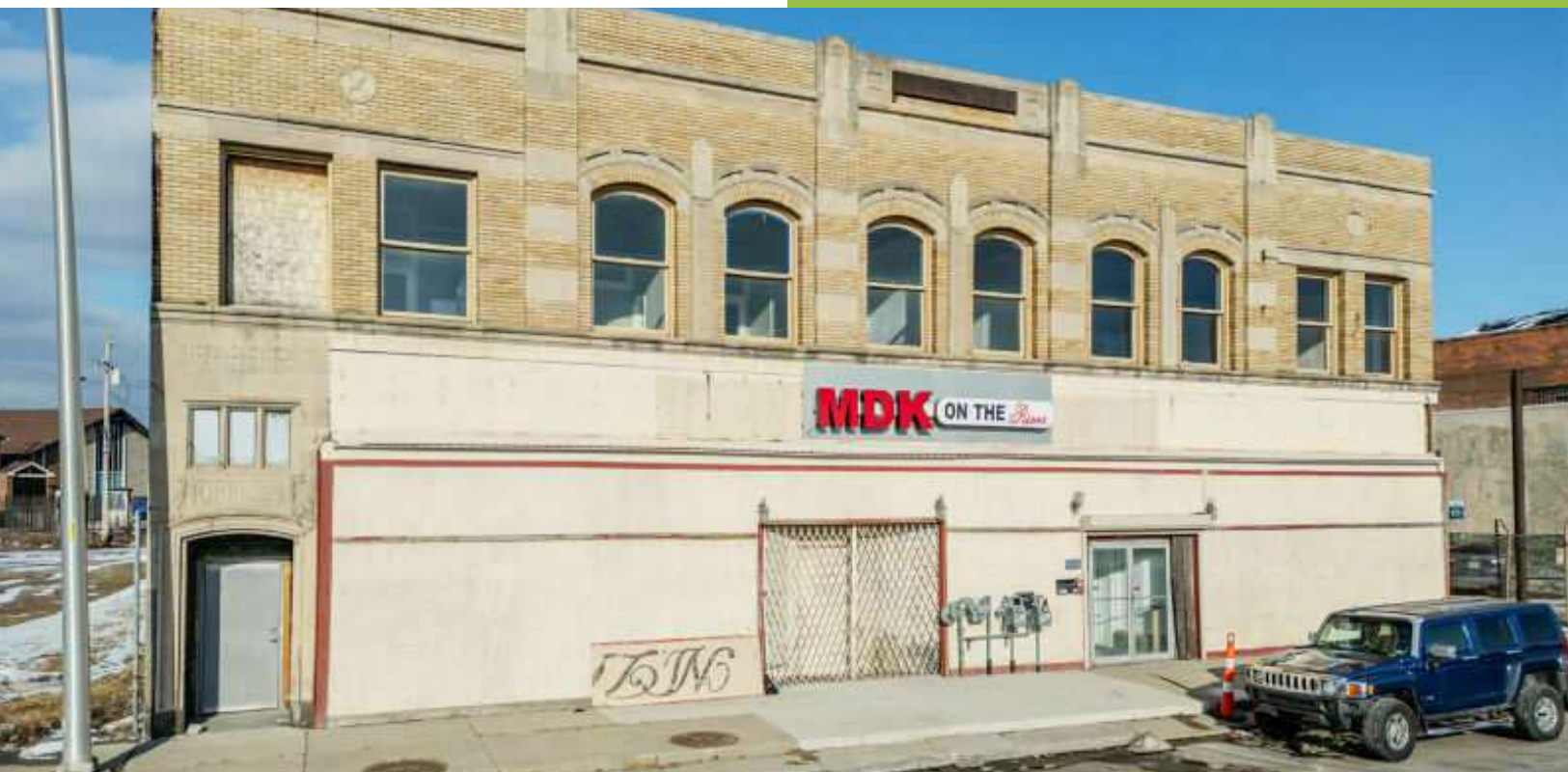


EVENT CENTER PROPERTY // FOR SALE

ICONIC 19,025 SF MIXED-USE LEGACY BUILDING IN DETROIT'S GROWTH CORRIDOR

9008 GRAND RIVER AVE
DETROIT, MI 48204



- 19,025 SF Event Center/Office Property in Grand River Corridor
- Projected 13.6% Cap Rate
- Multi-Purpose Configuration Allows for Multiple Revenue Streams
- Additional ± 0.05 -Acre Parking Parcel Included
- Adaptive Reuse & Repositioning Potential
- Iconic Architecture - Former S.S. Kresge Department Store
- Near Tech Town, Wayne State University, and the University of Michigan Center for Innovation
- Minutes from Core City and Boston Edison



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9008 GRAND RIVER AVE, DETROIT, MI 48204 // FOR SALE

EXECUTIVE SUMMARY



Sale Price

\$750,000

OFFERING SUMMARY

Building Size:	19,025 SF
Lot Size:	0.32 Acres
Price / SF:	\$39.42
Year Built:	1927
Renovated:	2024
Zoning:	B4
Market:	Detroit
Submarket:	Detroit West
Traffic Count:	10,900

PROPERTY OVERVIEW

Unlock a rare opportunity to own a cornerstone asset along one of Detroit's most dynamic corridors. Spanning 19,025 SF this architecturally significant mixed-use property—originally constructed as a historic S.S. Kresge Department Store—seamlessly blends legacy character with modern income-producing potential.

Positioned along the rapidly revitalizing Grand River Avenue, the property offers a projected 13.60% cap rate, making it an attractive option for value-add investors, adaptive-reuse specialists, and owner-operators seeking both immediate income and long-term appreciation. Enhancing the offering is an additional ± 0.05 -acre parcel directly across the street, providing valuable supplemental parking—an increasingly rare asset in urban Detroit that strengthens the property's usability and tenant appeal.

The building features a large ground-floor banquet and event hall, ideal for private events, corporate gatherings, performances, or community programming, complemented by flexible second-floor office suites well-suited for creative studios, co-working concepts, professional services, or boutique headquarters. The layout allows for multiple income streams and the potential to reposition or re-tenant based on market demand.

With its scale, historical significance, flexible configuration, and location within a high-growth corridor, 9008 Grand River Ave presents a compelling opportunity to acquire a truly differentiated asset in one of Detroit's most promising neighborhoods.



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CITY INFORMATION



LOCATION DESCRIPTION

Located primarily within Wayne County, the 48204 ZIP code encompasses established neighborhoods such as Barton-McFarland, Russell Woods, Nardin Park, and the Oakman Boulevard Community. This area presents a compelling strategic advantage for commercial real estate investors, functioning as a transitional “buffer” market between residential neighborhoods and Detroit’s heavier industrial corridors.

Historically lower entry pricing relative to Downtown and Midtown Detroit has positioned the area as an attractive target for value-oriented investors seeking early-stage appreciation, while still benefiting from strong arterial access and regional connectivity.

The location is further strengthened by its proximity to the Gordie Howe International Bridge, scheduled to open in early 2026. Once operational, this landmark international crossing is expected to significantly enhance cross-border trade, logistics efficiency, and economic activity between Detroit and Windsor—driving increased demand for nearby commercial, industrial, and mixed-use assets.

LOCATION DETAILS

Market	Detroit
Sub Market	Detroit West
County	Wayne
Cross Streets	River St & Beverly Court
Street Parking	Yes North Side of Street
Road Type	Paved
Market Type	Medium

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ADDITIONAL PHOTOS



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FLOOR PLANS



Second Floor

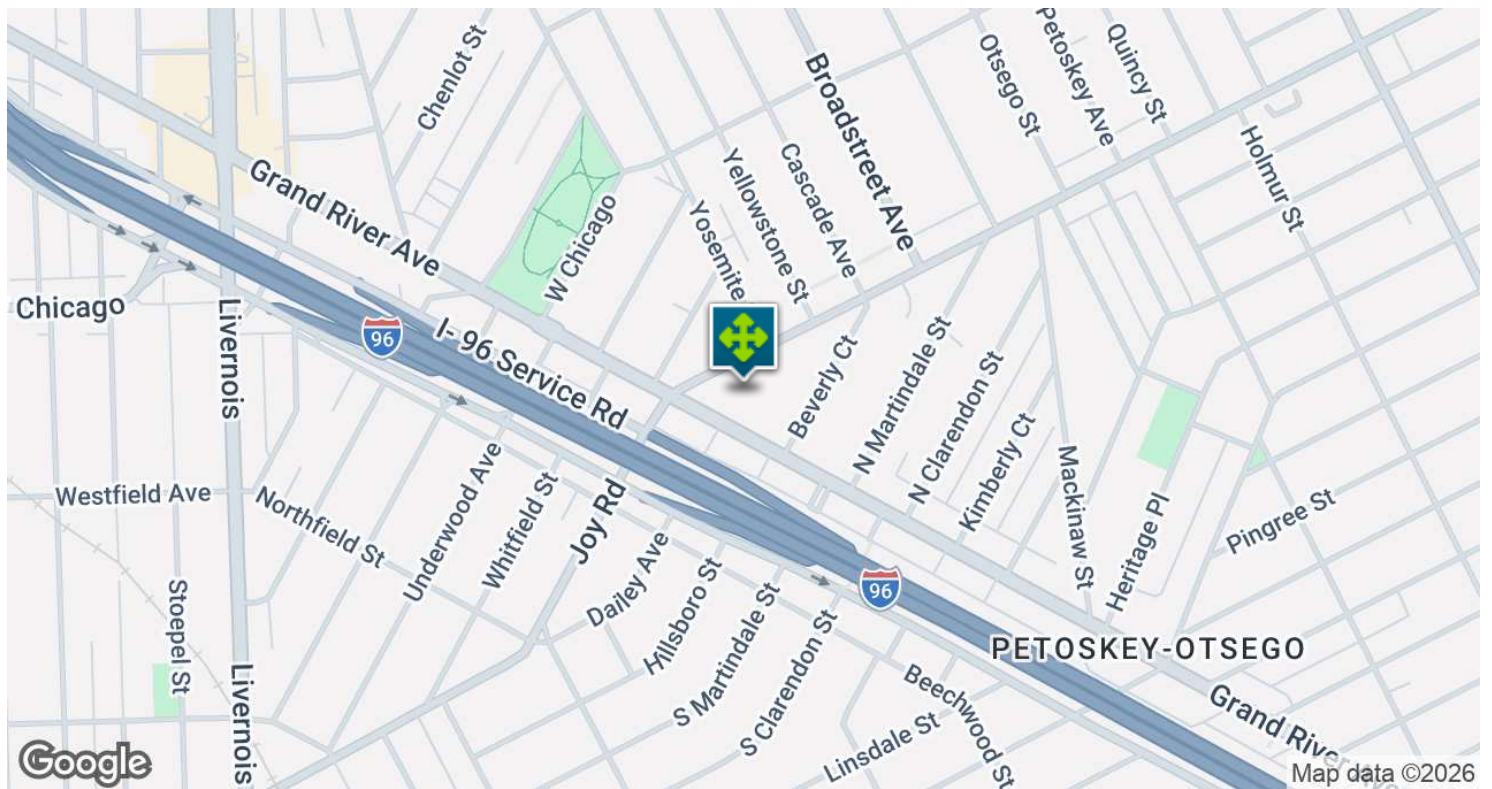
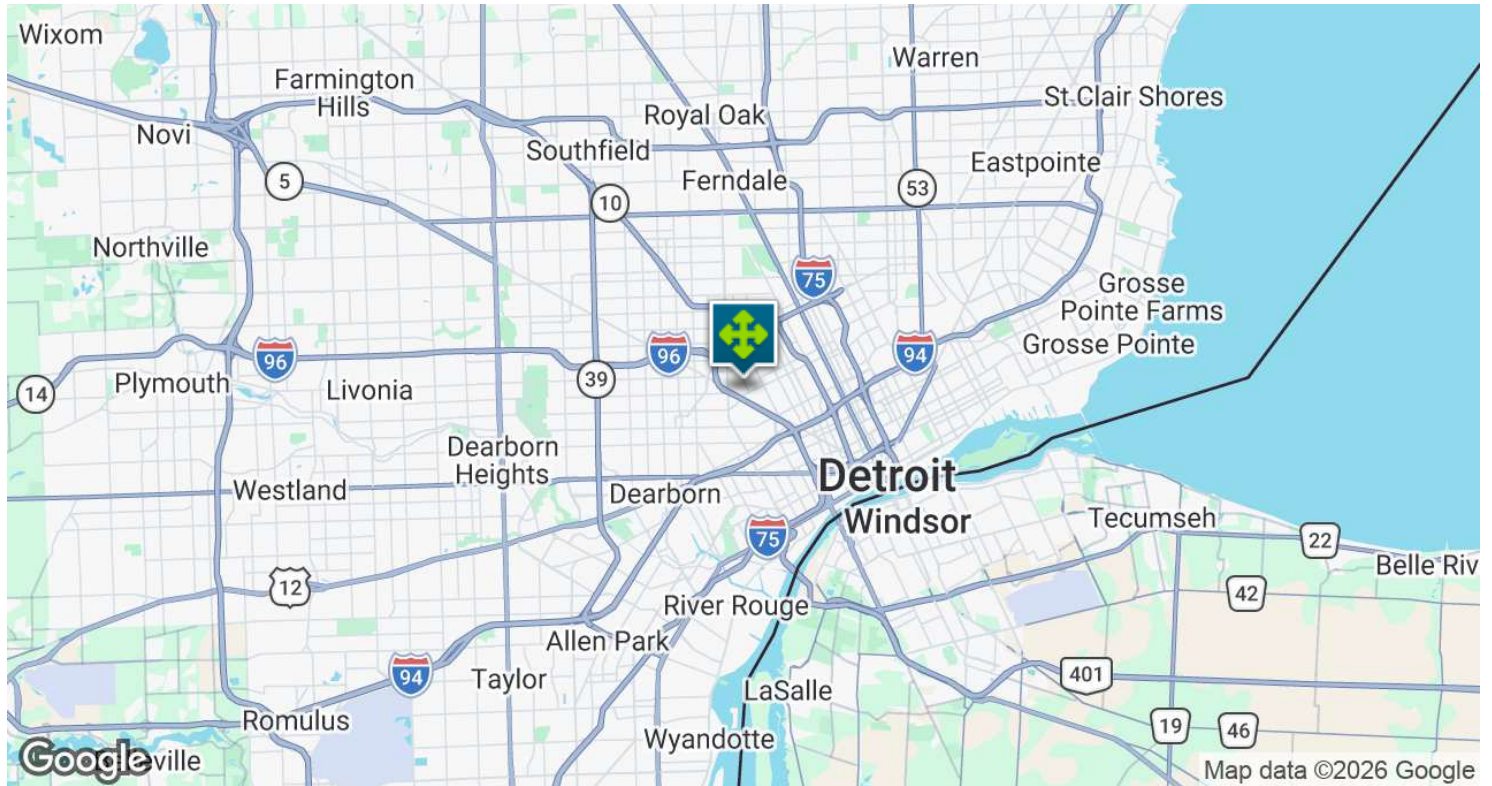


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LOCATION MAP



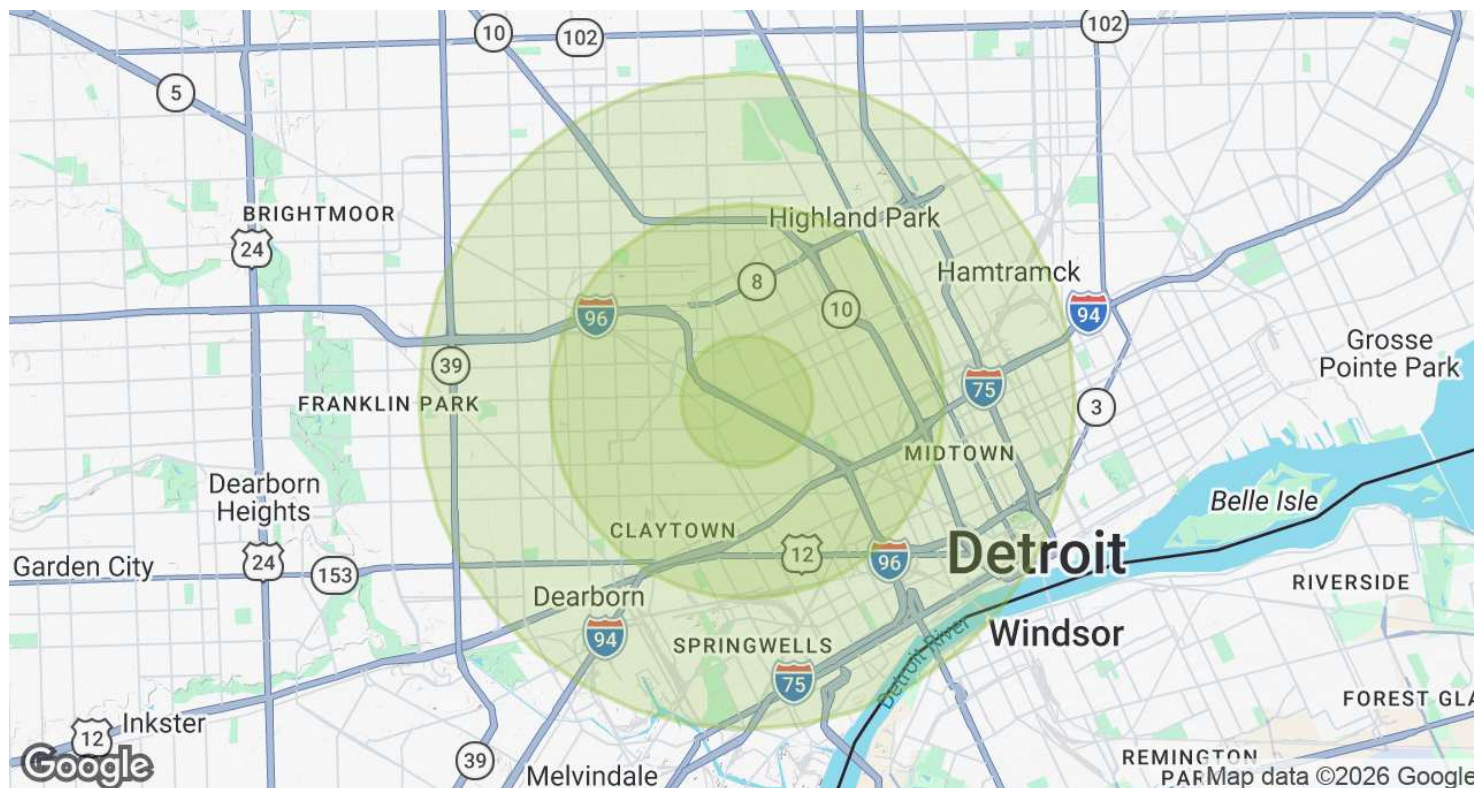
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,745	129,295	380,926
Average Age	39	37	37
Average Age (Male)	38	36	36
Average Age (Female)	40	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,014	49,530	145,305
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$40,258	\$49,499	\$54,592
Average House Value	\$75,609	\$157,358	\$170,502

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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