

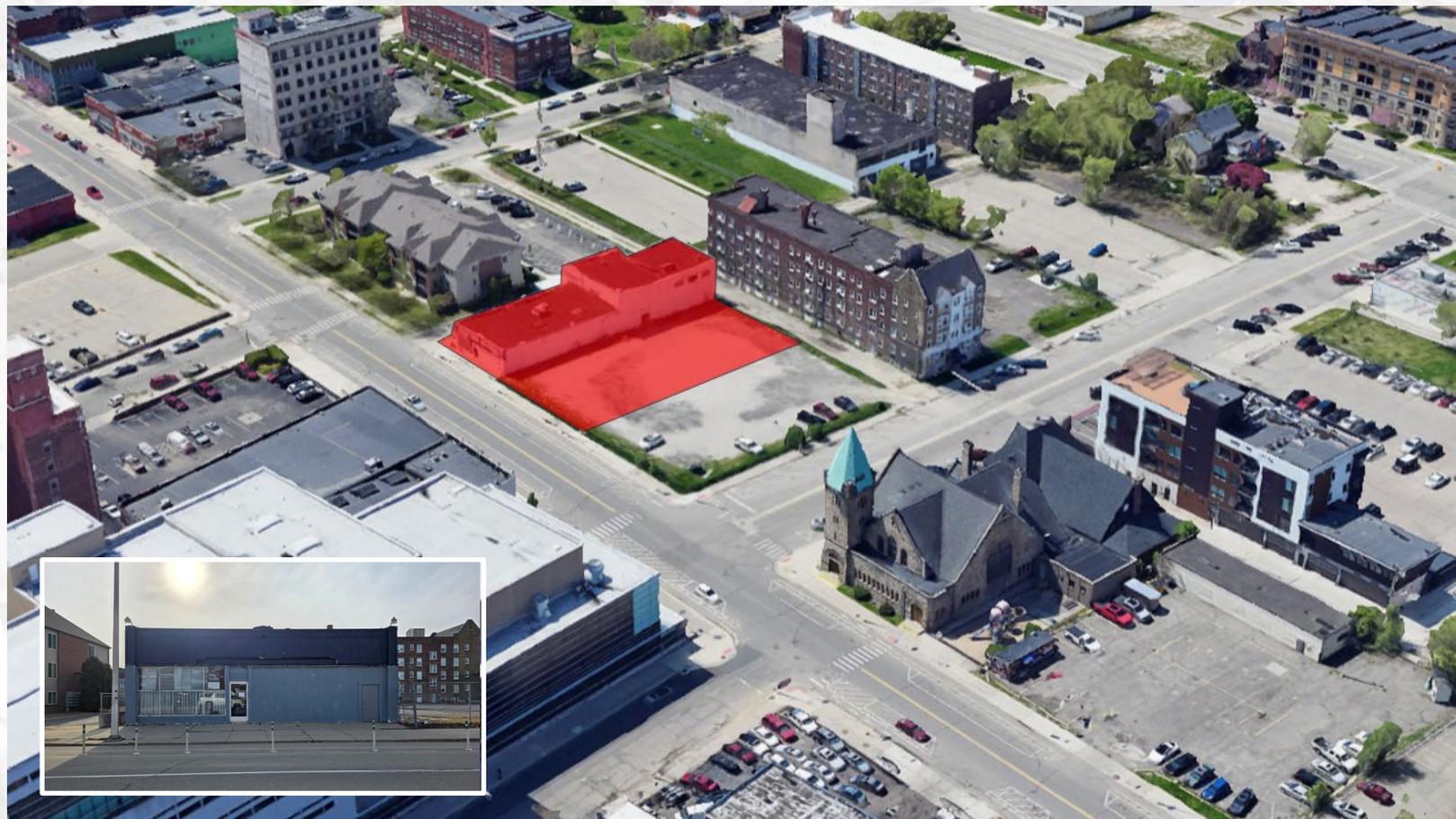
LINO
REALTY INC.

FOR SALE

**11,000 SF
0.35 ACRES (100X150)
B4 ZONING (MIXED USE)
POTENTIAL 45 UNIT DEVELOPMENT
\$1,700,000.00**

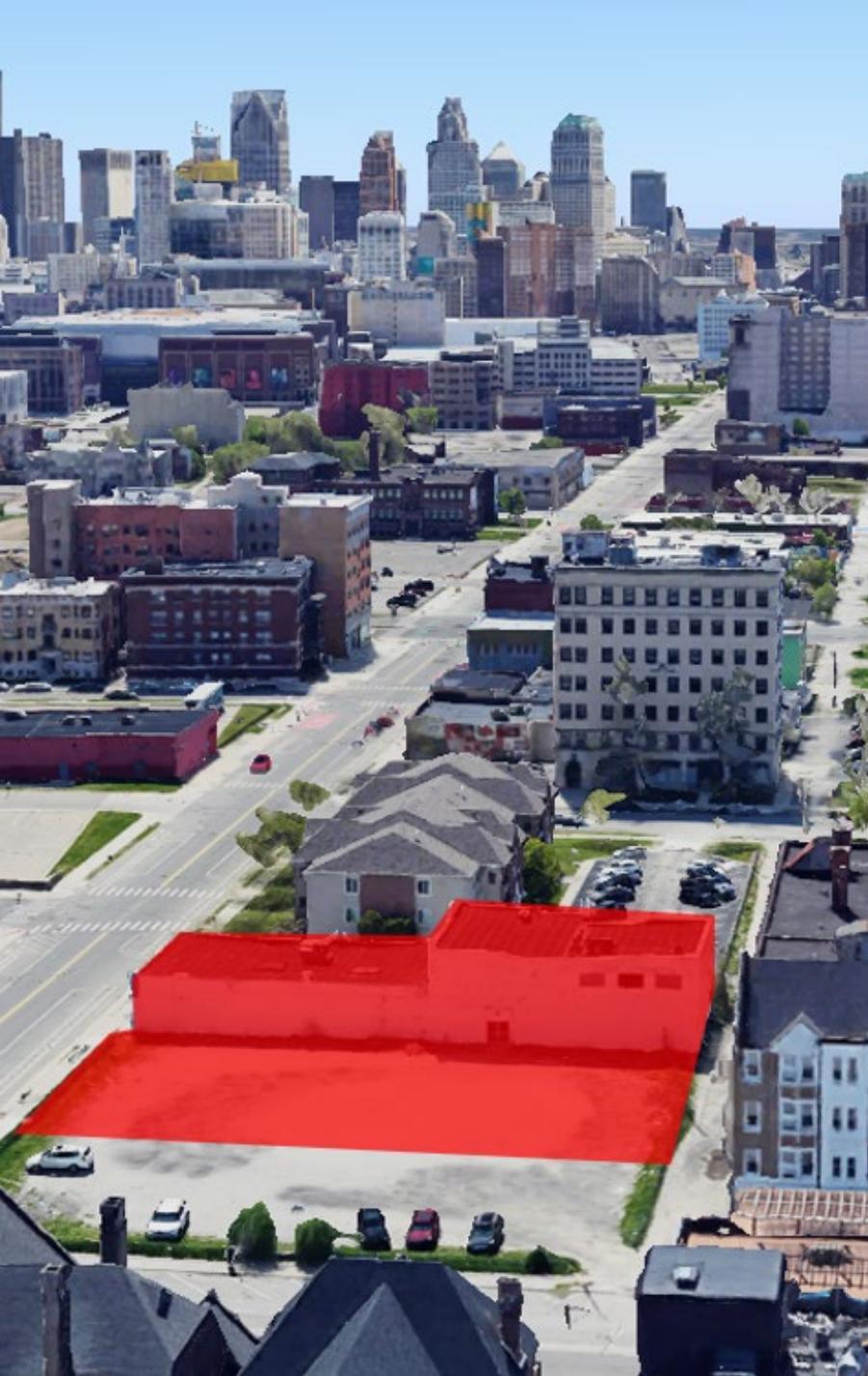


MIDTOWN DETROIT DEVELOPMENT OPPORTUNITY | *CASS AVE*



LINO
REALTY INC.

MICHAEL SCAMARDELLA | 586-260-6379 | MICHAEL@LINOREALTY.COM



3745 - 3759 CASS AVENUE, MIDTOWN DETROIT, MI

MIDTOWN DETROIT CONTINUES TO STAND AS ONE OF THE CITY'S MOST VIBRANT AND SOUGHT-AFTER NEIGHBORHOODS. ANCHORED BY WAYNE STATE UNIVERSITY, THE DETROIT MEDICAL CENTER, THE DETROIT INSTITUTE OF ARTS, THE DETROIT SYMPHONY ORCHESTRA AND MORE. THE DISTRICT IS ALSO HOME TO SOME OF DETROIT'S MOST CELEBRATED RESTAURANTS – INCLUDING SELDEN STANDARD, SHEWOLF, MEDUSA DETROIT AND MAD NICE – ALONGSIDE A DENSE MIX OF GALLERIES, CAFÉS, AND NEIGHBORHOOD RETAIL THAT MAKE MIDTOWN ONE OF THE MOST WALKABLE DISTRICTS IN THE REGION.

POSITIONED AT THE EPICENTER OF THE CASS AVENUE CORRIDOR, THIS SITE REPRESENTS A RARE OPPORTUNITY TO DELIVER NEW MIXED-USE HOUSING IN A DISTRICT WHERE DEMAND FOR APARTMENT LIVING REMAINS EXCEPTIONALLY STRONG AND FUTURE GROWTH RAPIDLY CONTINUES.

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CASS AVE.

WOODWARD AVE.

SELDEN ST.



11,000 SF
0.35 ACRES (100X150)
B4 ZONED
MIXED USE
45-UNIT DEVELOPMENT

BRAINARD ST.

MARTIN LUTHER KING JR BLVD



DEVELOPMENT STUDY

4-STORY MIXED-USE CONCEPT

UP TO 45 RESIDENTIAL UNITS

±2,329 SF RETAIL COMPONENT

79% RESIDENTIAL EFFICIENCY

32 PARK-UNDER PARKING SPACES

OPTION 2A

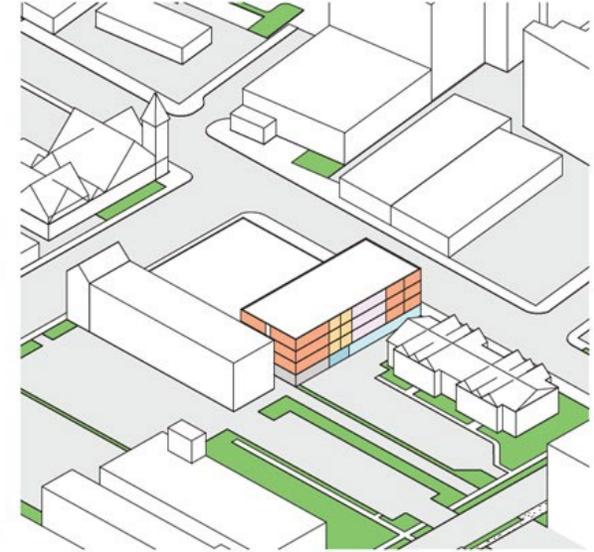
4 STORY 150' PARK-UNDER

STUDIO	368 - 371 SF	21	46%
1 BEDROOM	546- 851 SF	21	46%
2 BEDROOM	906SF	3	8%
TOTAL UNITS		45	

BUILDING GROSS AREA	34,800 SF
RESIDENTIAL NET AREA	25,242 SF
RETAIL NET AREA	2329 SF

EFFICIENCY	79%
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PARKING REQUIRED 0.75x45	34
RETAIL PARKING	NA
PARKING PROVIDED	32



TOTAL UNITS	45
PARKING REQUIRED	34
PARKING PROVIDED	32

4 STORY 150' PARK-UNDER

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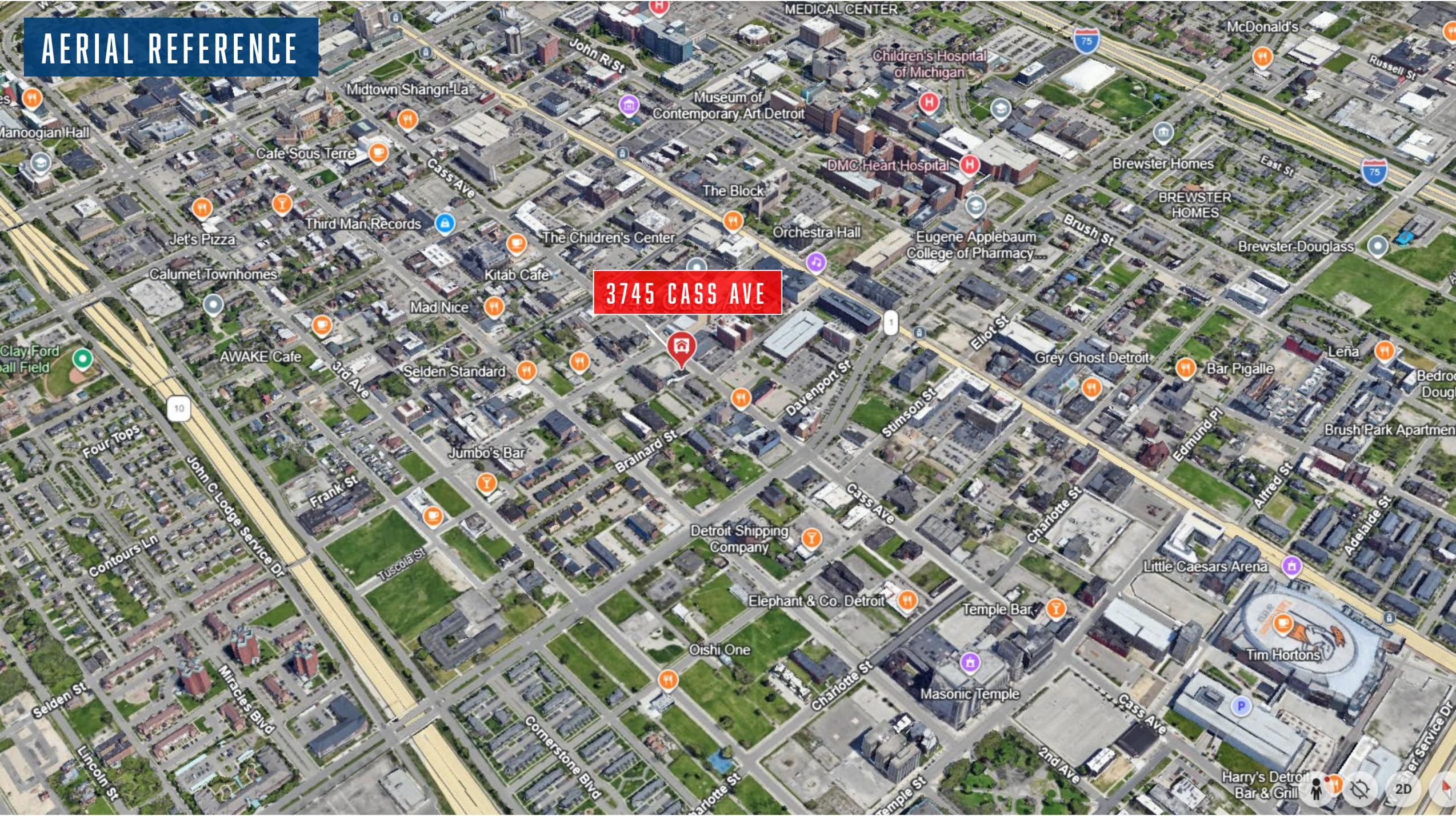
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AERIAL REFERENCE



3745 CASS AVE

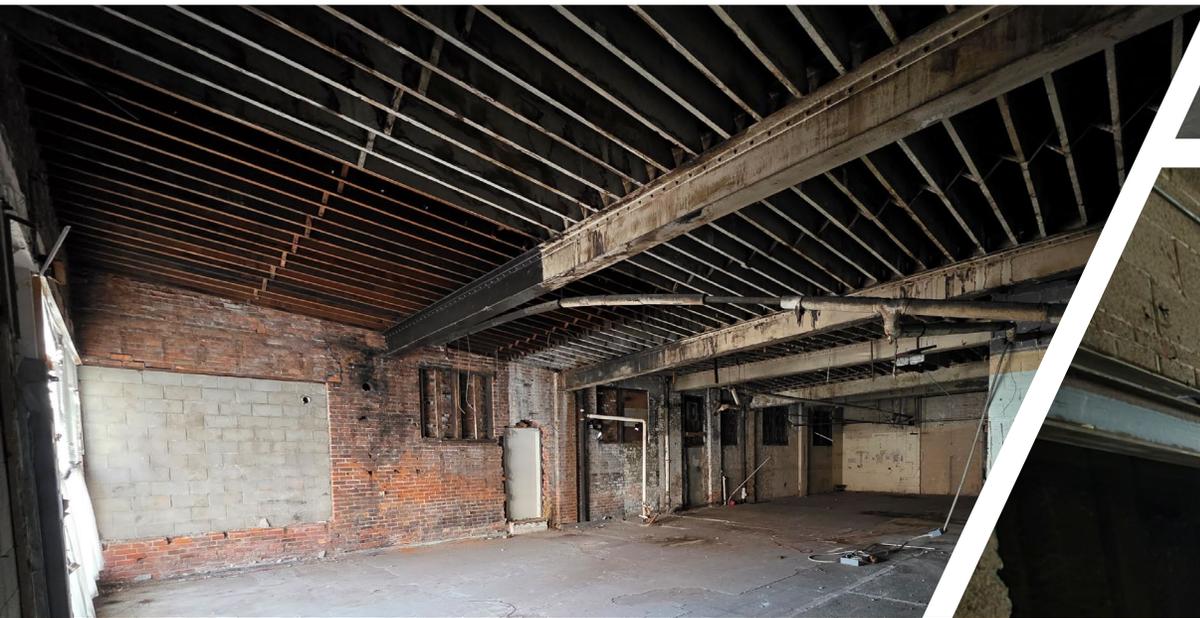
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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RETAIL CONCEPTUAL REFERENCE



FOR ADDITIONAL SALE INFORMATION, POTENTIAL SITE DEVELOPMENT
CONCEPT QUESTIONS, OR TO SCHEDULE A CALL OR SITE VISIT

CONTACT:
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C. 586-260-6379
E. MICHAEL@LINOREALTY.COM

OPTION 2A

4 STORY 150' PARK-UNDER

STUDIO	368 - 371 SF	21	46%
1 BEDROOM	546- 851 SF	21	46%
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