

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 | 8.8.0% |
| 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 |
|------------------------------|---------------------|

| | |
|------------------------------|------------------|
| Net Operating Income (NOI) = | \$326,195 |
|------------------------------|------------------|

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..

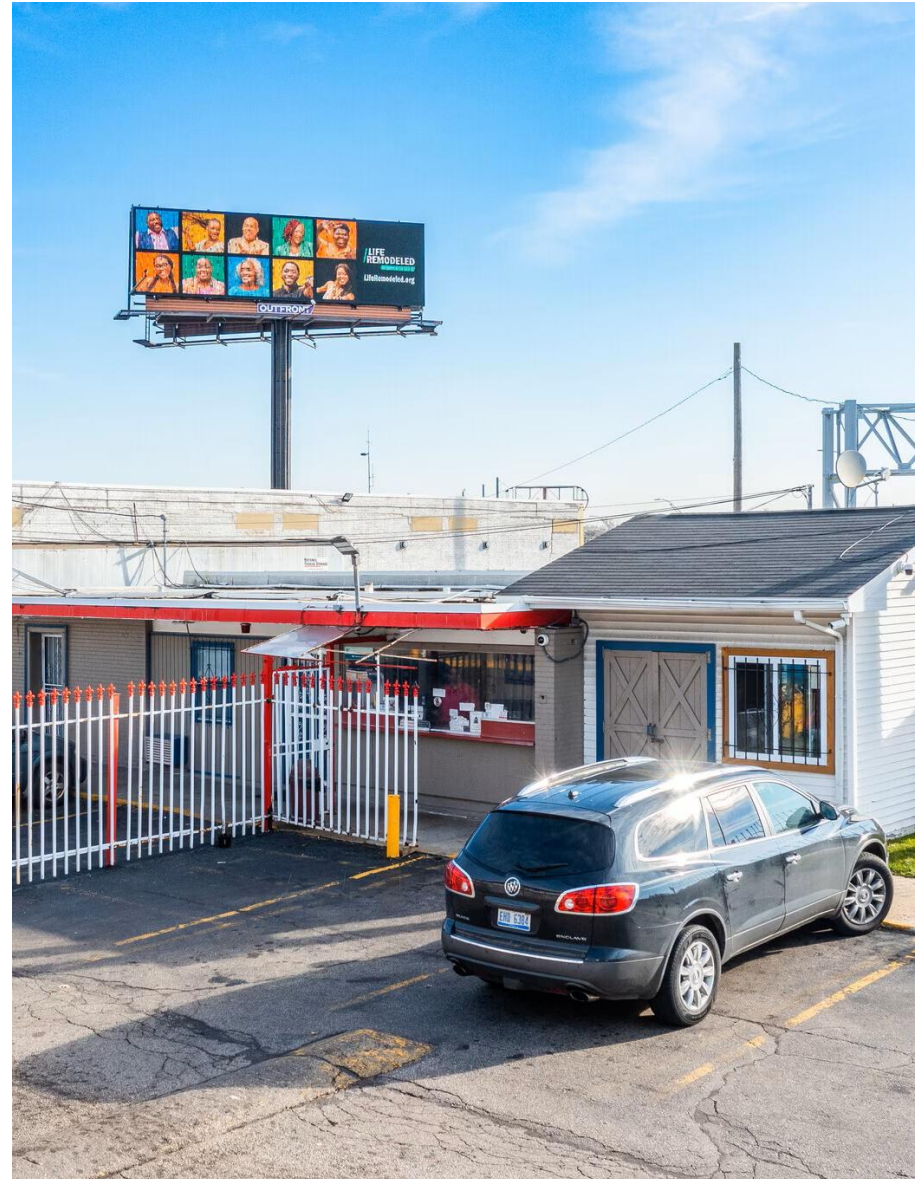
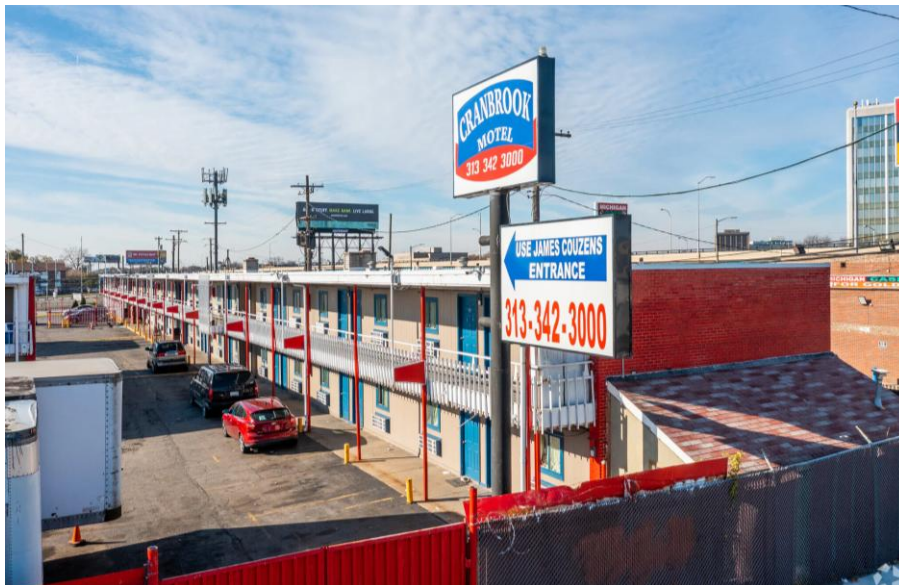
Dimensions/ Frontage

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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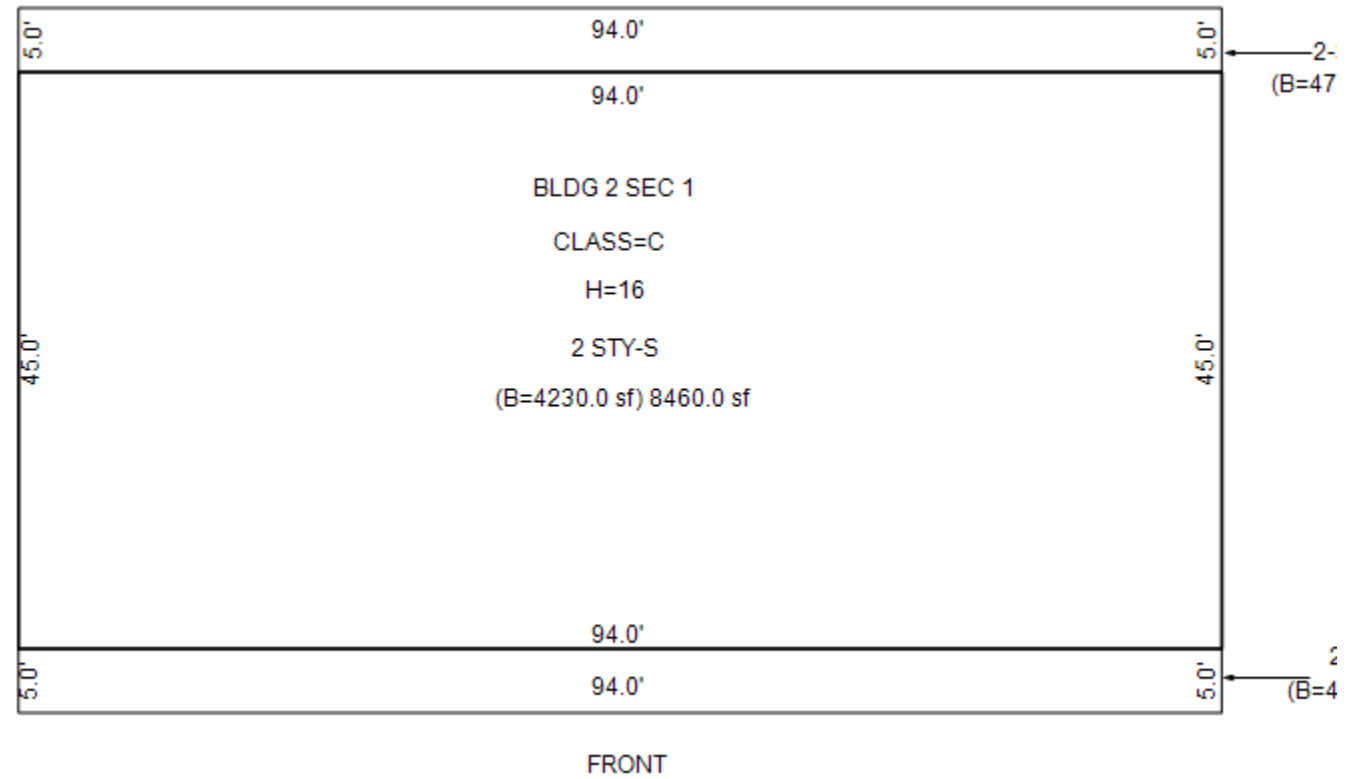
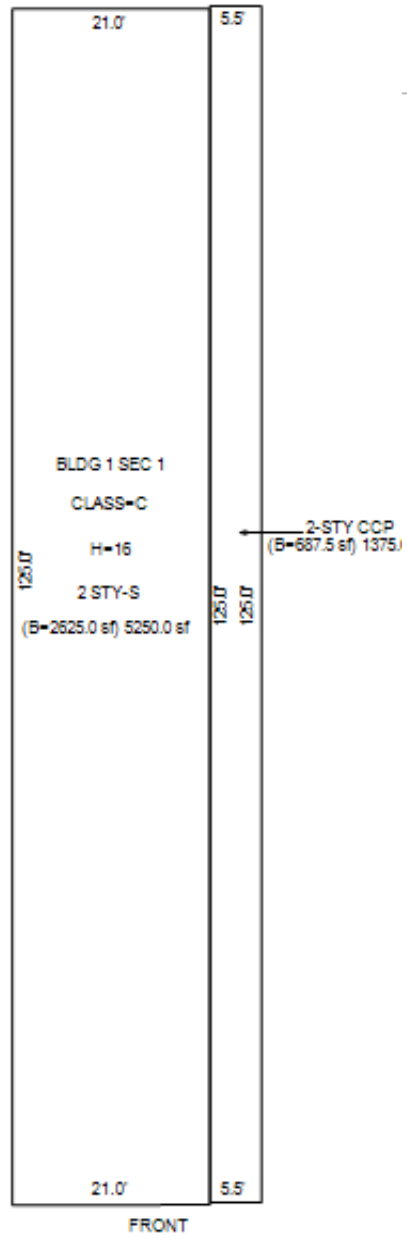




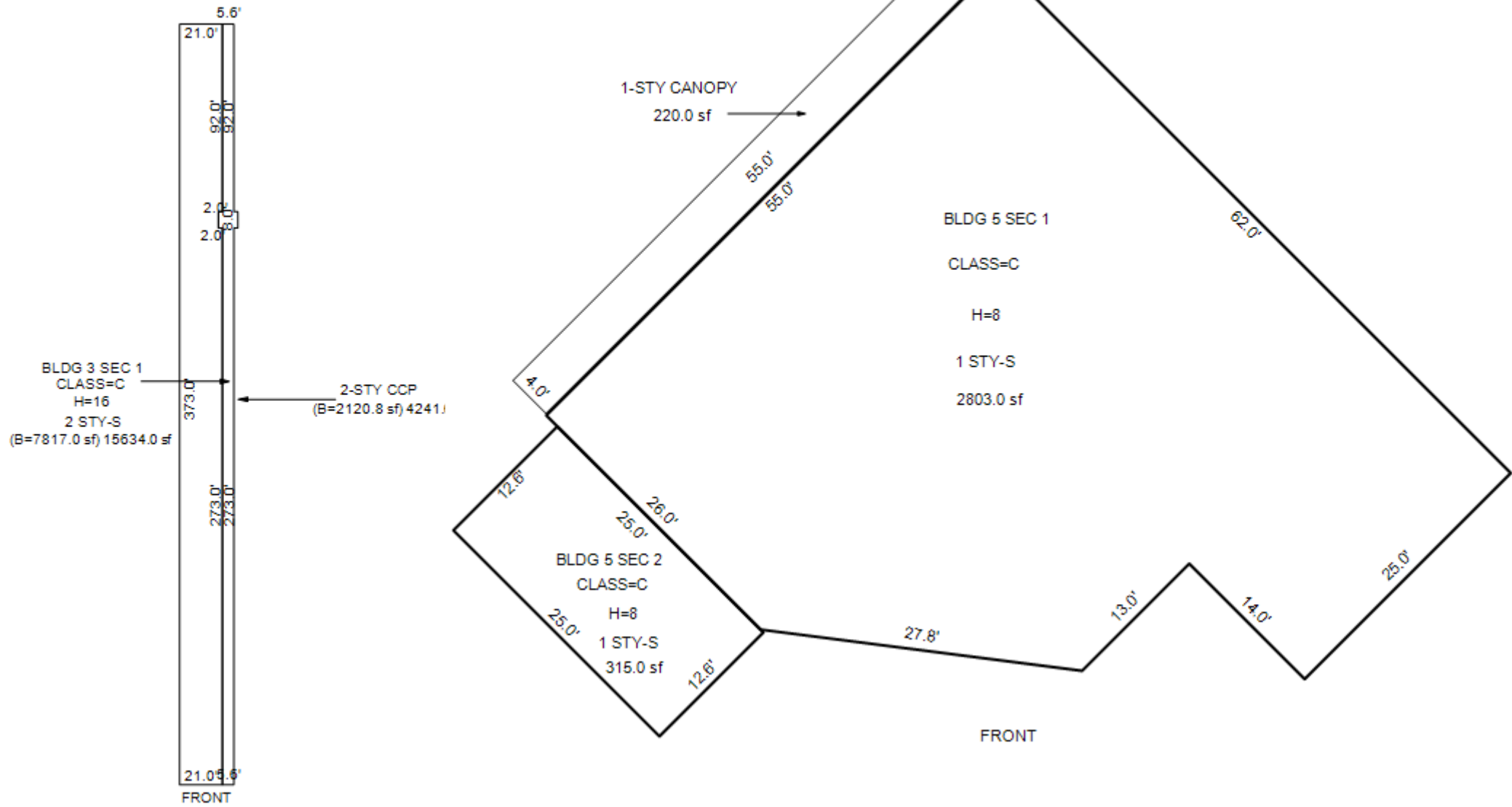
Detroit is a dynamic, diverse city with an intriguing history. It's a place of people and places, trends and events, world-changing inventions and groundbreaking music. Long known as the automobile capital of the world, Detroit is also famous for its distinctive Motown music sound from the 1960s.

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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Demographics Report

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| Population | 1 mile | 5 miles | 10 miles |
|-----------------------------|--------|---------|-----------|
| 2020 Population | 15,637 | 374,890 | 1,250,862 |
| 2024 Population | 15,709 | 373,888 | 1,250,114 |
| 2029 Population Projection | 15,479 | 368,518 | 1,232,285 |
| Annual Growth 2020-2024 | 0.1% | -0.1% | 0% |
| Annual Growth 2024-2029 | -0.3% | -0.3% | -0.3% |
| Median Age | 39.8 | 39.1 | 38.2 |
| Bachelor's Degree or Higher | 15% | 29% | 30% |
| U.S. Armed Forces | 0 | 119 | 262 |

| Population By Race | 1 mile | 5 miles | 10 miles |
|--------------------------------|--------|---------|----------|
| White | 486 | 98,888 | 563,072 |
| Black | 14,299 | 246,203 | 513,170 |
| American Indian/Alaskan Native | 18 | 578 | 2,860 |
| Asian | 46 | 3,935 | 63,570 |
| Hawaiian & Pacific Islander | 0 | 114 | 287 |
| Two or More Races | 860 | 24,169 | 107,155 |
| Hispanic Origin | 187 | 7,649 | 58,067 |

| Housing | 1 mile | 5 miles | 10 miles |
|-------------------|----------|-----------|-----------|
| Median Home Value | \$93,495 | \$156,556 | \$174,497 |
| Median Year Built | 1955 | 1952 | 1955 |

| Households | 1 mile | 5 miles | 10 miles |
|----------------------------------------|----------|---------|----------|
| 2020 Households | 6,311 | 157,514 | 503,362 |
| 2024 Households | 6,320 | 157,060 | 504,865 |
| 2029 Household Projection | 6,225 | 154,849 | 498,166 |
| Annual Growth 2020-2024 | 0.3% | 0.1% | 0.3% |
| Annual Growth 2024-2029 | -0.3% | -0.3% | -0.3% |
| Owner Occupied Households | 3,205 | 88,799 | 291,742 |
| Renter Occupied Households | 3,021 | 66,050 | 206,424 |
| Avg Household Size | 2.4 | 2.3 | 2.4 |
| Avg Household Vehicles | 1 | 1 | 2 |
| Total Specified Consumer Spending (\$) | \$133.1M | \$3.9B | \$13.5B |

| Income | 1 mile | 5 miles | 10 miles |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$57,273 | \$73,785 | \$78,605 |
| Median Household Income | \$39,107 | \$52,898 | \$54,980 |
| < \$25,000 | 1,873 | 38,411 | 121,714 |
| \$25,000 - 50,000 | 1,819 | 36,649 | 112,821 |
| \$50,000 - 75,000 | 1,087 | 25,947 | 80,677 |
| \$75,000 - 100,000 | 638 | 18,265 | 57,370 |
| \$100,000 - 125,000 | 331 | 12,649 | 41,886 |
| \$125,000 - 150,000 | 138 | 8,120 | 26,498 |
| \$150,000 - 200,000 | 278 | 9,408 | 31,308 |
| \$200,000+ | 156 | 7,610 | 32,591 |