

The Cranbrook Motel

20500 James Couzens Fwy Detroit. MI 48325

101 ROOMS
FOR SALE



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Executive Summary

20500 James Couzens Fwy
Detroit, MI 48325



OFFERING SUMMARY

Sale price	\$3,700,000
Net Income	\$326,195
Cap Rate	8.80%
Lot size	1.4 Acres
Rooms	101
Parking	81 Spaces
Year built	1957
Number of floors Buildings	2 Floors 3 Buildings
Zoning	B-4
Market	Detroit
Submarket	Detroit Dearborn

PROPERTY OVERVIEW

Unprecedented opportunity to acquire an Independently operated, cash-flowing motel (101 Rooms) situated on PRIME Real Estate located in Detroit, Michigan. This property is an ideal acquisition for an owner-operator / or Redevelopment play. \$406M Redevelopment adjacent to property.

PROPERTY HIGHLIGHTS

- Public Safety Partnership:** Strategic affiliation with **Project Green Light (PGL)**, enhancing property security through real-time, high-definition video surveillance connected directly to the Detroit Police Department (DPD).
- Rare Use permitted in a B4 Zoning (Business District)
- Generational Real Estate with Frontage and Exposure to Incredibly High Traffic Counts.

Income & Expenses

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INCOME SUMMARY

Room Revenue	\$800,000
Coin Laundry /Vending	\$6,000
Total Gross Annual Income	\$806,000

Total Annual Expenses	\$479,805.59
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Net Operating Income (NOI) =	\$326,195
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Expenses

Taxes	\$57,685.51
Insurance	\$65,839.12
MGT and Salary	\$24,000
Snow Removal/ Lawn	\$1,100
Utilities/Water	\$160,000
Trash Removal	\$4.956
Internet/ Phone Cable	\$32,152
Supplies, Office, Pest Control, and Misc.	\$73,648
Vacancy	\$21,000
Repairs and Maintenance	\$34,000
Credit Card Processing	\$10,376
Total Annual Expenses	\$479,805.59

Location Overview

Northland City Center & Hudson City Market (slated to finish by 2026-2027) \$403,000,000 Redevelopment

Project in Progress: 97 Acres
14 Five-Story Residential/ Mixed Use
95,000 SF of Commercial Space



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Property Description

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[Project Green Light Map \(Joined December 2025\)](#)

Zoning

The site is zoned B-4; **General Business** by Detroit. The purpose of the district is designed to provide for a wide diversity of business activities which are predominantly retail in character but will also accommodate other activities that require considerable land area and access to major thoroughfares. Limited-service motels are allowed in the zoning district..

Utilities/ Community Services

Water, sewer, electricity, gas, and phone services are available to the subject. Electric services are available from DTE Energy. Telecommunication services are available from various providers. DTE Energy supplies natural gas services to the site. Water and wastewater services are provided by Detroit. Police and fire protection are serviced by Detroit. The property is located within the Detroit Public Schools district..

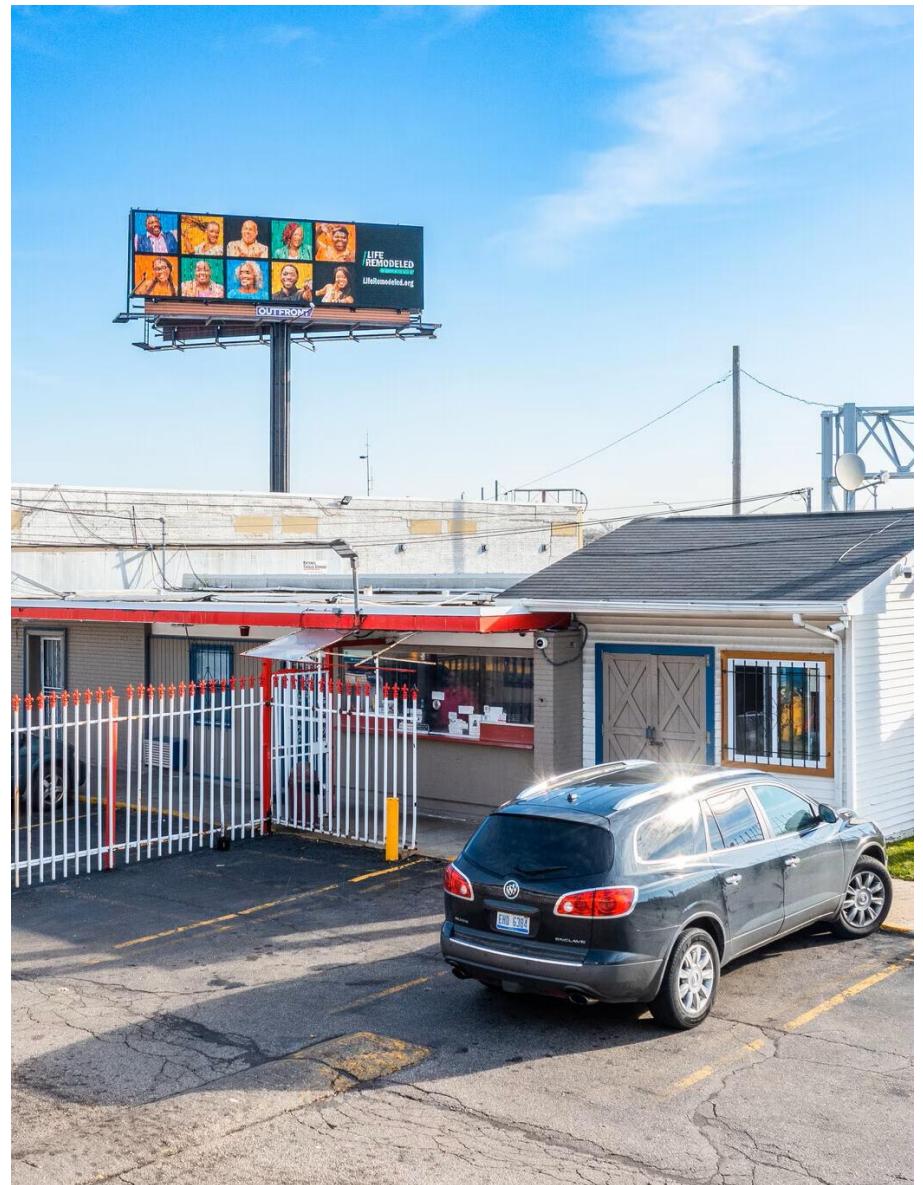
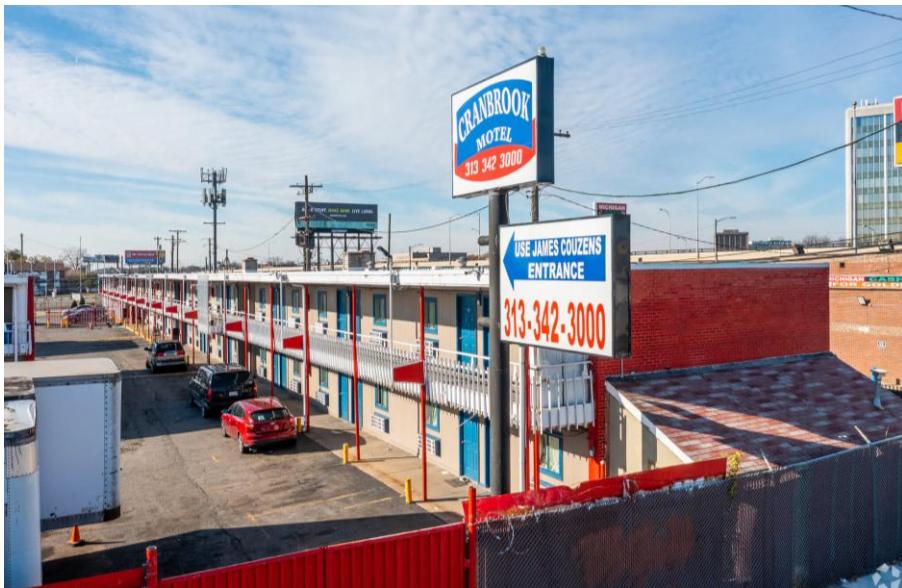
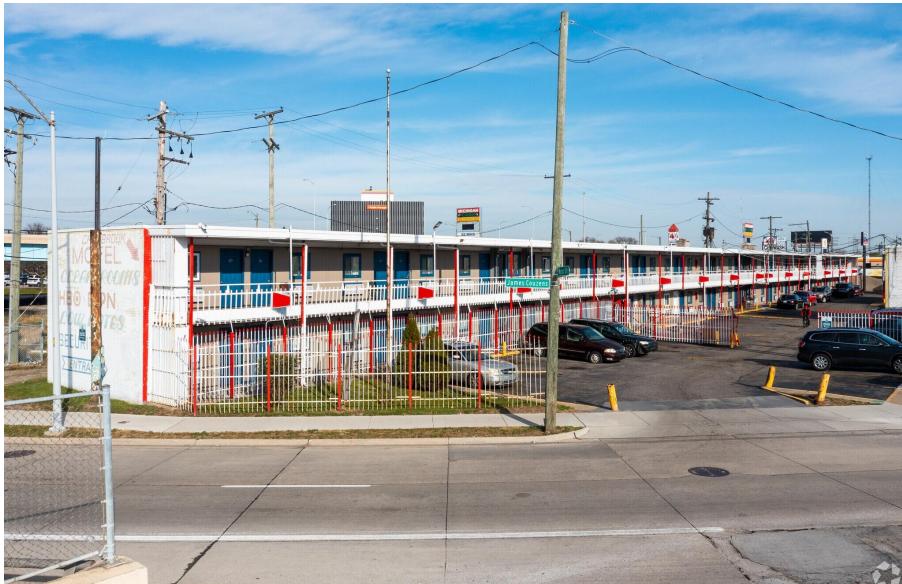
Dimensions/ Frontage

The subject property is an irregularly shaped tract encompassing 60,984 square feet (1.400 acres), according to Wayne County Assessor records. It benefits from dual frontage: approximately 355 linear feet along the eastern line of James Couzens Freeway and approximately 150 linear feet along the western line of Greenfield Road.

The tract has an approximate depth of 250 feet through its center. Access is available from James Couzens Freeway, which is a two-lane, northbound frontage road (not a highway or thoroughfare, despite "Freeway" in the name). Greenfield Road is a four-lane, undivided roadway.

Additional Photos

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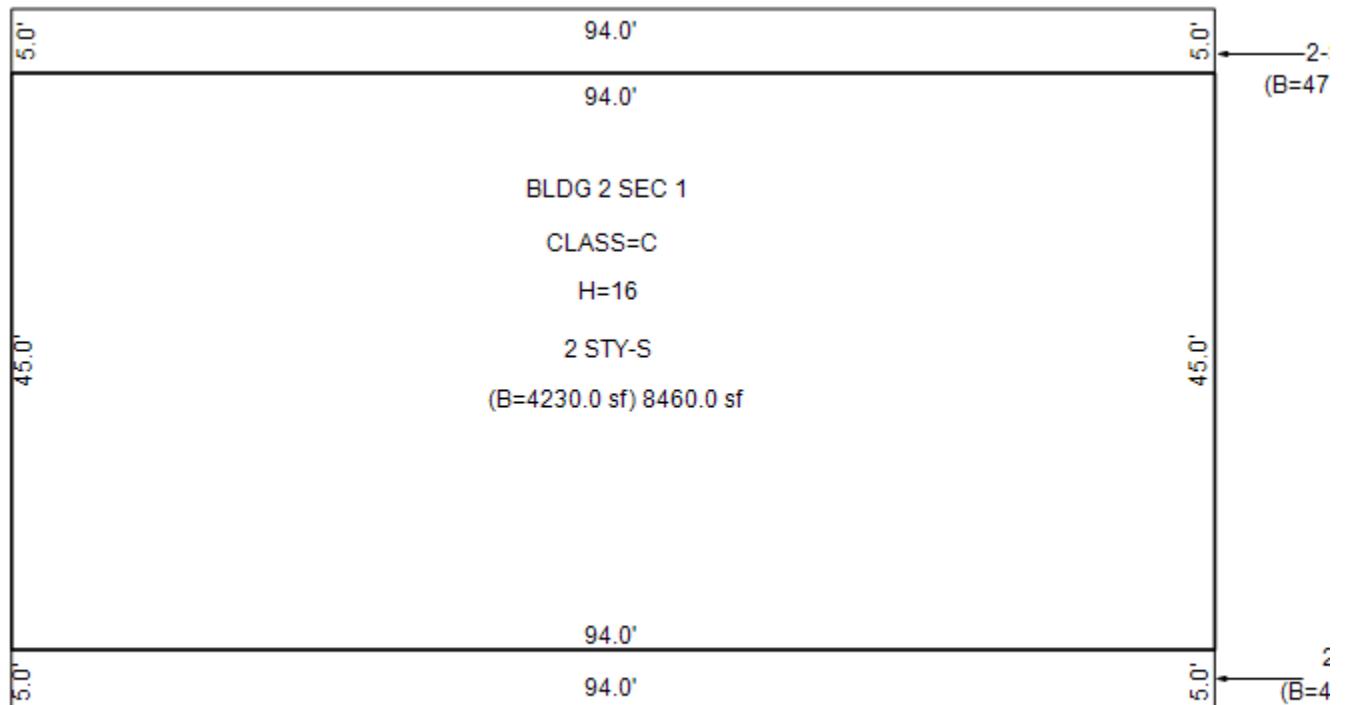
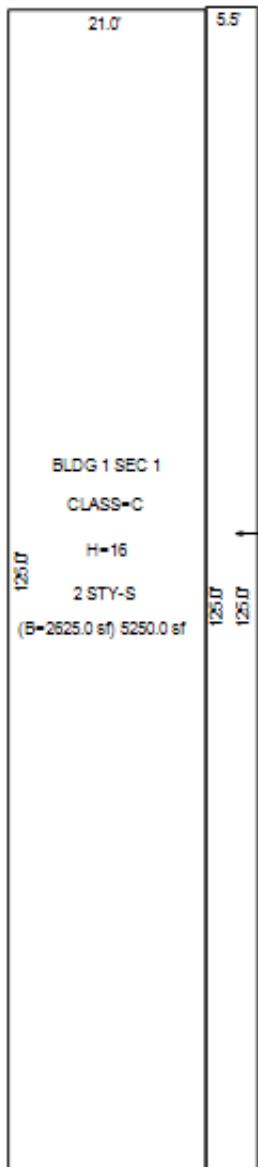


Detroit is a dynamic, diverse city with an intriguing history. It's a place of people and places, trends and events, world-changing inventions and groundbreaking music. Long known as the automobile capital of the world, Detroit is also famous for its distinctive Motown music sound from the 1960s.

Detroit is home to a rich mix of people from various ethnic backgrounds, including citizens of Italian, English, German, Polish, Irish, Mexican, Middle Eastern, African, and Greek descent. Today,

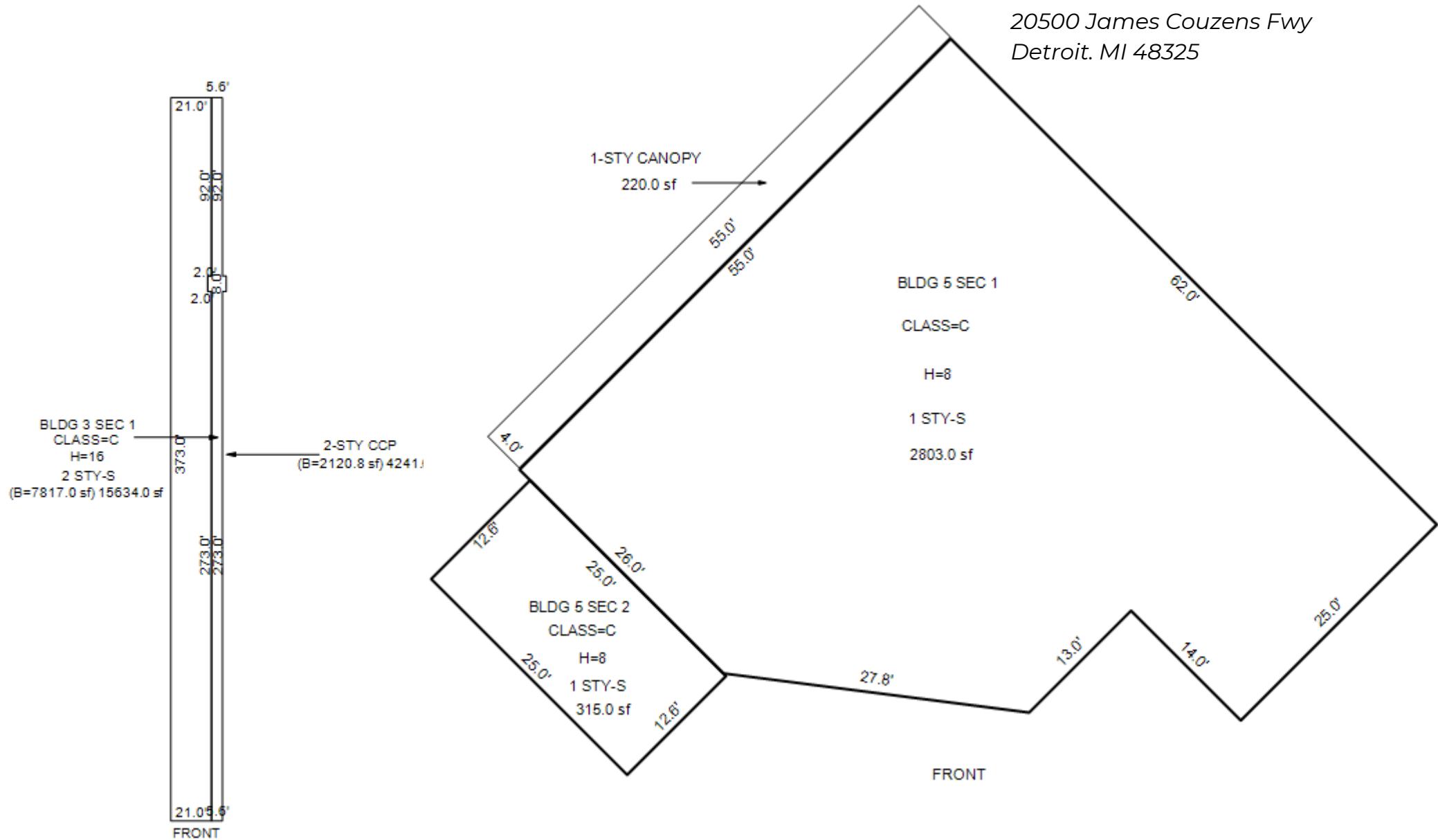
Detroit is composed primarily of African Americans, Hispanics and Arab Americans. That racial diversity is reflected in areas such as Greektown, Mexicantown and Asian Village.

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FRONT

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Demographics Report

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Population				Households			
	1 mile	5 miles	10 miles		1 mile	5 miles	10 miles
2020 Population	15,637	374,890	1,250,862	2020 Households	6,311	157,514	503,362
2024 Population	15,709	373,888	1,250,114	2024 Households	6,320	157,060	504,865
2029 Population Projection	15,479	368,518	1,232,285	2029 Household Projection	6,225	154,849	498,166
Annual Growth 2020-2024	0.1%	-0.1%	0%	Annual Growth 2020-2024	0.3%	0.1%	0.3%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.3%	Annual Growth 2024-2029	-0.3%	-0.3%	-0.3%
Median Age	39.8	39.1	38.2	Owner Occupied Households	3,205	88,799	291,742
Bachelor's Degree or Higher	15%	29%	30%	Renter Occupied Households	3,021	66,050	206,424
U.S. Armed Forces	0	119	262	Avg Household Size	2.4	2.3	2.4
Population By Race				Avg Household Vehicles	1	1	2
	1 mile	5 miles	10 miles	Total Specified Consumer Spending (\$)	\$133.1M	\$3.9B	\$13.5B
White	486	98,888	563,072	Income			
Black	14,299	246,203	513,170		1 mile	5 miles	10 miles
American Indian/Alaskan Native	18	578	2,860	Avg Household Income	\$57,273	\$73,785	\$78,605
Asian	46	3,935	63,570	Median Household Income	\$39,107	\$52,898	\$54,980
Hawaiian & Pacific Islander	0	114	287	< \$25,000	1,873	38,411	121,714
Two or More Races	860	24,169	107,155	\$25,000 - 50,000	1,819	36,649	112,821
Hispanic Origin	187	7,649	58,067	\$50,000 - 75,000	1,087	25,947	80,677
Housing				\$75,000 - 100,000	638	18,265	57,370
	1 mile	5 miles	10 miles	\$100,000 - 125,000	331	12,649	41,886
Median Home Value	\$93,495	\$156,556	\$174,497	\$125,000 - 150,000	138	8,120	26,498
Median Year Built	1955	1952	1955	\$150,000 - 200,000	278	9,408	31,308
				\$200,000+	156	7,610	32,591