



4621 WEST VERNOR  
SOUTHWEST

O'Connor Real Estate



## 4621 WEST VERNOR

4621 West Vernor Highway is a design-focused building available for sale or lease, offering a highly refined and flexible environment well-suited for creative, office, or studio use. Fully renovated in 2017, the property features an open floor plan with approximately 14-foot exposed ceilings, polished original concrete floors, and an attractive full-height storefront with floor-to-ceiling windows, providing exceptional natural light.

Improvements include a new Firestone rubber roof with a 20-year warranty, all-new exposed spiral ductwork; a full kitchen; a professional soundproof recording/podcast studio; a second bathroom; large utility and storage closets; and comprehensive camera and motion-sensor security systems. The building also includes private, gated rear parking, which may alternatively function as secured outdoor space.

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# PROPERTY OVERVIEW





ASKING PRICE

\$525,000

ASKING RATE

\$17/SF NNN

ADDRESS

4621 W VERNOR HIGHWAY DETROIT, MI, 48209

BUILDING SIZE

3,000 SF

YEARS RENOVATED

2017 & 2021

LOCATION

WEST VERNOR HWY WEST OF JUNCTION

SPACE TYPE

RETAIL / OFFICE

CONSTRUCTION

BRICK MASONRY

B4 ZONING

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.



NEIGHBORS

Ford Motor Company, Michigan Central Station, Ford Motor Co.'s Book Depository, Alpino, Folk, Meta Physica Wellness Center, Rocket Data Center, Level 3 Communications, Southwest Greenway, Honeybee Market, Slows BBQ, Airspace Link, New Lab Michigan Central, Detroit Bus Company, IMA, Metropolis Cycles, Mercury Burger Bar, Grandma Bob's, Corktown Health Center, Detroit Public Safety Academy and UPS Detroit International Import Hub.

NEIGHBORHOOD

Southwest

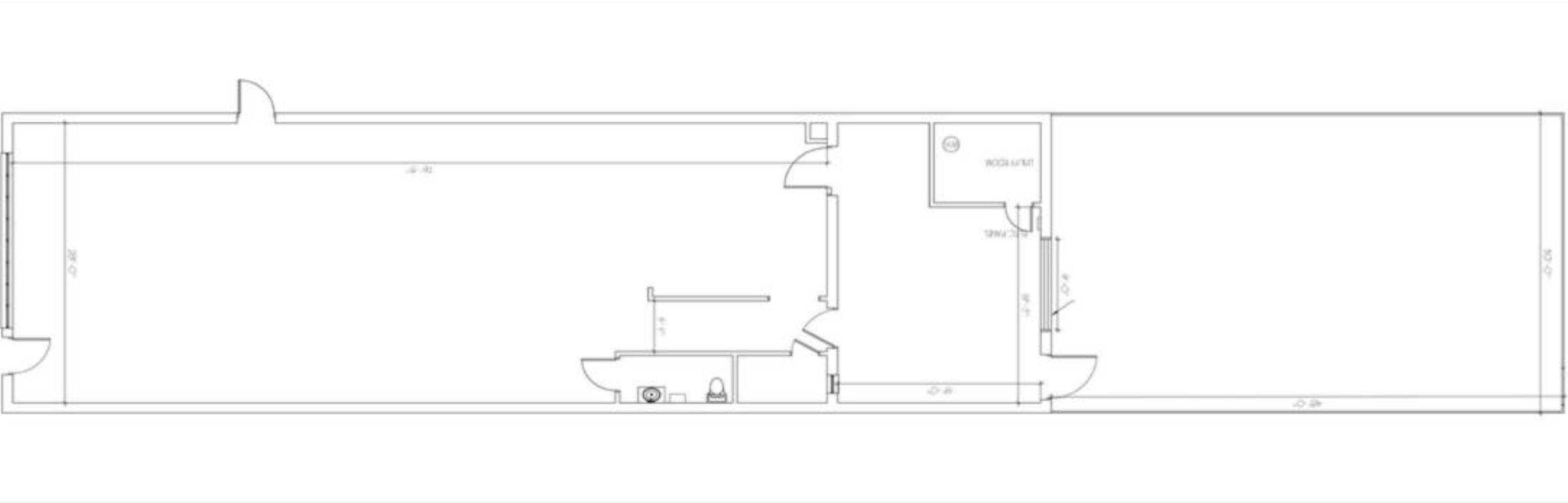
LOCATION

West Vernor Hwy West  
of Junction

FEATURES

- All New Electrical
- All New Ceiling Track Lighting
- All New / Exposed Venting
- Polished and Sealed
- Concrete Floors Throughout
- New Full Kitchen
- Professional Sound Studio

FLOOR PLAN



# PROPERTY GALLERY





[CLOCKWISE FROM ABOVE]  
LOOKING NORTHEAST TOWARDS  
TRAIN STATION/CORKTOWN,  
FRONT VIEW OF BUILDING,  
CORNER VIEW OF BUILDING





EXPANSIVE OPEN FLOOR PLAN FACING THE STREET-FRONT ENTRY WITH ABUNDANT NATURAL LIGHT, OPEN CIELINGS, EXPOSED HVAC, POLISHED CONCRETE FLOORS







PROFESSIONAL SOUND PROOFED  
STUDIO AND FULL KITCHEN





# LOCATION OVERVIEW



Corktown Detroit, the city's oldest neighborhood, is a historic and vibrant district known for its rich Irish heritage and eclectic character. Located just west of downtown, Corktown is celebrated for its charming Victorian-era architecture, which stands as a testament to its storied past. The area has seen a resurgence in recent years, becoming a trendy destination with an array of boutiques, cafes, and restaurants that highlight Detroit's diverse culinary scene. A key landmark is the iconic Michigan Central Station, which has recently reopened after a massive revitalization project led by Ford Motor Company. Ford's renovation has transformed the train station into a hub for innovation and technology, with office spaces, retail outlets, and public areas contributing to Corktown's economic and social vibrancy.







MICHIGAN CENTRAL TRAIN STATION

CORKTOWN

CLARK PARK

8 MINUTES TO DOWNTOWN

HUBBARD FARMS

AMBASSADOR BRIDGE / DETROIT RIVER

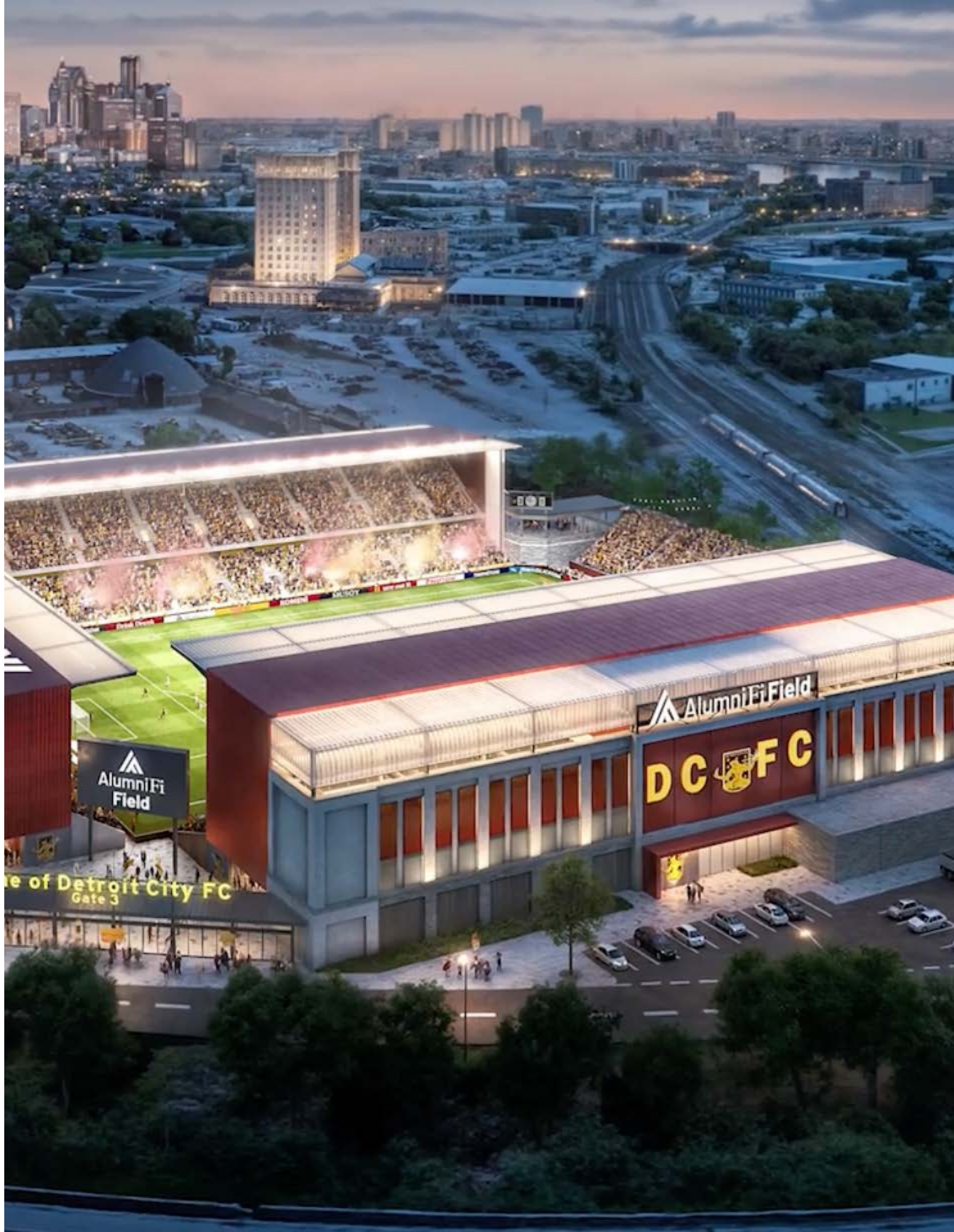
4621 W VERNOR



AREA DEVELOPMENTS

Gordie Howe International Bridge

One of the most significant infrastructure projects in Detroit in decades, the bridge anchors large-scale redevelopment tied to the former Hudson’s site, including approximately 1.5 million square feet of office, retail, hospitality, residential, and event space.

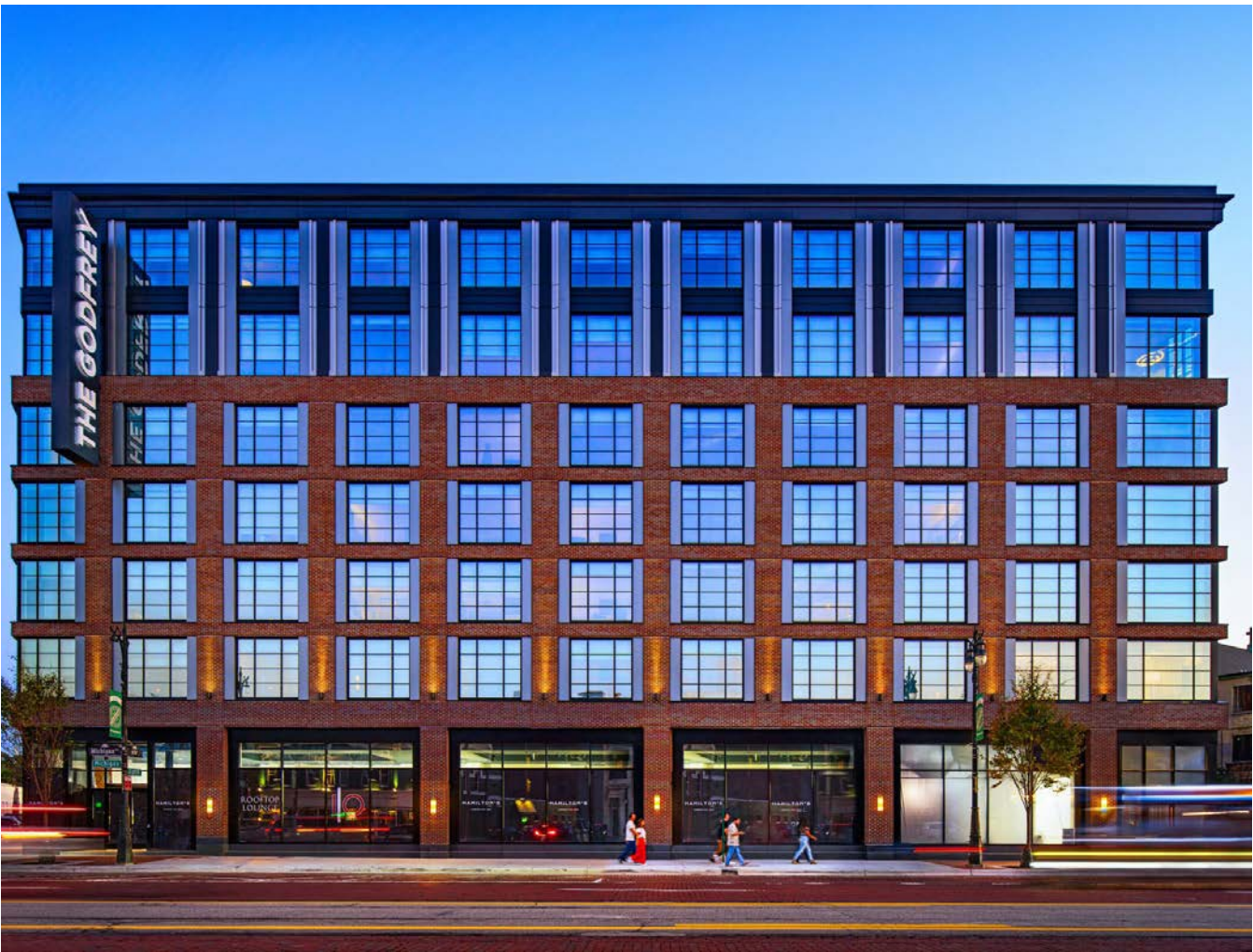


Detroit City FC Stadium (Corktown)

A new 14,000-seat soccer stadium is planned on the former Southwest Detroit Hospital site at Michigan Avenue and 20th Street. The stadium will serve both the men’s and women’s teams and draw thousands of fans to the neighborhood.

Godfrey Hotel Corktown

A 227-room luxury lifestyle hotel, part of Hilton’s Curio Collection, located on Michigan Avenue between Trumbull and Eighth Street, adding hospitality, foot traffic, and destination appeal to the area.





**AREA DEVELOPMENTS**

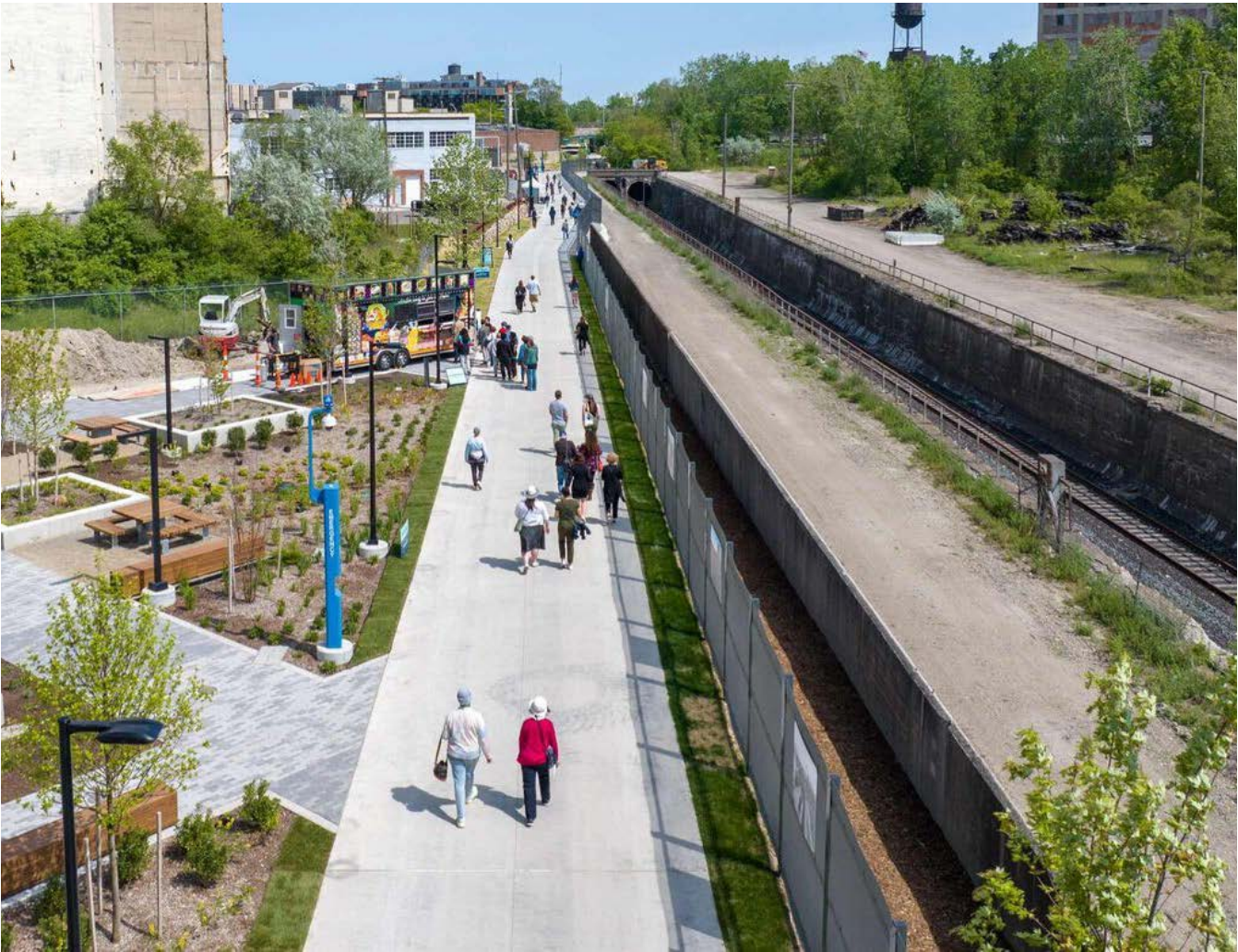


**Perennial Corktown**

A new residential development delivering 188 apartment units and seven townhomes, representing the latest phase of a broader Corktown revitalization that includes the Godfrey Hotel and the adaptive reuse of the Red Arrow Soda Factory.

**Ralph C. Wilson, Jr. Centennial Park**

A \$75 million riverfront park investment spanning 22 acres on the west riverfront near the former Joe Louis Arena site, forming a key component of the Detroit Riverfront Conservancy’s 5.5-mile revitalization plan.



**Southwest Greenway**

Opened in May 2023, the Southwest Greenway connects Corktown, Mexicantown, and Southwest Detroit to the riverfront as part of the 27.5-mile Joe Louis Greenway, enhancing pedestrian and bike connectivity throughout the district.







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