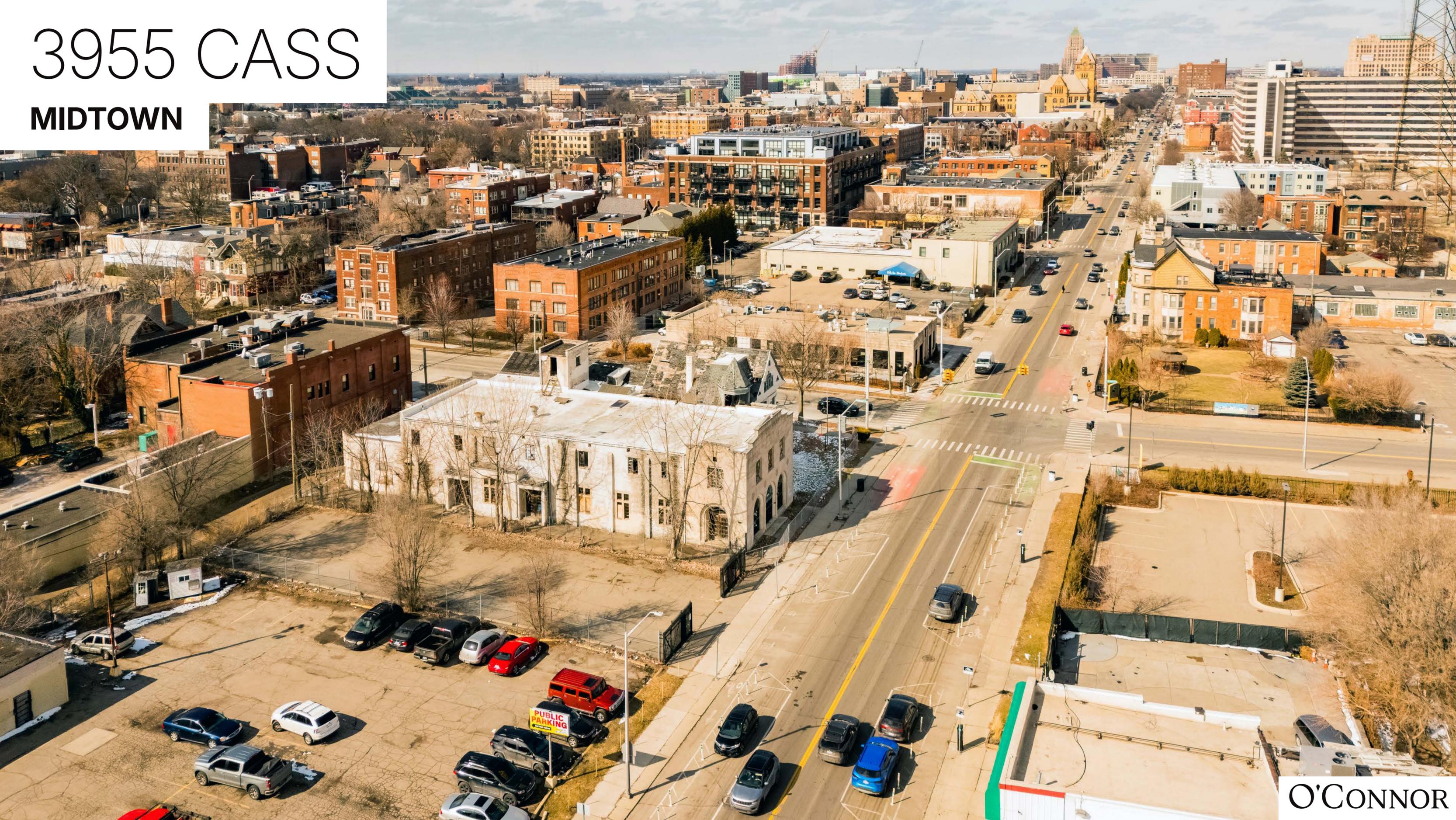


3955 CASS

MIDTOWN



O'CONNOR

A PROMINENT ADDRESS ON CASS IN MIDTOWN

Located in the heart of Midtown, this site offers excellent visibility along Cass Avenue and strong development potential.



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Asking Price

\$295,000

Size

**0.17 Acres
(7,405 SF)**

Neighbors

Wayne State University, Detroit Medical Center, Mad Nice, Detroit Institute of Arts, Detroit Historical Museum, Little Caesars Arena, Selden Standard, Grey Ghost, Ford Field, Comerica Par, The Fox Theatre, The Fillmore Detroit

Address

3955 Cass Avenue

Location

**NE corner of Cass
and Selden**

Neighborhood

Midtown

Property Type

**Development
Parcel**

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.

Located along Cass Avenue in the heart of Midtown, this highly visible site is surrounded by residential, retail, and cultural destinations and offers strong potential for future commercial or mixed-use development.

View looking North along Cass Avenue



MIDTOWN DETROIT



Midtown Detroit blends historic character with modern growth and is one of the city's most walkable neighborhoods. Tree lined streets connect residential blocks with renowned cultural institutions, restaurants, and local businesses. Anchored by Wayne State University and the Detroit Medical Center, the district continues to expand with

new residential and mixed use development. A \$3 billion joint project between Michigan State University and Henry Ford Health will further strengthen Midtown as a hub for healthcare, research, and innovation. With QLINE access and strong connections to major corridors, Midtown remains one of Detroit's most desirable places to live, work, and invest.

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.



Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.

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.





New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in the New Center neighborhood, anchored by a new \$1.8 billion hospital at the intersection of the M-10 Freeway and Grand Boulevard. The new hospital will span more than one million square feet and rise nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.

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.



Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



AMBASSADOR BRIDGE

GORDIE HOWE BRIDGE

MOTOR CITY CASINO

SELDEN STANDARD

HONEST JOHN'S

SHEWOLF PASTIFICIO & BAR

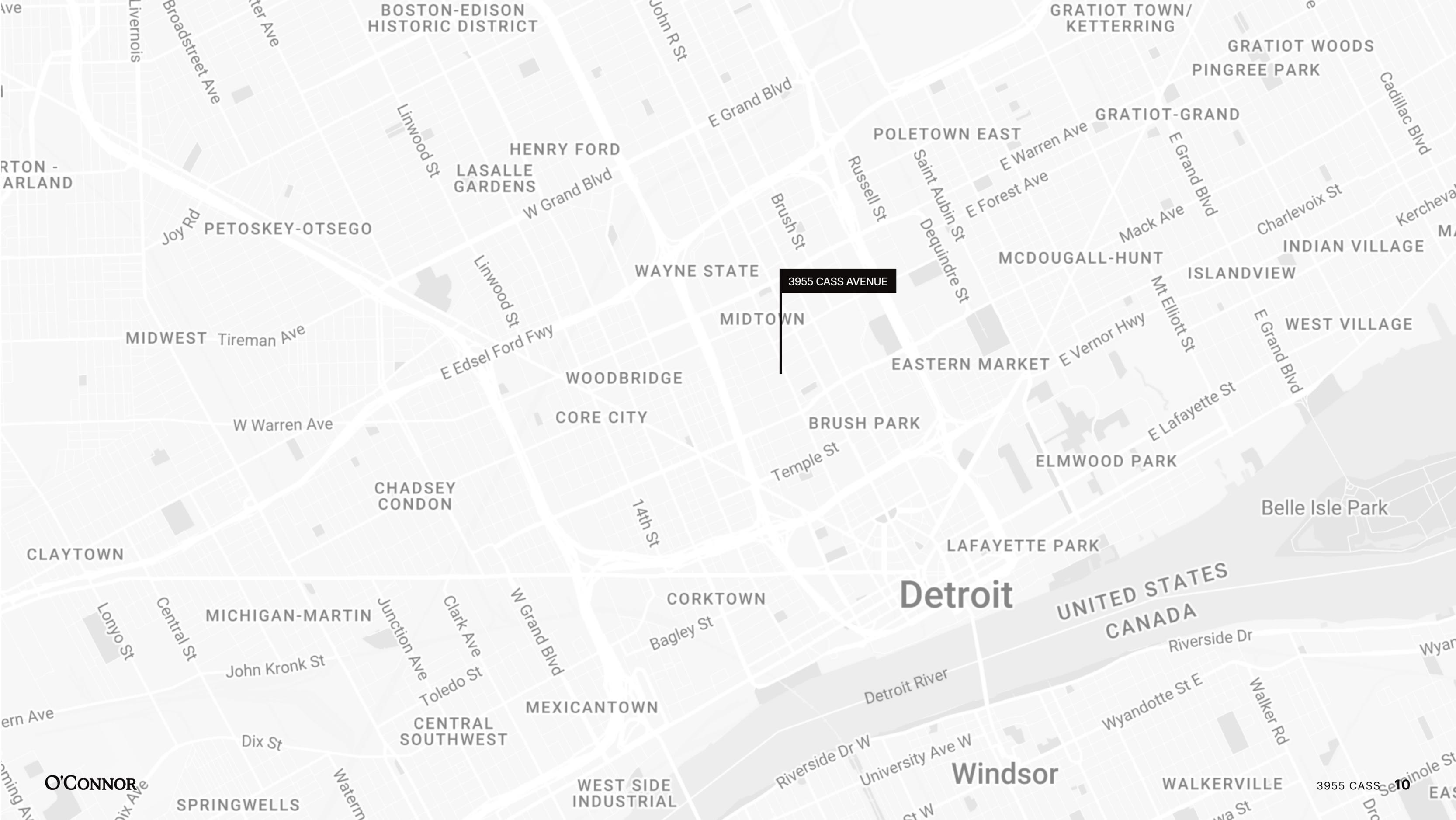
SELDON STREET

3955 CASS AVENUE

THE OLD MIAMI

CASS AVENUE

ALEXANDRINE STREET



BOSTON-EDISON
HISTORIC DISTRICT

GRATIOT TOWN/
KETTERRING

GRATIOT WOODS
PINGREE PARK

GRATIOT-GRAND

HENRY FORD
LASALLE
GARDENS

POLETOWN EAST

PETOSKEY-OTSEGO

W Grand Blvd

E Grand Blvd

E Forest Ave

Mack Ave

E Grand Blvd

Charlevoix St

WAYNE STATE

3955 CASS AVENUE

MCDUGALL-HUNT

ISLANDVIEW

MIDWEST
Tireman Ave

MIDTOWN

EASTERN MARKET

E Vernor Hwy

WEST VILLAGE

E Edsel Ford Fwy

WOODBIDGE

W Warren Ave

CORE CITY

BRUSH PARK

ELMWOOD PARK

CHADSEY
CONDON

Temple St

Belle Isle Park

CLAYTOWN

LAFAYETTE PARK

Detroit

UNITED STATES
CANADA

CORKTOWN

MICHIGAN-MARTIN

Bagley St

John Kronk St

W Grand Blvd

MEXICANTOWN

Detroit River

Riverside Dr

Central St

Junction Ave

Clark Ave
Toledo St

CENTRAL
SOUTHWEST

Riverside Dr W

University Ave W

Wyandotte St E

Walker Rd

O'CONNOR

SPRINGWELLS

WEST SIDE
INDUSTRIAL

Windsor

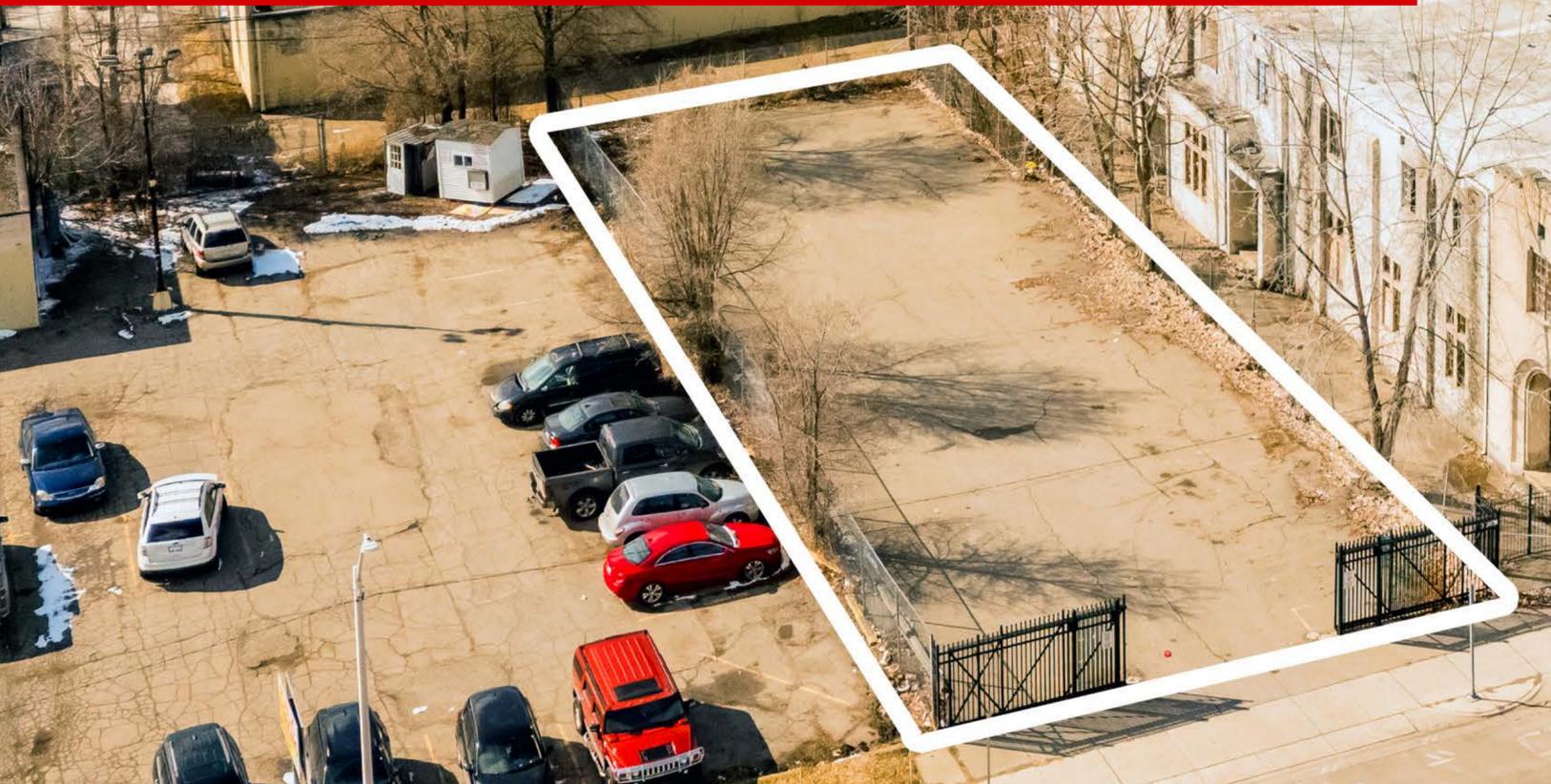
WALKERVILLE

3955 CASS 10

O'CONNOR

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

For more information about our properties, please contact O'Connor Real Estate



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