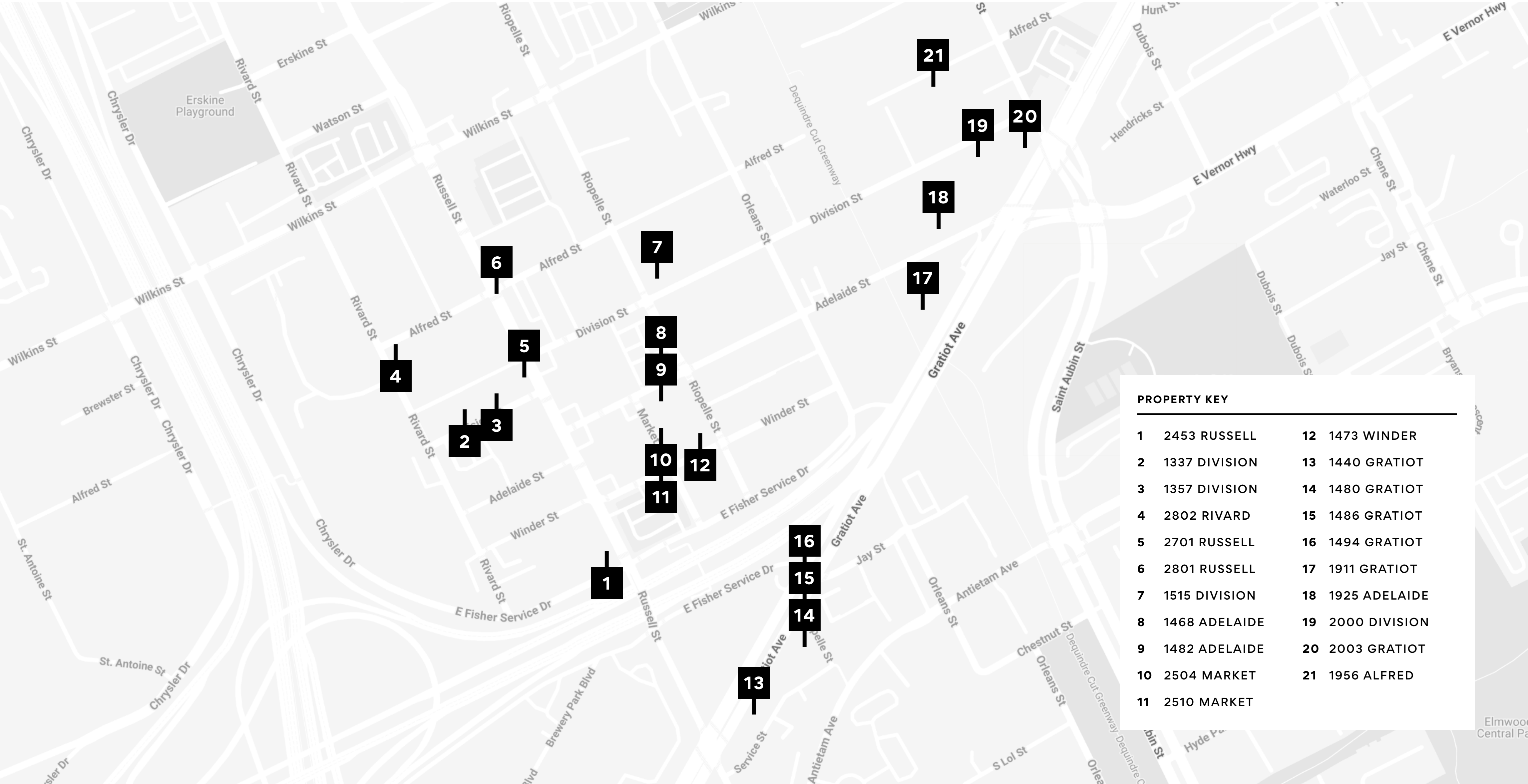
1440 GRATIOT

1480 GRATIOT

1486 GRATIOT

1494 GRATIOT

1357 DIVISION





Market Shed 4 Expansion

A \$15.5MM new construction project is underway to create expand year-round event opportunities and vending space on the 1st floor.

The expansion will include increases to kitchens, an event space, and public gathering space on the 2nd Floor.

New Market Businesses Coming

Marrow in the Market:
butcher shop, restaurant, and meat processing facility

Full Measure Brewing
(opened in July)

Waka by Baobab Fare:
to open in coming months in former location of Russell Street Deli (recipient of Motor City Match award)

Fred’s:
A restaurant focused on breakfast and lunch offerings

Pocket Change:
cocktail bar



The Hive: Phase 1

Total planned 200 unit/ \$70 million development called the HIVE led by Develop Detroit broke ground.



Choice Neighborhoods

The City and DHC received a \$500k HUD Planning grant to create a redevelopment for aging public housing as well as neighborhood improvements.

City released an RFQ for 1923 Division to secure a developer for this vacant site and as a first step to apply for the CHOICE implementation grant based on the CHOICE plan.

Shed 7 Warehouse and Distribution Renovation

\$17.2MM renovation of Shed 7 to support warehouse and distribution needs (funding from the MDARD, Gilbert Family Foundation and NMTC from Invest Detroit and Michigan Community Capital)

AVAILABLE LISTINGS



OVERVIEW

Iconic Mixed-Use Eastern Market Building

2453 Russell Street is one of Eastern Market’s most iconic buildings, serving as a gateway to the neighborhood. The two-story mixed-use property houses Supino, Gettees, Waka by Baobab Fare, Zef’s Coney Island, and Complete Image Manufacturing. Upstairs includes one office and seven apartments. Recent renovations feature new roof systems, energy-efficient windows, and HVAC, offering a modern update with historic character.

ASKING PRICE

\$ 4,200,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

SIZE

21,880 SF

YEAR BUILT

1916

ZONING

MKT

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



OVERVIEW

Located in the heart of Detroit’s historic Eastern Market, 1468 Adelaide Street occupies one of the neighborhood’s most visible corners. This two-story, 21,309-square-foot mixed-use property is anchored by Farmer Frank’s restaurant. With nearly 20,000 square feet of vacant space, the property offers exceptional potential to be reimaged for future businesses.

www.oconnordetroit.com/EasternMarket

ASKING PRICE
\$ 3,425,000
NEIGHBORS
Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE	LOT SIZE
21,309 SF	3 Acres (42,000 SF)
YEAR BUILT	
1916	

ZONING
MKT
ZONING DESCRIPTION
The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



OVERVIEW

This seven-story, 37,504-square-foot warehouse in the heart of Eastern Market is the perfect property for an adaptive reuse conversion for either creative office space or residential lofts. The current owner has maintained the property and it is development-ready. The open floor plan and high ceilings make this an ideal blank canvas for developers or users looking to be within one block of Detroit’s historic open-air market.

ASKING PRICE

\$ 3,200,000

BUILDING SIZE

37,504 SF

ZONING

MKT

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocatoro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



OVERVIEW

In a prime location with excellent visibility, this six-story, 27,657-square-foot warehouse on Gratiot Avenue is the perfect property for an adaptive reuse conversion for either creative office space or residential lofts. The current owner has maintained the property and it is development-ready. The open floor plan and high ceilings make this a perfect blank canvas for developers or users looking to be within walking distance of Eastern Market and Downtown Detroit. The 14,000-square-foot parking lot behind the building at 1460 Service Drive is included in the sale.

www.oconnordetroit.com/EasternMarket

ASKING PRICE

\$ \$2,750,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

27,657 SF

PARKING

0.326 Acre Parking Lot
(Included at 1460 Service Drive)

ZONING

B4

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.



OVERVIEW

Located on a prime, highly visible corner of Gratiot’s commercial corridor, this two-story, 2,930-square-foot mixed-use building is the perfect investment property. The property is fully occupied and anchored by neighborhood staple, La Ventana Cafe. Ownership has invested significantly into the building’s MEP systems as well as the distinctive facade. This opportunity provides investors with a stable, cashflowing asset within walking distance of Eastern Market and Downtown Detroit.

www.oconnordetroit.com/EasternMarket

ASKING PRICE

\$ 600,000

BUILDING SIZE

2,930 SF

ZONING

MKT

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocatoro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



OVERVIEW

This two-story, 9,428-square-foot mixed-use building near Eastern Market is fully occupied by Flowers for Dreams and Handcar. Featuring a distinctive façade and interior courtyard, the property has benefited from significant ownership investment in MEP systems and exterior improvements. Within walking distance of Eastern Market and Downtown Detroit, it offers investors a stable, cash-flowing asset.

ASKING PRICE

\$ 1,200,000

BUILDING SIZE

9,428 SF

ZONING

B4

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

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.



OVERVIEW

This 32,000-square-foot warehouse in Eastern Market is an ideal property for an adaptive reuse conversion for creative office space or industrial/flex space. The current owner undertook an extensive renovation of the building, investing millions of dollars into facade repairs, as well as new windows, roof, elevators and MEP systems. The open floor plan offers limitless possibilities for developers or users looking to be within walking distance of Eastern Market and Downtown Detroit.

www.oconnordetroit.com/EasternMarket

ASKING PRICE

\$ 2,800,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocatoro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

32,000 SF (Can be purchased with 1956 Alfred or 2003 Gratiot)

YEAR BUILT

1969

ZONING

SD2

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.



OVERVIEW

With three storefronts and interesting architectural details, this three-story, 22,761-square-foot brick warehouse in Eastern Market is an exceptional property for an adaptive reuse conversion for either creative commercial, office space and/or residential lofts. The current owner has maintained the property while renovating select suites as needed. With mostly open floor plans, this is a blank canvas for developers or users looking to be within walking distance of Detroit’s historic open-air market. Adjacent parking lot can be included in the sale.

www.oconnordetroit.com/**EasternMarket**

ASKING PRICE

\$ 2,450,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

22,761 SF (Parking options available)

YEAR BUILT

1922

ZONING

MKT

ZONING DESCRIPTION

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OVERVIEW

Built in 1927 with Art Deco architectural details decorating the facade, this three-story, 11,520-square-foot brick warehouse in Eastern Market is the perfect property for an adaptive reuse conversion for either creative office space or residential lofts. The current owner has maintained the property while renovating select suites as needed. With mostly open floor plans, this is a blank canvas for developers or users looking to be within walking distance of Detroit’s historic open-air market. One of the nearby parking lots can be included in the sale.

www.oconnordetroit.com/**EasternMarket**

ASKING PRICE

\$ 1,150,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

11,520 SF (Parking options available)

YEAR BUILT

1927

ZONING

MKT

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



OVERVIEW

Located on an active stretch of Gratiot’s commercial corridor in Eastern Market, this light-filled 2,243-square-foot building is perfect for creative office or retail space. Built for a single-use tenant and well maintained, the historic building with its Art Deco facade presents an exceptional storefront opportunity in a highly visible location along one of Detroit’s major thoroughfares.

ASKING PRICE

\$ 425,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

2,243 SF

LOT SIZE

0.064 Acres

YEAR BUILT

1965

ZONING

B4

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.



OVERVIEW

Located in the heart of Eastern Market, this 10,000-square-foot multi-tenant building offers an excellent investment opportunity in one of Detroit’s most sought-after neighborhoods. Fully leased with three retail tenants—Well Done Goods, Vintage Eastern Market, and Arthur Rugenstein—the property provides investors with a stable, cash-flowing asset. Ownership has also invested significantly in upgrades to the building’s MEP systems, roof, and storefront, ensuring long-term value.

ASKING PRICE

\$ 1,000,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits

BUILDING SIZE

10,000 SF

YEAR BUILT

1971

ZONING

MKT

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



OVERVIEW

Spanning approximately 66,000 square feet, this industrial warehouse property is situated along the Dequindre Cut Greenway, just north of Gratiot and walking distance to Downtown. The Dequindre Cut offers convenient access to the Detroit Riverwalk and Joseph Campau Greenways, providing pedestrian and cyclist connections to Eastern Market and Lafayette Park. The building has updated MEP's and is currently leased to a meatpacking distributor on a month-to-month basis. With its unique location, the property presents a significant opportunity for an owner user or future adaptive reuse.

www.oconnordetroit.com/EasternMarket

ASKING PRICE

\$ 1,650,000

BUILDING SIZE

65,906 SF

BASEMENT SIZE

15,466 SF

ZONING

SD-2

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert's Marketplace, Cutter's Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank's, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose's Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People's Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee's Sporting House, Tocatoro, Trinosophes, Vivio's Food & Spirits, Well Done Goods

YEAR BUILT

1929 and 1920

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.



OVERVIEW

Spanning approximately 50,000 square feet, this urban infill industrial warehouse property is situated along the Dequindre Cut Greenway, just north of Gratiot and walking distance to Downtown. The Dequindre Cut offers convenient access to the Detroit Riverwalk and Joseph Campau Greenways, providing pedestrian and cyclist connections to Eastern Market and Lafayette Park. With its unique location, the property presents a significant opportunity for future adaptive reuse at multiple elevations along the Dequindre Cut and Gratiot Avenue.

www.oconnordetroit.com/EasternMarket

ASKING PRICE

\$ 1,250,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocatoro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

50,000 SF

LOT SIZE

0.179 Acres (1971 Gratiot)

YEAR BUILT

1928

ZONING

SD-2

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.



OVERVIEW

Located in the heart of Eastern Market, this 2,416-square-foot single-story building is fully occupied and anchored by Detroit staple Jose’s Tacos (1,213 SF) alongside Viva La Vida Imports (821 SF), with an additional 382 SF common area. Ownership has invested in the building’s MEP systems and distinctive façade, making this a stable, cash-flowing asset with reliable tenants.

ASKING PRICE

\$ 950,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

2,146 SF

YEAR BUILT

1962

ZONING

MKT

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



OVERVIEW

Located in the heart of Eastern Market, 2504 Market Street sits on one of the most central, highly trafficked corners in the neighborhood. This two-story mixed-use property offers an incredible opportunity to open or house a highly visible market-facing business.

ASKING PRICE

\$ 650,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

5,760 SF

YEAR BUILT

1900

ZONING

MKT

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



OVERVIEW

Located in the heart of Eastern Market, 1473 Winder Street offers retail or restaurant operators a blank canvas for an exciting redevelopment opportunity.

ASKING PRICE

\$ 350,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocatoro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

5,370 SF

YEAR BUILT

1890

ZONING

MKT

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.

www.oconnordetroit.com/EasternMarket



OVERVIEW

Surrounded by creative studios and small business hubs, the location is ideal for mixed-use or residential infill development. Eastern Market has become a destination for design-forward projects and locally rooted investment. This parcel offers easy access to Downtown and I-75 and can be sold as a package with 1357 Division Street.

ASKING PRICE

\$ 340,000

SITE SIZE

0.175 Acre

ZONING

MKT

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocatoro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



OVERVIEW

Surrounded by creative studios and small business hubs, this location is ideal for mixed-use or residential infill development. Eastern Market is a destination for design-forward projects and locally rooted investment. This parcel offers easy access to Downtown and I-75.

ASKING PRICE

\$ 500,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

SITE SIZE

0.35 Acre

ZONING

MKT

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



2802 RIVARD — EASTERN MARKET

OVERVIEW

Surrounded by creative studios and small business hubs, this location is ideal for mixed-use or residential infill development. Eastern Market is a destination for design-forward projects and locally rooted investment. This parcel offers easy access to Downtown and I-75.

ASKING PRICE

\$ 645,000

LOT SIZE

0.447 Acre

ZONING

MKT

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocatoro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.



1956 ALFRED — EASTERN MARKET

OVERVIEW

Surrounded by creative studios and small business hubs, this location is ideal for mixed-use or residential infill development. Eastern Market has become a destination for design-forward projects and locally rooted investment. The parcel offers easy access to Gratiot and I-75 and can be sold as a package with 2000 Division for parking.

ASKING PRICE

\$ 740,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

SIZE

33,014 SF

LOT SIZE

0.758 Acre

ZONING

SD2

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.



2003 GRATIOT — EASTERN MARKET

OVERVIEW

Located in Eastern Market along Gratiot Avenue, this highly visible land parcel is surrounded by creative studios and small business hubs. The location is ideal for mixed-use or residential infill development, as the neighborhood has become a destination for design-forward projects and locally rooted investment. This parcel offers easy access to Downtown and I-75 and can be sold as a package with the building at 2000 Division Street.

www.oconnordetroit.com/EasternMarket

ASKING PRICE

\$ 675,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

SIZE

22,564 SF

LOT SIZE

0.518 Acre

ZONING

SD2

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

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