



www.oconnordetroit.com/EasternMarket

NEIGHBORHOOD

EASTERN MARKET

LOCATION

SW CORNER OF ADELAIDE
AND RIOPELLE

SPACE TYPE

MIXED USE

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.

NEIGHBORHOOD

Eastern Market

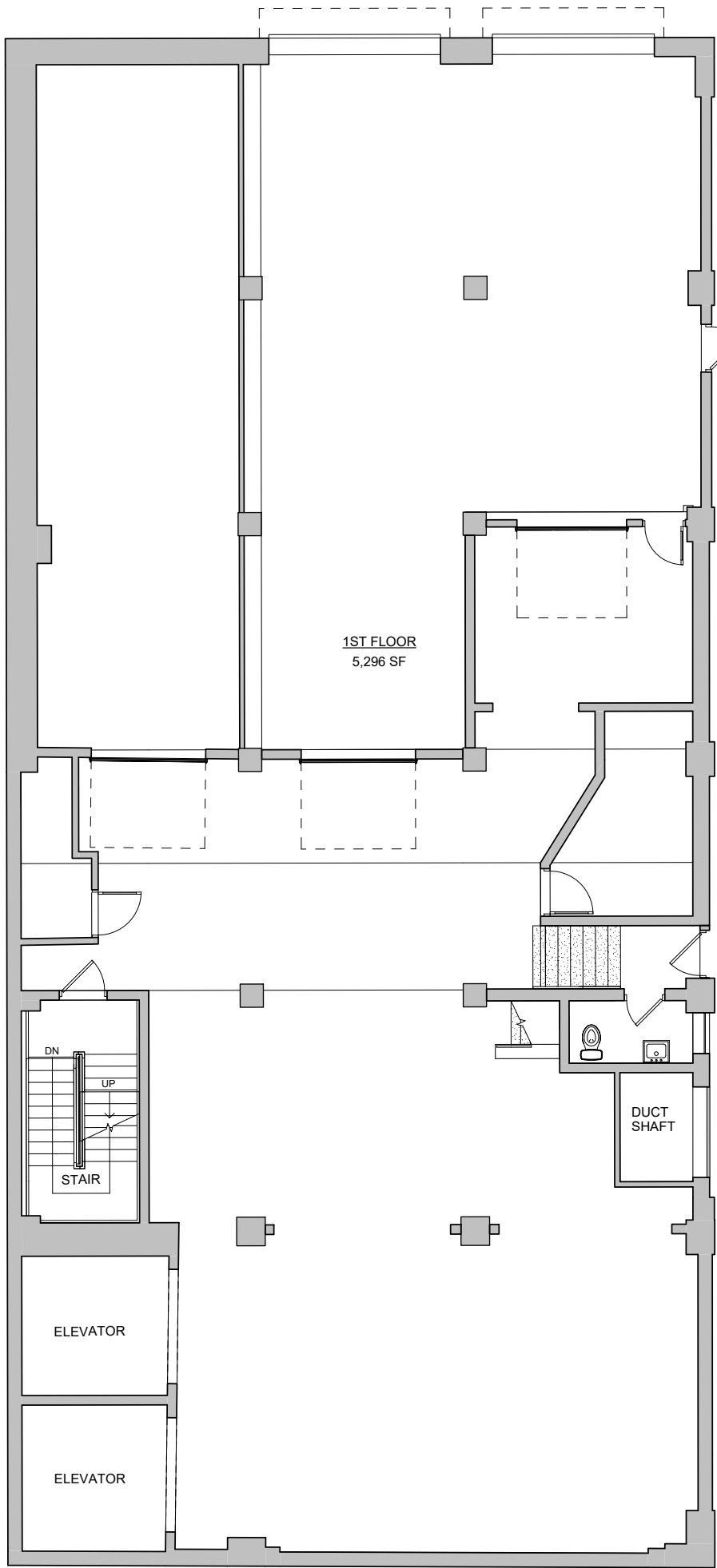
LOCATION

SW Corner of Adelaide
and Riopelle

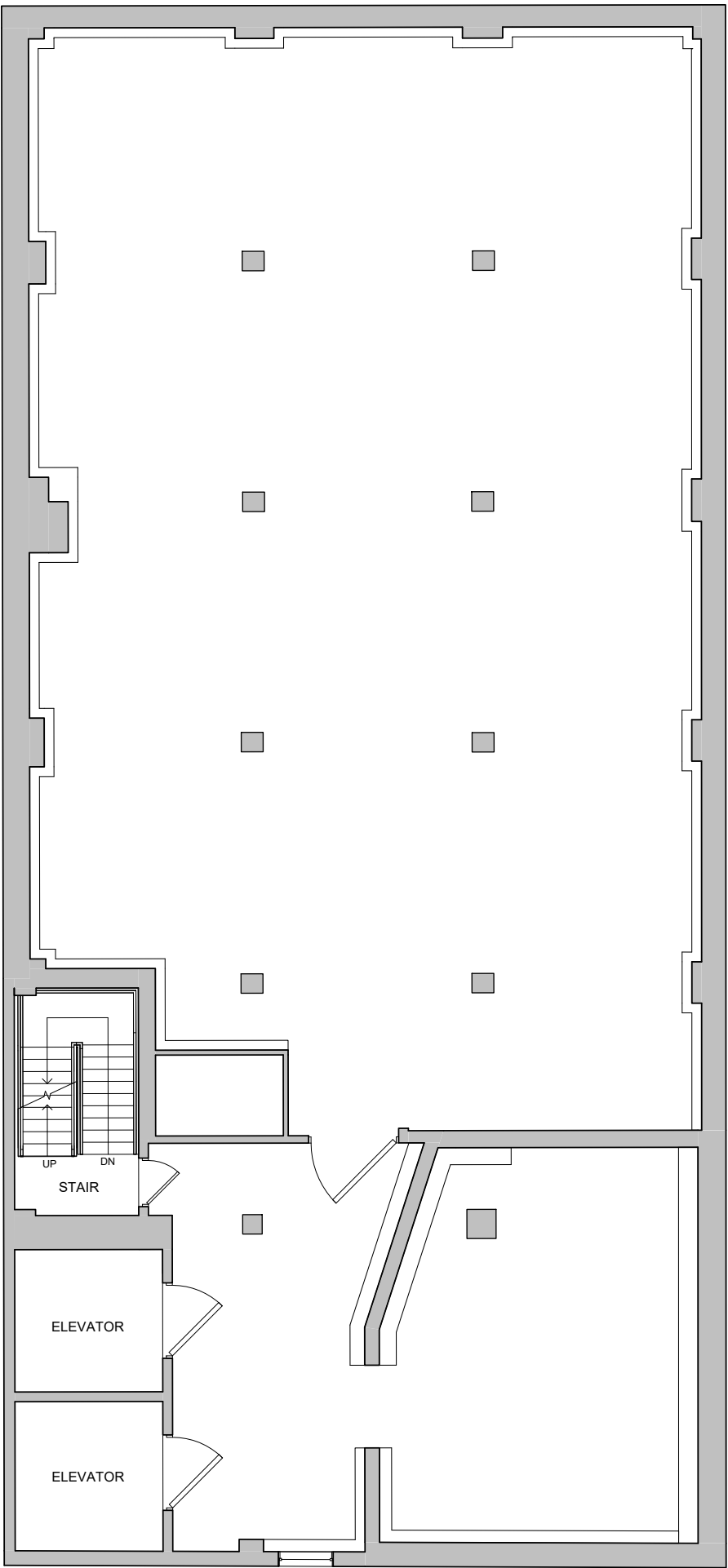
FEATURES

- Located in a qualified Opportunity Zone
- Seven stories
- Former storage building
- Open floorplans
- High cielings
- Perfect property for an adaptive reuse conversion

FLOOR PLANS



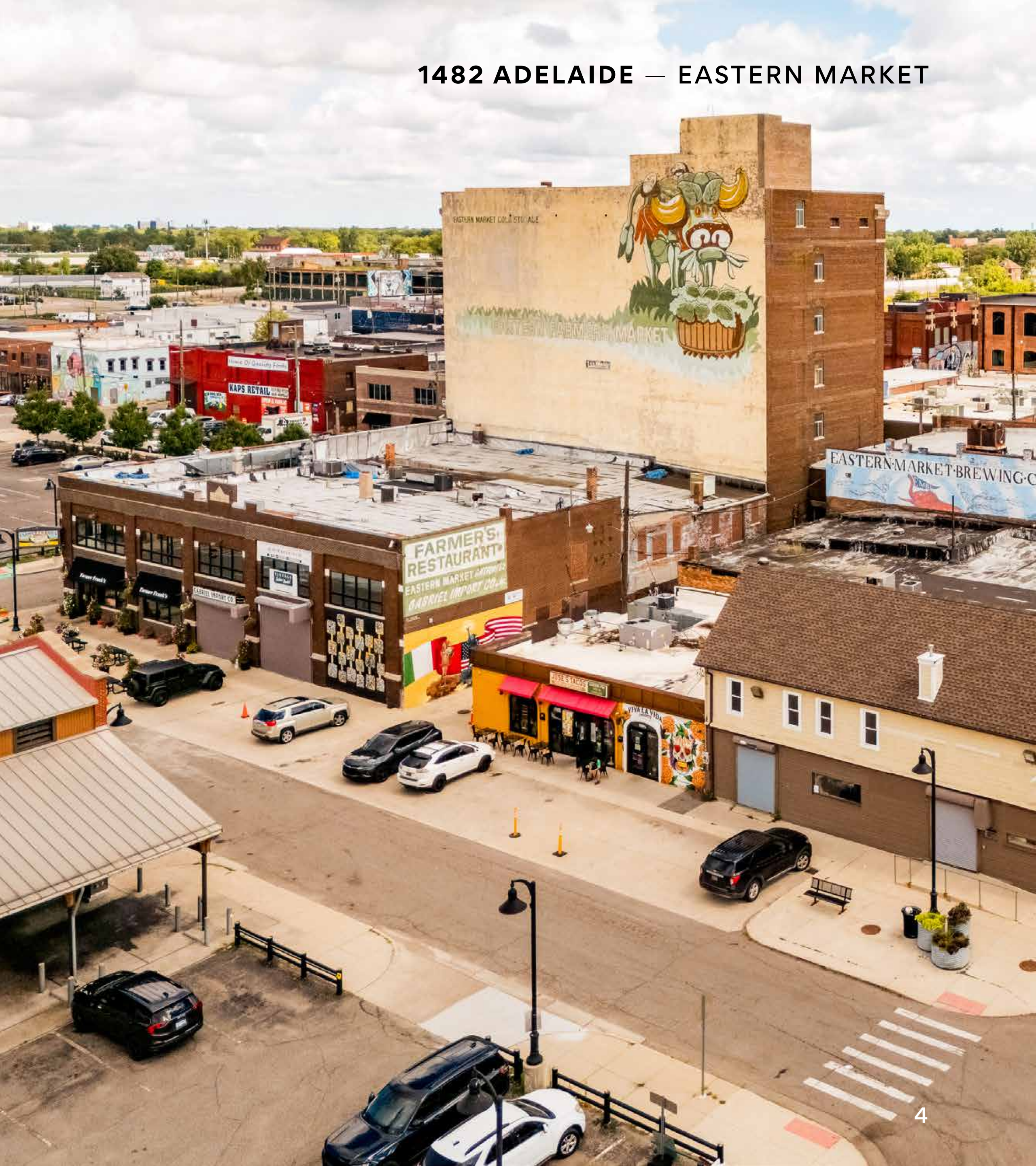
FIRST FLOOR



UPPER FLOORS (2-7)



1482 ADELAIDE — EASTERN MARKET



[CLOCKWISE FROM ABOVE]
STREET VIEW, ICONIC MURAL
BUILDING, AND PARCEL OUTLINE

NEIGHBORHOOD

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.

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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)



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MEMBER OF THE COMMUNITY,
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TO THE COMMERCIAL OFFICE
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