



REPURPOSE OR REDEVELOPMENT OPPORTUNITY
22201 WOODWARD AVE & 241 PEARSON, FERNDALE, MI 48220



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PROPERTY SUMMARY

A LANDMARK REIMAGINED: THE FORMER ST. JAMES CHURCH IN FERNDALE

Step into a rare opportunity to own a piece of Ferndale's history with the former St. James Catholic Church - a striking property brimming with character, scale, and endless potential. Set on 1.3 acres in the heart of one of metro Detroit's most vibrant communities, this architectural gem offers soaring cathedral ceilings, intricate stained glass windows, and timeless craftsmanship that captures the spirit of a bygone era.

With its impressive footprint, adjoining rectory, and expansive grounds, this property is ideal for visionary investors, developers, or hospitality entrepreneurs ready to transform a local landmark into something extraordinary; an event venue, creative workspace, restaurant, or mixed-use destination.

The building's solid condition provides a strong foundation for adaptive reuse, blending historic beauty with modern innovation. Opportunities like this don't come often - bring your imagination and make St. James a cornerstone of Ferndale's next chapter.



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PROPERTY SUMMARY

TOTAL OF 1.30 ACRES & 17,677 SF
22201 WOODWARD AVE & 241 PEARSON ST
FERNDALE, MI 48220

- Former St. James Church and Rectory- located at the Southwest corner of the lighted intersection of Woodward Ave and Pearson
- Two Parcels that total 1.3 acres and 10 residential lots - parcel ID #'s 25-34-176-060 and 063.
- Huge existing monument sign
- Existing buildings are in good condition catering to an adaptive repurpose

Property Type:**Religious/Housing**
Cross Streets:**West side of Woodward, South of 9 Mile Rd**
Total Square Footage:**19,950**
Church Square Footage:**13,558**
Rectory Square Footage:**4,992**
Garage Square Footage:**1,400**
Parcel Size:**1.30 Acres**
Year Built:**1949**
Zoning:**R-2**
Frontage:**149' on Woodward**
Parking Spaces:**Approx 40**
Heat Type:**Boiler**
Property Taxes:**N/A**
Lease Rate:**\$15,000/Month NNN**
Sale Price:**\$1,800,000.00**



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AREA & DEMOGRAPHICS

Oakland County is home to nearly 1.3 million people in 62 cities, villages and townships across 907 square miles. The county government provides services ranging from law enforcement and courts to parks, property records, election administration, public health and social services.



Oakland County takes pride in an educated workforce, with more than half of the County's residents having college degrees. Residents have access to 17 degree-granting colleges and universities. There are 485 institutions of art, culture and the humanities in the county, as well as nearly 90,000 acres of parkland, 65 miles of trails, 76 public and private golf courses and 1,450 lakes, rivers and streams and the headwaters of five river systems.



Bordering the northern reaches of Detroit, Ferndale is a progressive city with a population of about 19,000 residents.

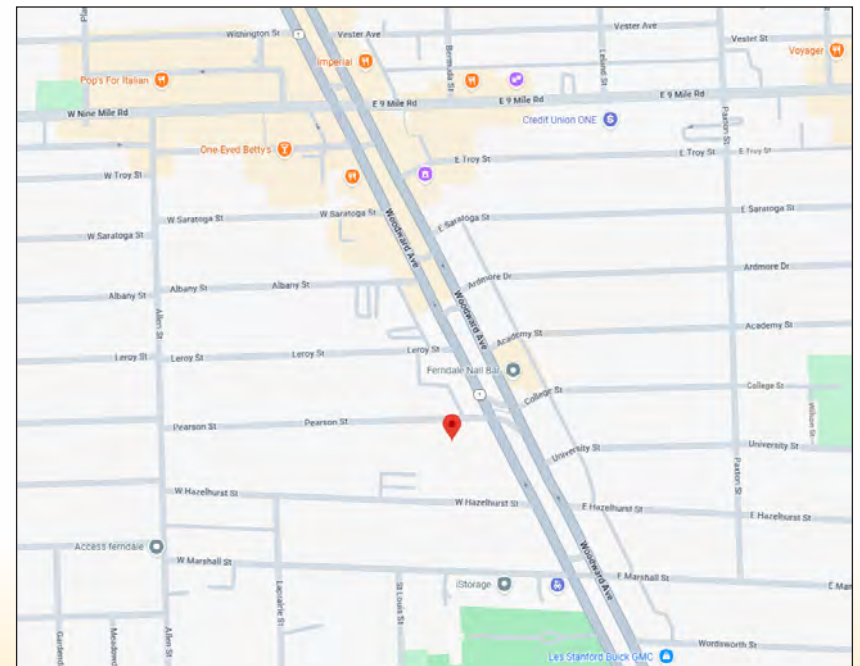
Longstanding establishments and preserved older homes give this Oakland County city a nostalgic feel.

The intersection of Nine Mile Road and Woodward Avenue creates the heart of downtown where innovative shops, storefronts, dance clubs and numerous restaurants draw locals and tourists alike.

As stated within Ferndale's master plan, the city's guiding principles of inclusivity and sustainability set its path into the future. The Southeast Michigan Council of Governments predicts continued population growth, estimating an increase of 8.4% by 2030. At the same time, the city has set an environmental vision, aiming to decrease its emissions by 63% by 2030 and become carbon neutral by 2050, following a climate action plan to combat global warming.

The city of Ferndale is known for high-level community support and services, award-winning schools and library, and is part of the Motor Cities National Heritage Area.

| DEMOGRAPHICS & TRAFFIC | | | |
|-----------------------------------|-------------------------------|----------------|-----------------|
| | 2 MILE | 5 MILES | 10 MILES |
| 2024 POPULATION | 58,915 | 398,591 | 1,374,356 |
| 2024 HOUSEHOLDS | 27,653 | 169,165 | 553,298 |
| AVERAGE HOUSEHOLD INCOME | \$92,063 | \$75,580 | \$73,849 |
| TRAFFIC COUNTS | 38,955 VPD ON WOODWARD AVENUE | | |



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CHURCH



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RECTORY



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GARAGE & EXTERIOR



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