



319 E EDSEL FORD FREEWAY

14 Unit Multi-Family Development Project



JAN DIJKERS
President & Managing Broker

**BERKSHIRE
HATHAWAY**
HOMESERVICES

THE LOFT
WAREHOUSE

3434 Russell St. #101, Detroit, MI 48207

DEVELOPMENT OPPORTUNITY

A unique **investment opportunity** in the heart of Detroit's thriving **Midtown** neighborhood, adjacent to the historic Milwaukee Junction. This **14-unit multi-family** project is an investor's dream, offering endless possibilities for transformation and growth. Positioned in an **Opportunity Zone**, this property promises significant tax benefits and exceptional return potential.



OVERVIEW

319 E EDSEL FORD FREEWAY DETROIT, MI 48202

LOCATION	Midtown Detroit, bordering Milwaukee Junction
PARCEL ID	01001678.
STRUCTURE	Three floors plus basement level (half below grade)
UNITS	14 Units; 4 units per floor (Floors 1-3), 2 basement apartments
CONDITION	Full gut renovation required
OPPORTUNITY ZONE	Eligible for significant tax incentives
LOT SIZE	9,226 Sq. Ft
TERMS	Cash, Conventional, Seller Financing



INVESTMENT POTENTIAL

REVITALIZATION

The area is undergoing significant development, with new businesses, restaurants, and residential projects enhancing the neighborhood's vibrancy and attractiveness.

RENTAL DEMAND

Midtown Detroit is a hotspot for renters, driven by its cultural institutions, educational facilities, and employment opportunities.

VALUE-ADD OPPORTUNITY

By transforming this property, investors can tap into the high demand for quality housing in Midtown, positioning it as a premium rental option.



INVESTMENT HIGHLIGHTS



PRIME LOCATION

Situated in Midtown, one of Detroit's most sought-after neighborhoods, this property benefits from proximity to key amenities, cultural attractions, and major transportation hubs.

HISTORIC CHARM

Milwaukee Junction's rich history and ongoing revitalization efforts add immense value and appeal to this project.

FLEXIBLE LAYOUT

The current configuration offers flexibility for redesign, allowing investors to maximize space utilization and appeal.

TAX INCENTIVES

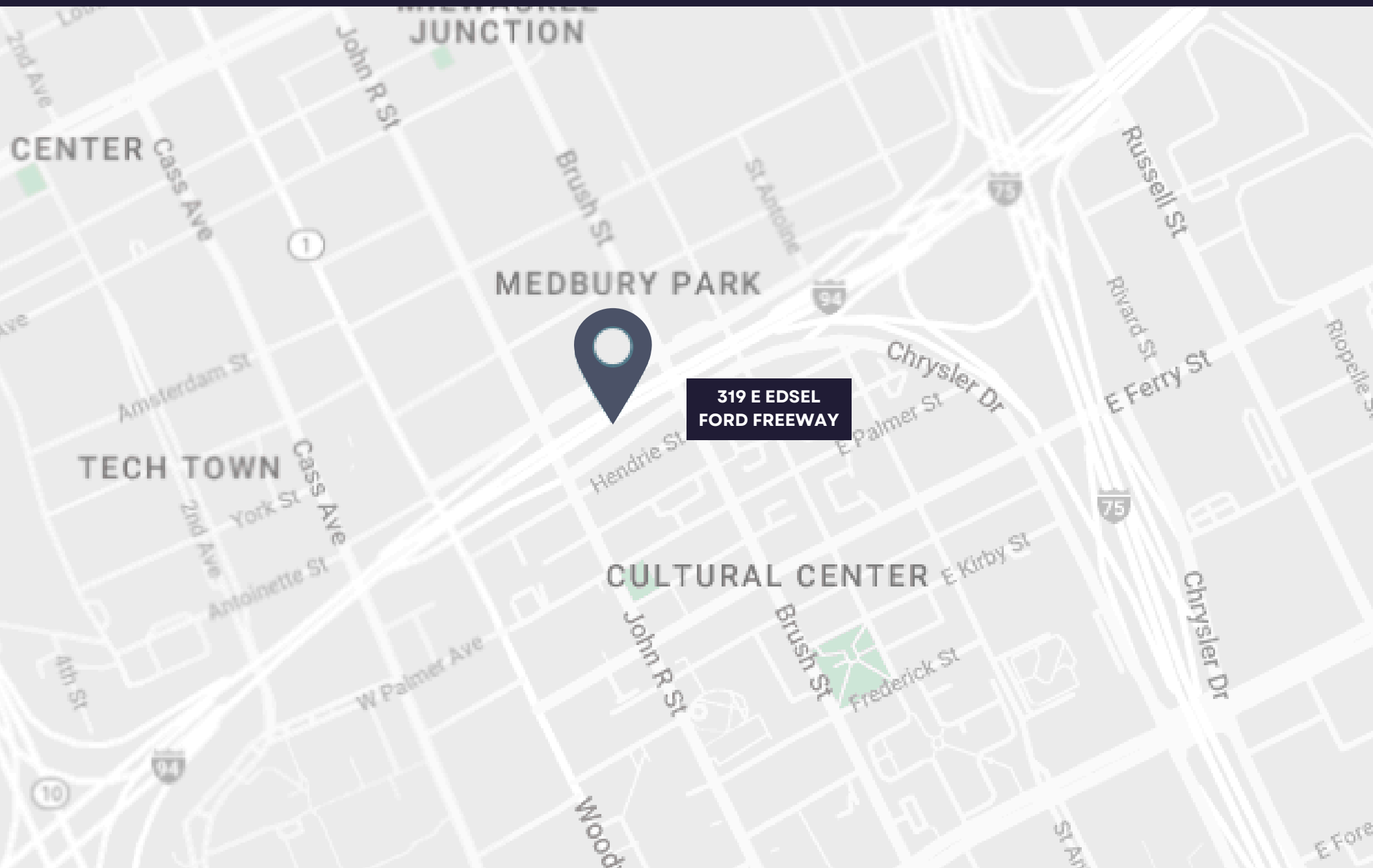
Located in an Opportunity Zone, investors can leverage tax benefits, enhancing the overall return on investment.

WHY INVEST HERE?


Detroit is experiencing a renaissance, with Midtown at the epicenter of this urban revival. Investing in this property not only promises substantial financial returns but also contributes to the city's resurgence. Be part of Detroit's future by transforming this multi-family project into a beacon of modern living.



DESIREABLE LOCATION



DEVELOPER SUPPORT



BERKSHIRE HATHAWAY HOMESERVICES THE LOFT WAREHOUSE specializes in residential real estate and new development, including developer support, from property acquisition through planning, feasibility, project optimization, marketing, sales and lease-ups. Publisher of the semi-yearly "Detroit Condo Market Report."

ADDITIONAL INFORMATION



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For more images and information, visit <https://www.bhhs.com>

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