



NEIGHBORHOOD

**ISLANDVIEW**

LOCATION

**ONE BLOCK NORTH OF JEFFERSON  
NEAR BELLE ISLE**

SPACE TYPE

**REDEVELOPMENT**

OVERVIEW

An excellent redevelopment opportunity. Built in 1913, 520 Bellevue Street is a dramatic one-story open-span industrial building with vaulted ceilings one block from the planned WNBA Riverfront practice facility. Consisting of 6,250 SF +/- with more than 5,500 SF of open space free of any columns. This property includes the adjacent lot for parking or outdoor opportunities. The city council-approved WNBA / Youth Practice facility site, which is located on the Detroit River adjacent to Belle Isle, is a half block to the south.

www.oconnordetroit.com

ASKING PRICE

**\$ 450,000**

NEIGHBORS

Indian Village, West Village, Belle Isle, WNBA Site, East Village

BUILDING SIZE

**6,263 SF**

PARKING

**0.372 acres (16,204 SF)**

ZONING

**SD4**

ZONING DESCRIPTION

The SD4 District is intended for areas indicated in the Detroit Master Plan as appropriate for high intensity residential and commercial mixed-use development due to regional significance and unique locational attributes and amenities, such as the Riverfront. While recognizing that, although it may be desirable to retain in such areas a mix of existing uses, such as offices, lofts, and certain industrial establishments, due to the local ambience it provide, increased industrialization of such areas by very intense and abrasive land uses is considered inappropriate.

NEIGHBORHOOD

Islandview – Detroit

LOCATION

One Block north of  
Jefferson Near Belle Isle

FEATURES

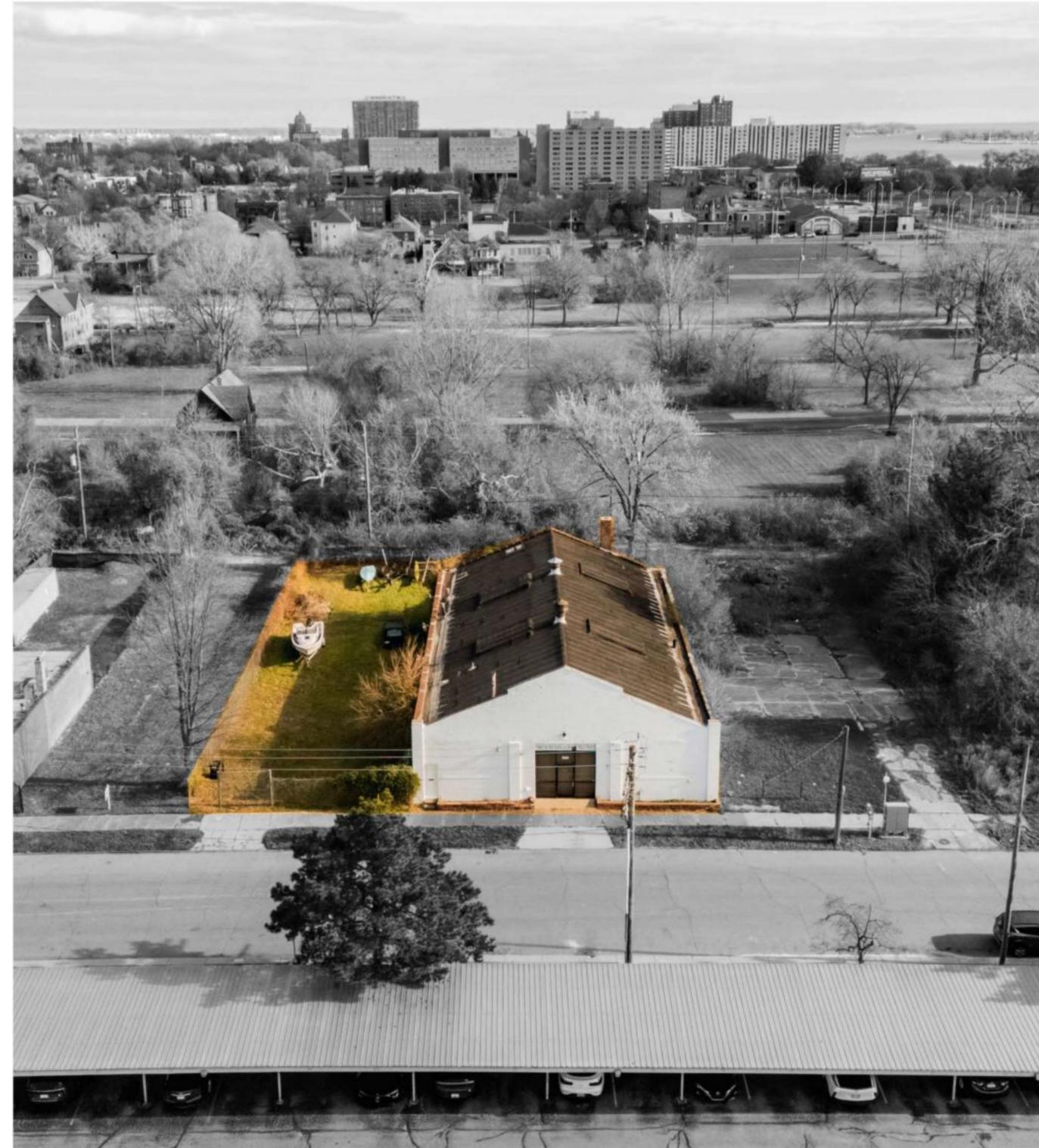
Excellent redevelopment  
opportunity in a dramatic 1913  
one-story, open-span industrial  
building with vaulted ceilings

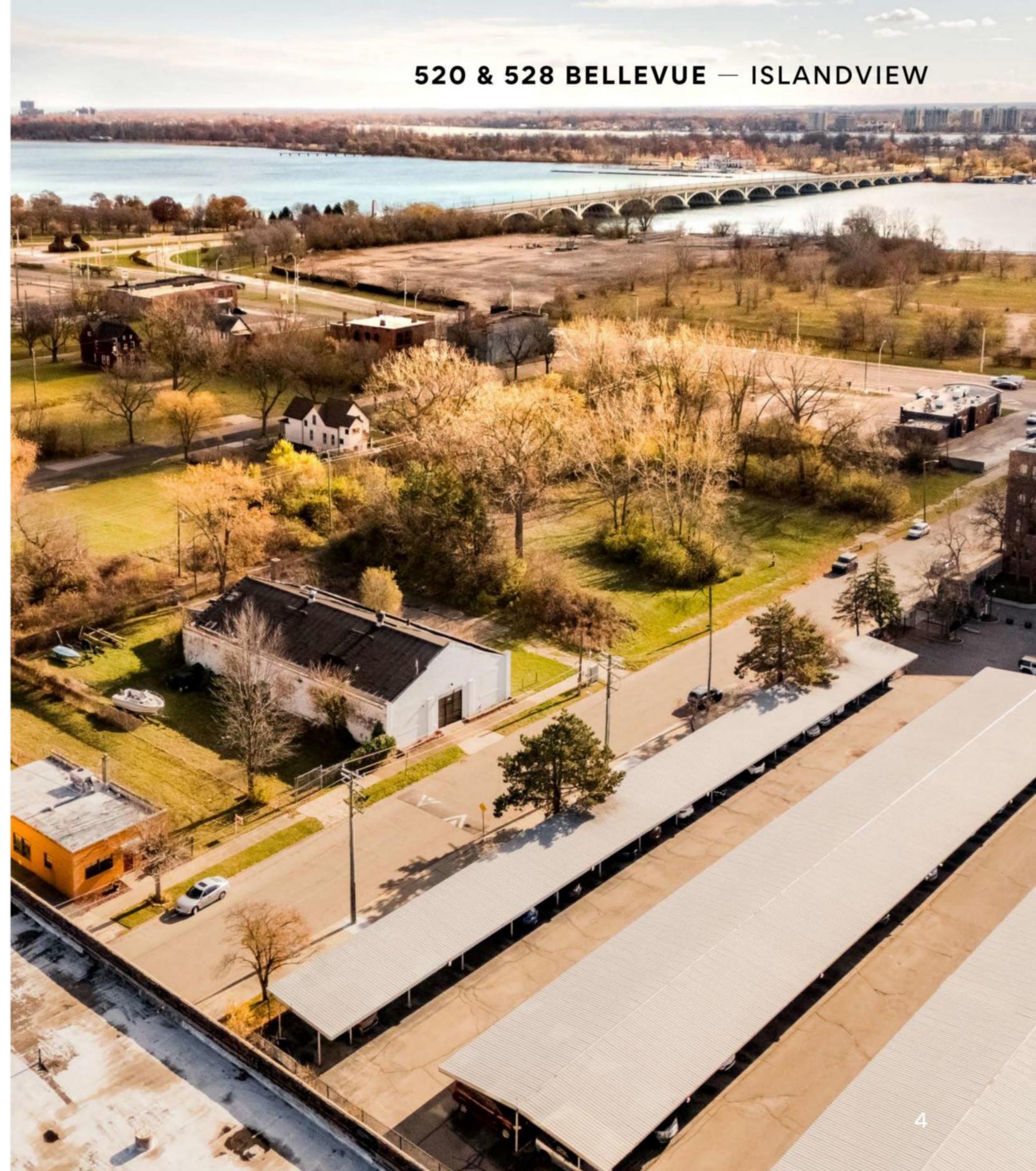
±6,250 SF total with over 5,500 SF  
of column-free open space

Includes adjacent lot suitable for  
parking, outdoor uses, or future  
expansion

One block from the city-approved  
WNBA / Youth Practice Facility site  
on the Detroit River near Belle Isle

SITE OUTLINE





**520 & 528 BELLEVUE — ISLANDVIEW**



[CLOCKWISE FROM ABOVE]  
SOUTHWARD PERSPECTIVE  
TOWARD DOWNTOWN DETROIT,  
AERIAL SHOWING PROXIMITY  
TO THE BELLE ISLE BRIDGE,  
NORTH-FACING VIEW OVER THE  
SURROUNDING NEIGHBORHOOD

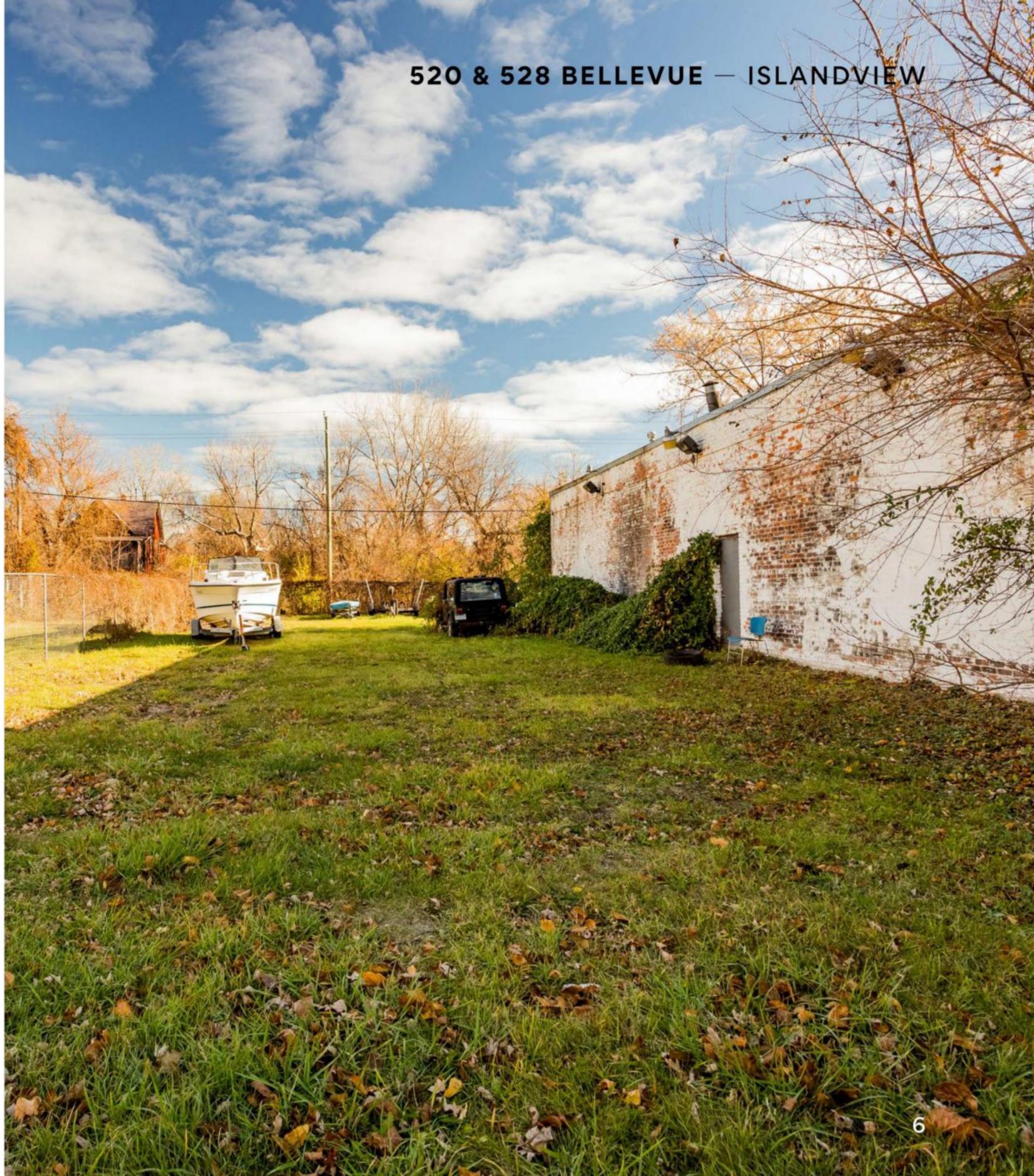
520 & 528 BELLEVUE — ISLANDVIEW



[CLOCKWISE FROM ABOVE]  
STREET-LEVEL VIEW HIGHLIGHTING THE BUILDING AND ITS  
ADJACENT LOT, AERIAL PERSPECTIVE CAPTURING THE FULL  
PROPERTY FOOTPRINT, BROADER AERIAL SHOWING THE  
SITE IN CONTEXT WITH NEARBY RESIDENTIAL PARKING



[CLOCKWISE FROM ABOVE]  
STREET-FACING VIEW OF THE  
ADJACENT LOT, NORTH-FACING  
VIEW ACROSS THE ADJACENT LOT,  
VIEW CAPTURING THE ADJACENT  
LOT ALONG WITH THE BUILDING'S  
REAR AND SIDE FAÇADES



520 & 528 BELLEVUE — ISLANDVIEW

520 & 528 BELLEVUE — ISLANDVIEW



[CLOCKWISE FROM ABOVE]  
MAIN ROOM FACING THE REAR WITH OPEN FLOOR PLAN  
AND EXPOSED STEEL TRUSSES, MAIN ROOM FACING THE  
FRONT ENTRANCE, BACK ROOM LOOKING TOWARD THE  
FRONT OF THE BUILDING



ISLANDVIEW DETROIT

Islandview is a historic Lower Eastside neighborhood known for its views of Belle Isle and its mix of classic homes, apartments, and emerging new housing. Just a few miles from downtown Detroit, the area blends an urban-suburban feel with ongoing revitalization that adds affordable townhomes, community green spaces, and skilled-trade training for residents. Islandview is also home to major community nonprofits, parks, and industrial buildings, creating a diverse and evolving neighborhood with strong civic roots.



FUTURE WNBA FACILITY CENTER

LOFTS AT RIVERTOWN

JEFFERSON AVENUE

520 & 528 BELLEVUE



520 & 528 BELLEVUE

EASTSIDE HISTORIC CEMETERY DISTRICT

ELMWOOD PARK

RIVERTOWN - WAREHOUSE DISTRICT  
520 & 528 BELLEVUE, DETROIT MI 48207

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MEMBER OF THE COMMUNITY,  
O'CONNOR REAL ESTATE  
BRINGS 20 YEARS OF  
EXPERIENCE AND EXPERTISE  
TO THE COMMERCIAL OFFICE  
AND RETAIL MARKET.

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