

1087 BEAUFAIT

ISLANDVIEW





O'CONNOR

BREWERY FAISAN

A rare opportunity to acquire a fully renovated, turnkey microbrewery in Detroit's rapidly growing Islandview neighborhood.

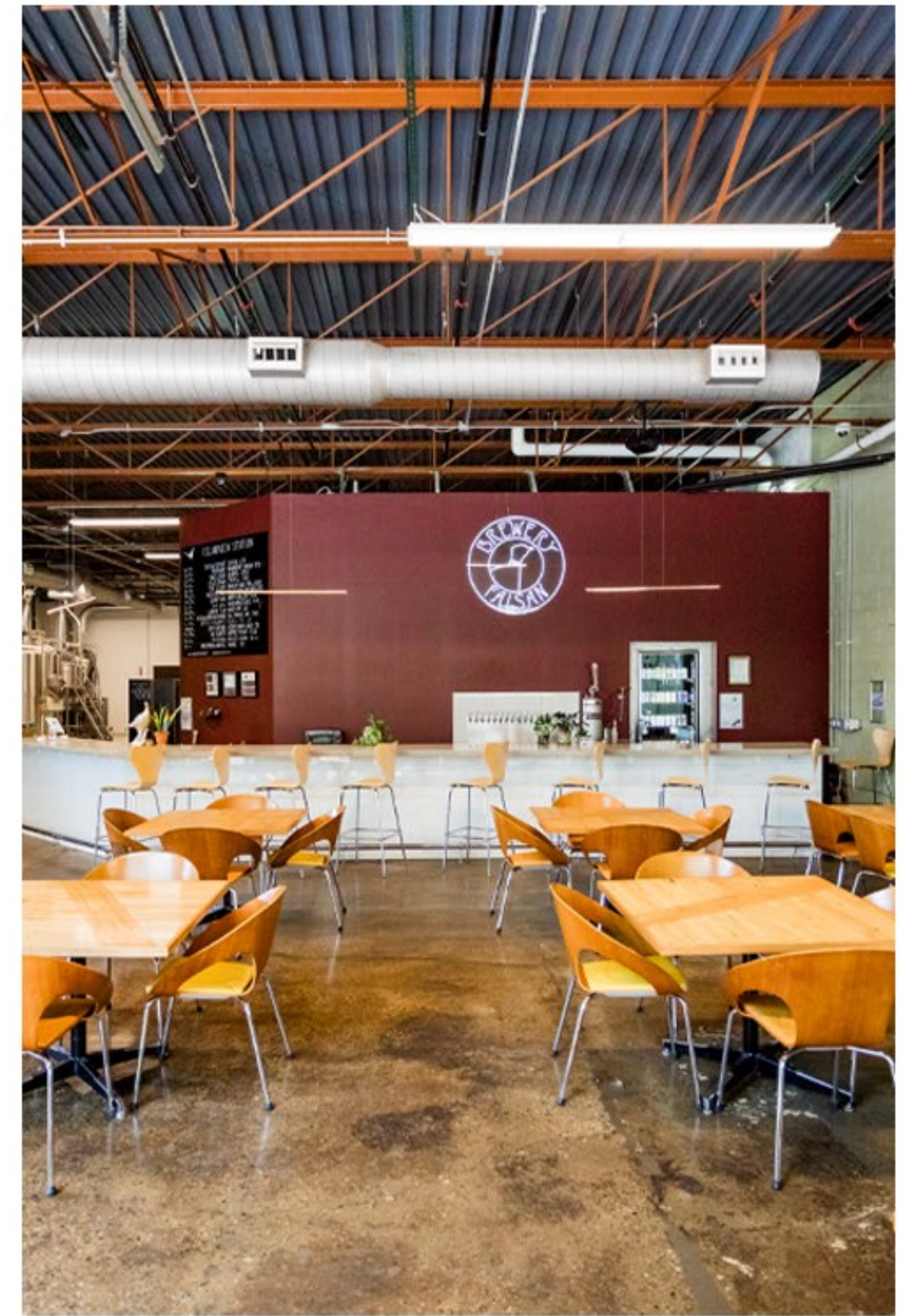


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Asking Price

\$ 1,295,000

Address

**1087 Beaufait St, Detroit
MI 48207**

Neighbors

Located in the heart of Detroit’s Lower East Side, 1087 Beaufait sits among some of the city’s most active creative and residential neighborhoods. The property is surrounded by a growing mix of cultural destinations, independent businesses, new housing developments, and long-established communities that continue to drive investment and activity throughout the area.

Building Size

9,000 SF

Location

**NW of Beaufait and
Lafayette**

Neighborhood

Islandview

Lot Size

0.319 acres

Year Built

1944 / 2017

The property consists of a 9,000-square-foot brewery, taproom, and production facility housed in a character-filled industrial building originally constructed in 1944 and comprehensively renovated in 2017. Situated on 0.319 acres, the property offers nine dedicated on-site parking spaces and an inviting outdoor patio and seating area, creating a dynamic environment for hospitality as well as production.

Property Features

Brewing Equipment: Includes primary brewing equipment, miscellaneous brewing support equipment, and taproom equipment (general building equipment is included with the real estate).

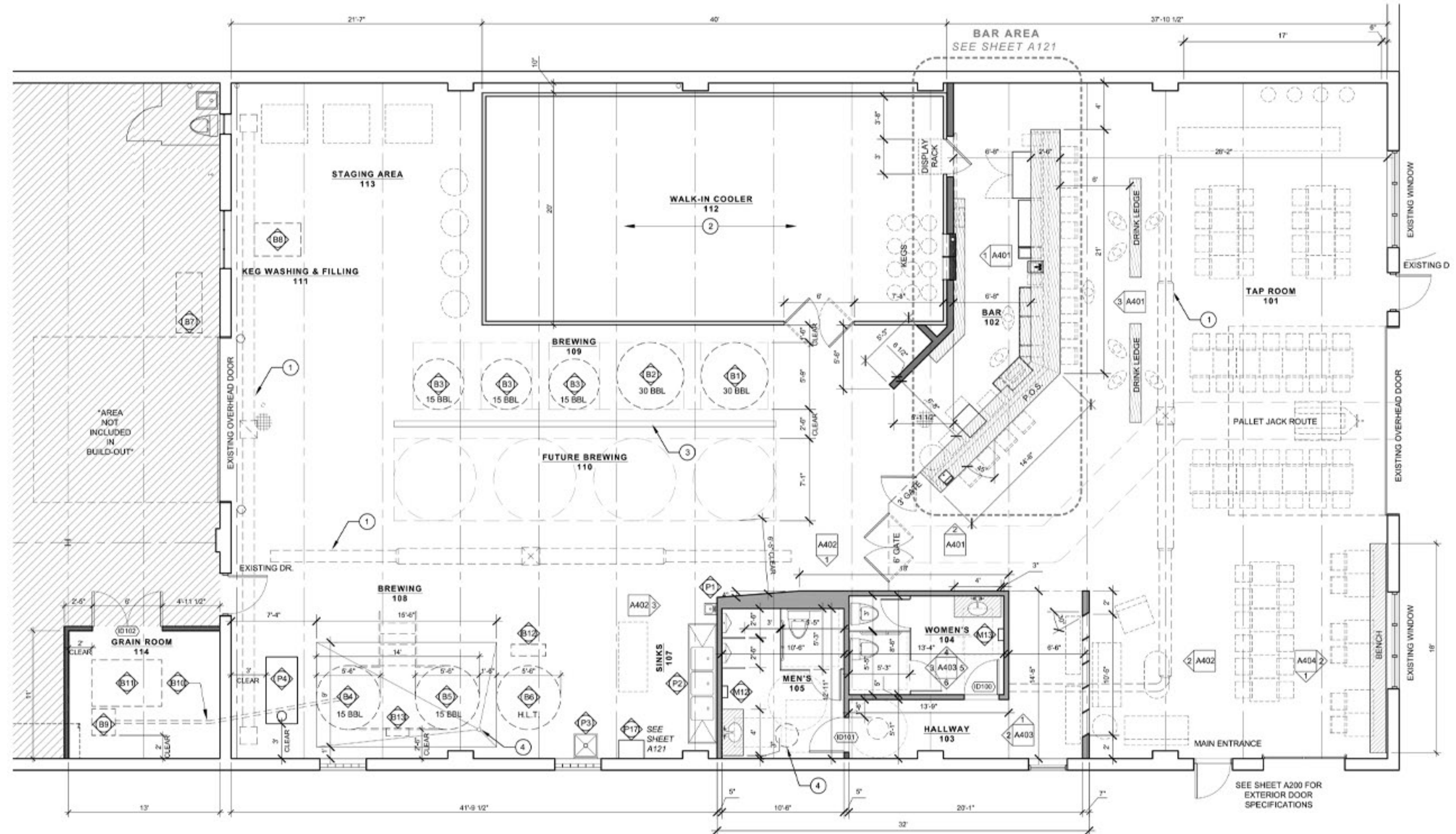
Comprehensive Facility Build-Out: Complete renovation and conversion into a turnkey microbrewery, including general white-boxing and brewery-specific improvements.

Major Utility Upgrades: 3-phase, 600-amp electrical service, 4-inch water service, 2.5-inch natural gas service, and 6-inch sewer connection.

Building System Improvements: Complete roof replacement (15-year warranty through November 15, 2033), two rooftop HVAC units with heating and A/C, exhaust fan, and a full fire suppression/sprinkler system.

Site & Building Features: Men's and women's restrooms, storefront entrance, overhead door, and a paved parking lot with nine spaces, including one ADA-accessible space.

Turnkey Brewery Improvements: Custom bar/taproom build-out and professionally installed brewing equipment, creating a fully operational production and hospitality space. Equipment list is available upon request.





A spacious, industrial-style taproom with ample seating, a full-service bar, and direct access to the outdoor patio.



The production area features professional brewing infrastructure with stainless steel brewing and fermentation vessels, an efficient layout, and ample space for brewing, packaging, and storage. Purpose-built during the 2017 renovation, the facility offers a turnkey production environment ready for immediate operation.





The outdoor patio extends the guest experience with ample seating, umbrellas, and string lighting, creating an inviting space for seasonal service, private events, and community gatherings. The vibrant mural backdrop and landscaped setting make it a standout feature of the property.



ISLANDVIEW DETROIT

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, including the development of affordable townhomes, community green spaces, and skilled-trade training opportunities for residents. Islandview is also home to major community nonprofits, industrial buildings, and parks, with pedestrian and cycling access to Belle Isle as well as the newly extended Detroit Riverwalk, which connects the neighborhood to Belle Isle, downtown Detroit, and beyond. These features contribute to a neighborhood that continues to grow while maintaining its strong community identity and neighborhood character.



Residences at Water Square

The residential skyscraper at the former site of the Joe Louis Arena is the largest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise, boasting 496 upscale units, opened in 2024 and features an all-season swimming pool, rooftop terrace, and fitness center.



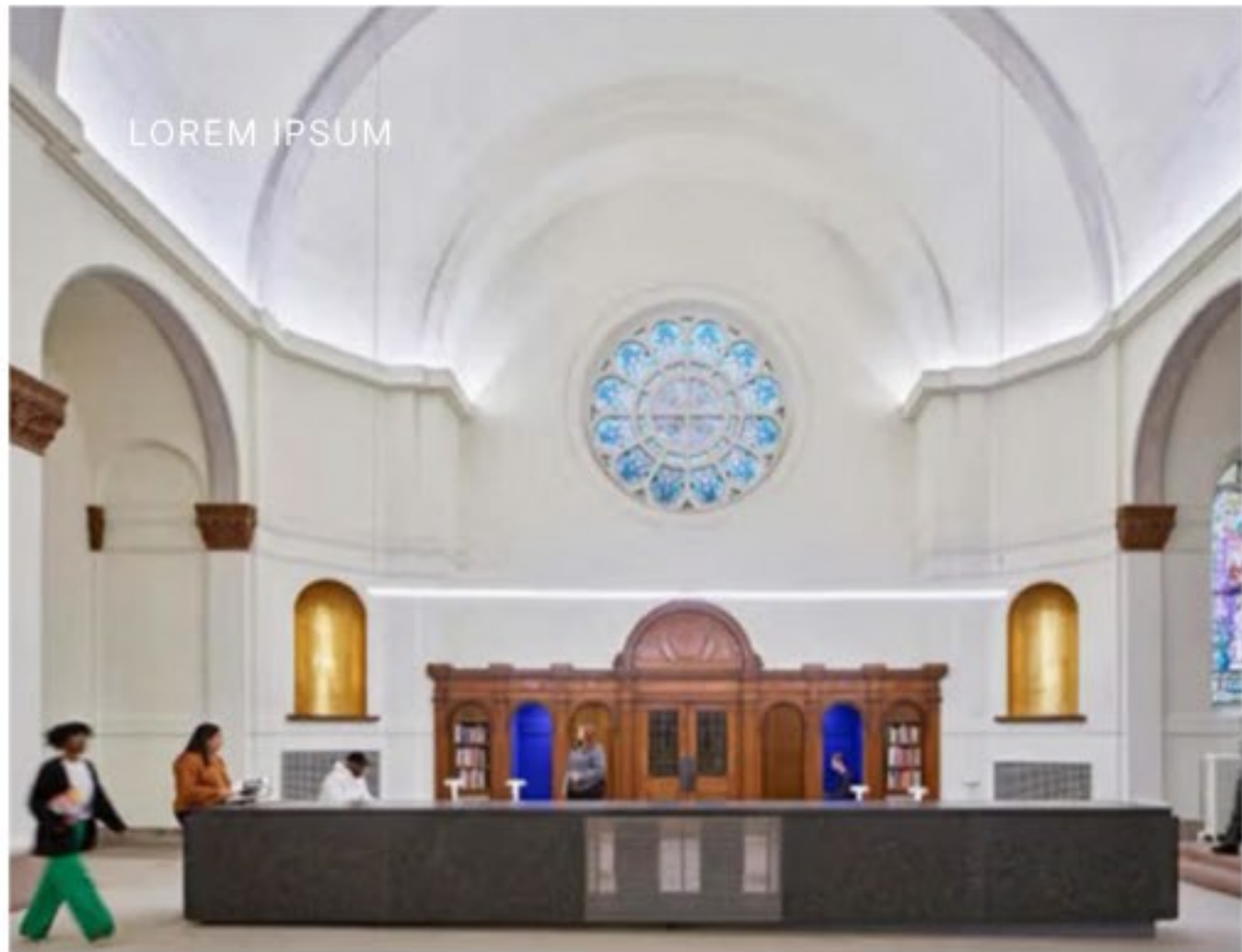
University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being developed by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It is part of the larger \$1.5 billion District Detroit development, which includes the construction of six new buildings and the adaptive reuse of four historic properties.

Gordie Howe International Bridge

The new Detroit–Windsor bridge will facilitate trade and travel across the busiest international crossing in North America, providing uninterrupted freeway traffic flow between the two countries. When completed in 2025, the 1.5-mile crossing will feature six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry.





the Shepherd

The campus grounds, designed by the Office of Strategy + Design (OSD), include a boutique bed and breakfast (ALEO), MacArthur Binion’s Modern Ancient Brown Foundation, a public skatepark designed by Tony Hawk, and a sculpture park honoring the late Detroit artist Charles McGee. The Shepherd is part of Library Street Collective’s ongoing commitment to Detroit’s Little Village neighborhood.

Lantern

A new mixed-use arts hub is being realized in East Village through the redevelopment of a 100-year-old vacant industrial complex that will house two local arts non-profits and include approximately 5,300 square feet of affordable artist studios, an art gallery, and 4,000 square feet of creative retail – all connected by a 2,000-square-foot courtyard.



Greatwater Homes

Greatwater hopes to build out an initial phase of 23 houses on both sides of Fischer Street over the next year to a year and a half. The houses would be built on spec in three general styles or can be customized. If demand holds up, the development firm could ultimately build as many as 200 houses in the area.



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A trusted and respected member of the community, O'Connor real estate brings 20 years of experience and expertise to the commercial market

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