



NEIGHBORHOOD

MEXICANTOWN

LOCATION

SE CORNER OF VERNOR AND 25TH

SPACE TYPE

OFFICE / SPECIALITY

Formerly the home of St. Anthony’s Church, 3553 W. Vernor is located in Detroit’s Mexicantown neighborhood, just a few blocks from Ford’s Michigan Central Station. The building is approximately 11,282 square feet and has been beautifully maintained with updated electrical and HVAC systems. It features an impressive, light-flooded event hall with original hardwood floor, chandeliers and arched windows; private offices; former living spaces; and an adjacent 16-car parking lot.

ASKING PRICE

\$825,000

ADDRESS

3553 W Vernor Hwy, Detroit, MI 48216

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

SIZE

11,282 SF

LOT SIZE

0.367

PARKING SPACES

16

OPPORTUNITY ZONE

Yes

ZONING

B4

ZONING DESCRIPTION

 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.



BUILDING FEATURES

Within walking distance to Ford's Michigan Central Station

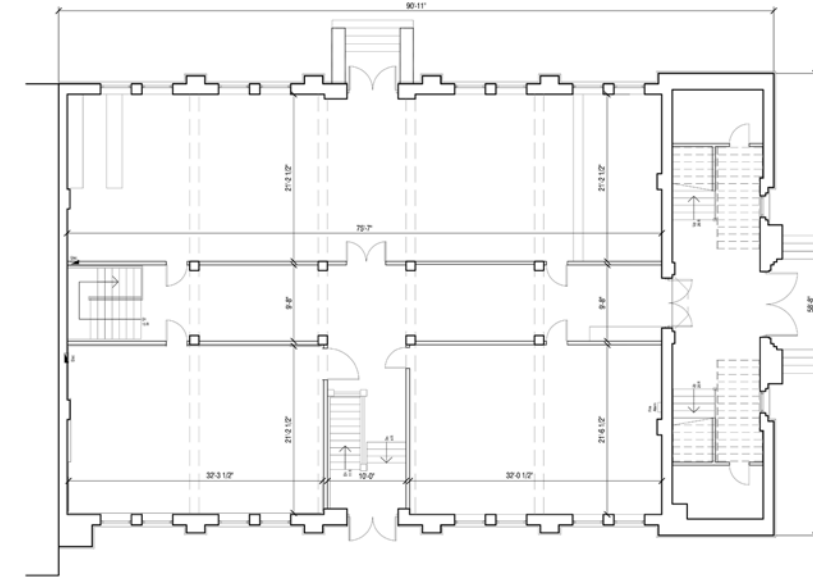
Located in a qualified opportunity zone

Updated electrical and HVAC system

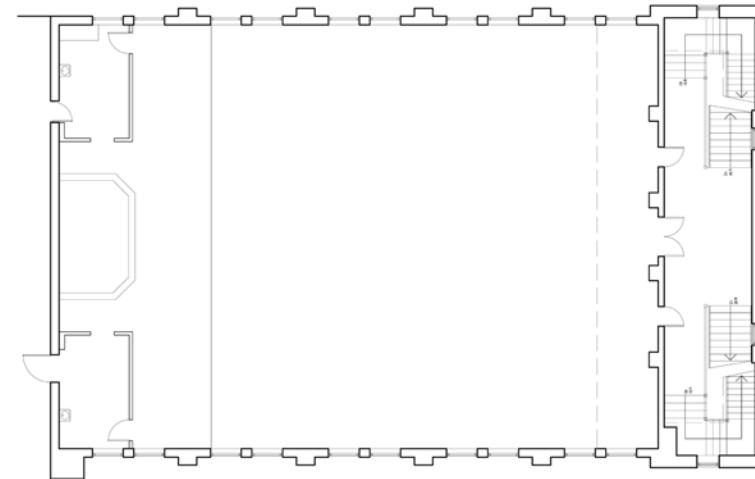
Onsite Parking



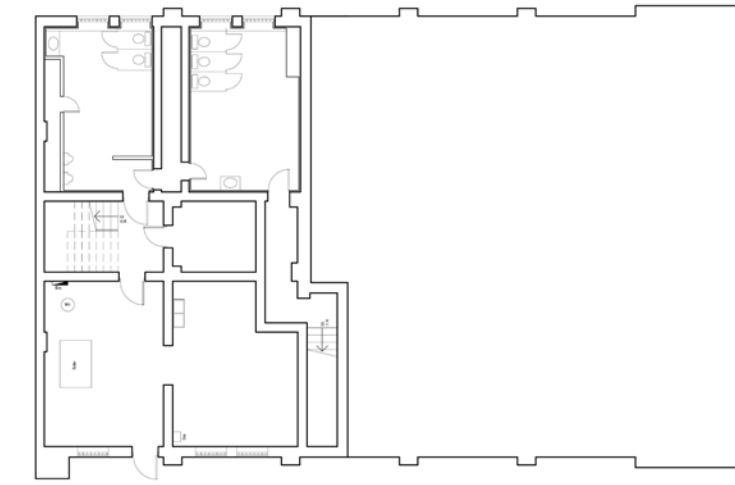
4 Existing Floor Plan - Balcony
EX-1 Scale: 1/8" = 1'-0"



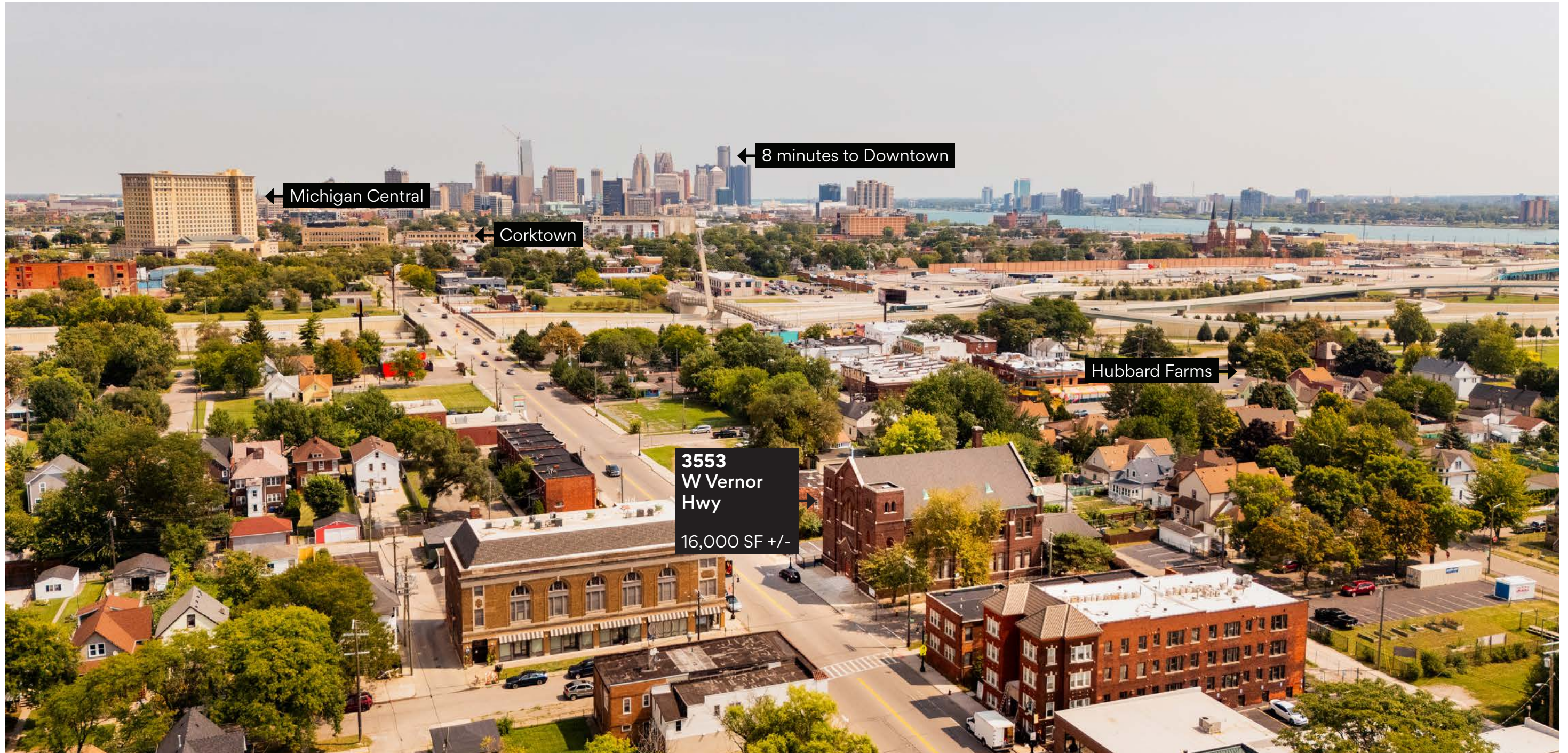
2 Existing Floor Plan - First Floor
EX-1 Scale: 1/8" = 1'-0"

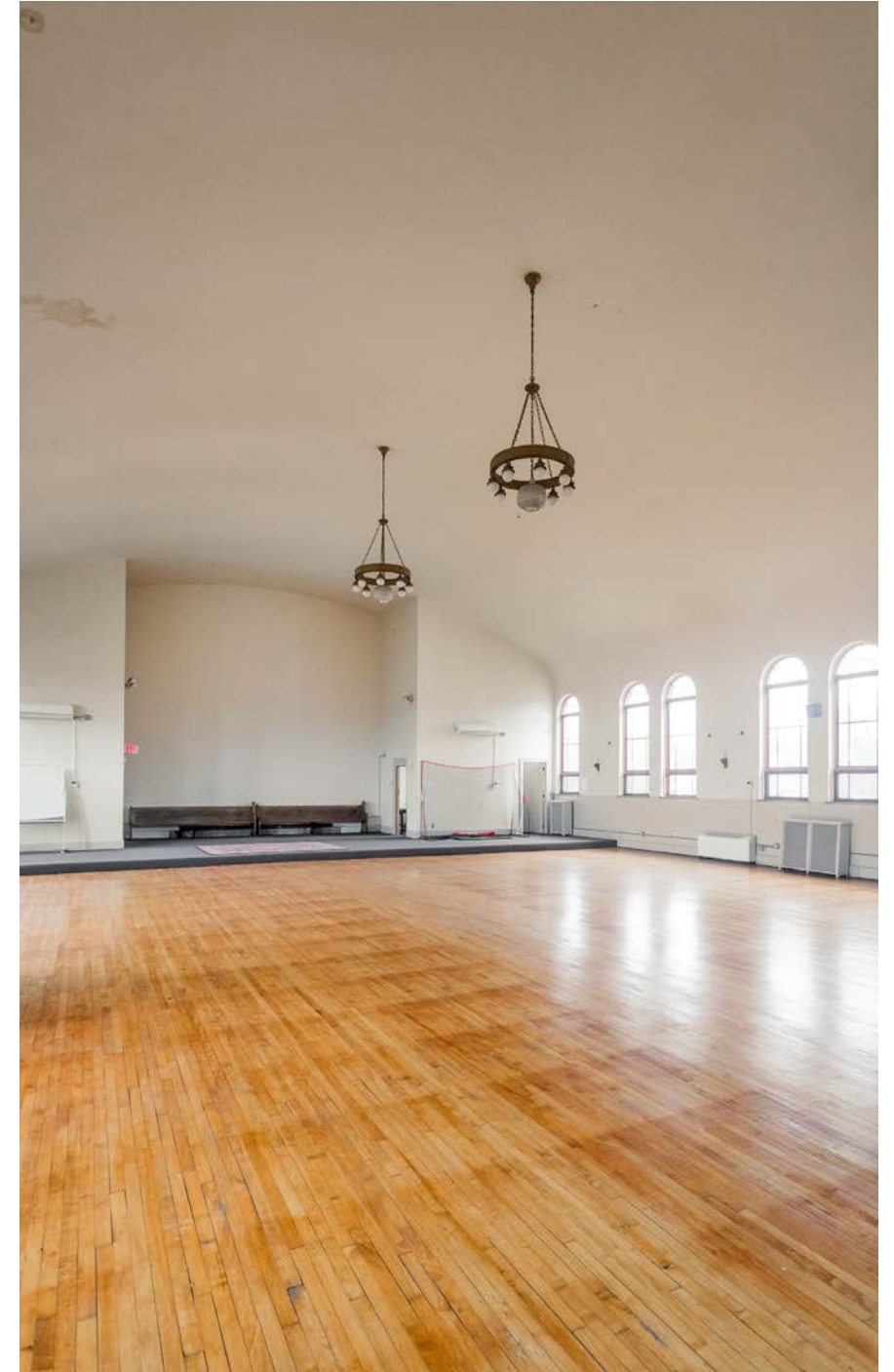


3 Existing Floor Plan - Second Floor (Sanctuary)
EX-1 Scale: 1/8" = 1'-0"

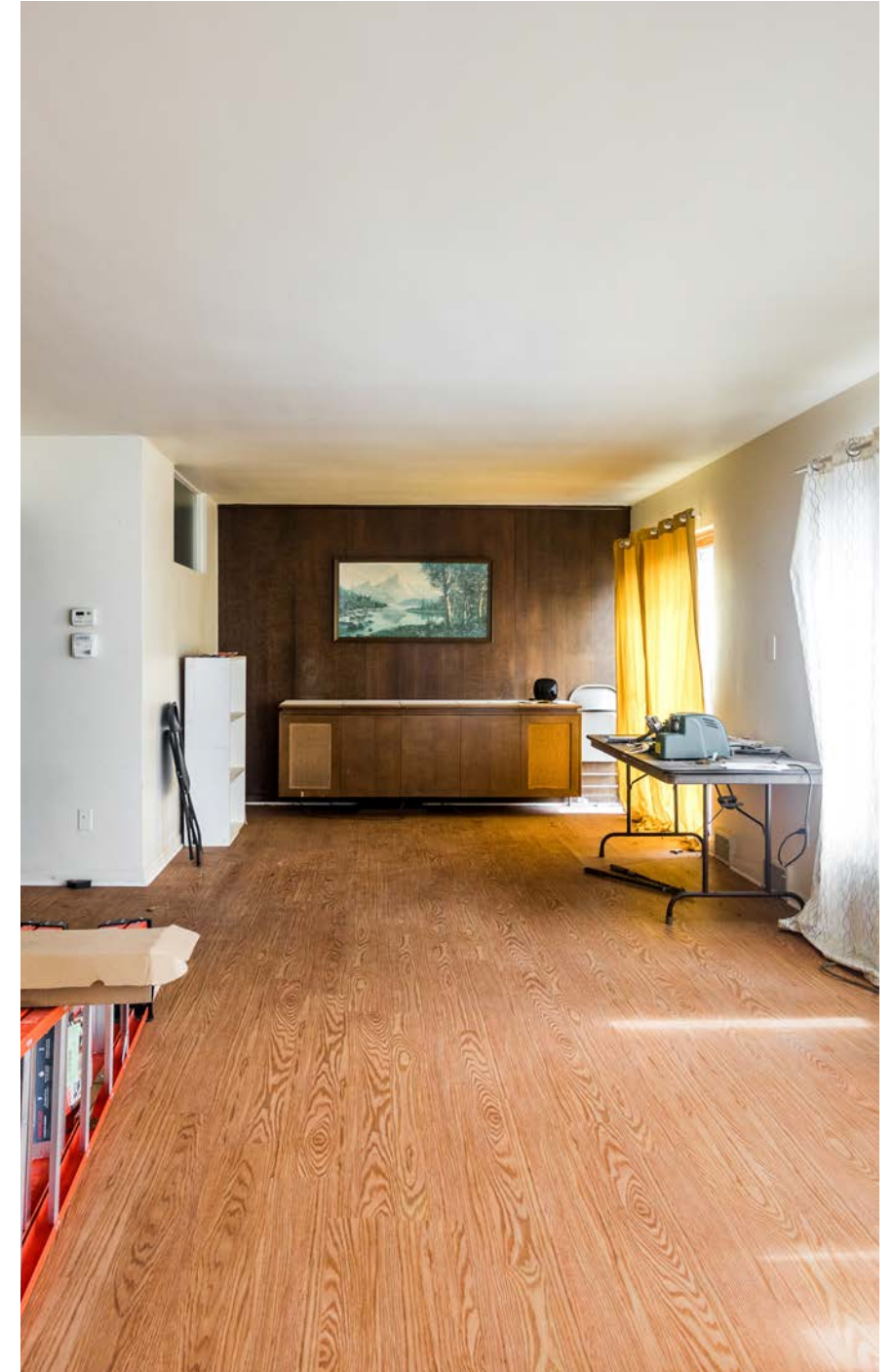


1 Existing Floor Plan - Basement
EX-1 Scale: 1/8" = 1'-0"











MEXICANTOWN

Mexicantown, one of Detroit's most vibrant and culturally rich neighborhoods, is a bustling hub known for its lively atmosphere, authentic Mexican cuisine, and strong sense of community. Located just southwest of downtown, this thriving area attracts both locals and visitors with its colorful streetscapes, unique shops, and popular restaurants. Mexicantown's strategic location near key highways and the U.S.-Canada border makes it an ideal spot for businesses seeking high visibility and foot traffic. With ongoing revitalization efforts and a deep connection to the city's heritage, Mexicantown offers excellent potential for commercial investment and growth.



AREA DEVELOPMENTS



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 complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.



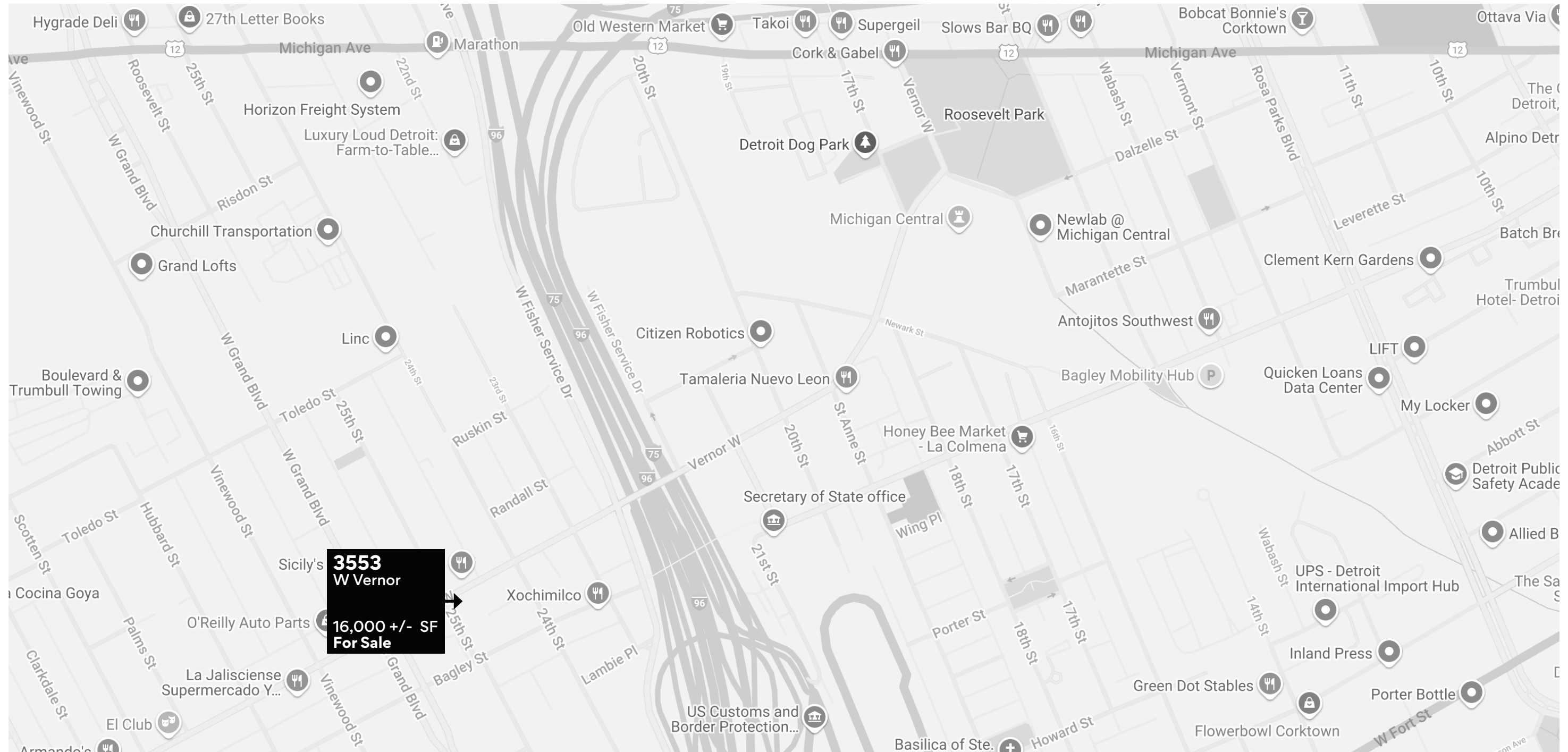
Detroit City FC stadium planned in Corktown

The popular soccer club that draws thousands of diehard fans confirmed Thursday that it plans a new stadium on the site of the former Southwest Detroit Hospital in Corktown. The long-vacant hospital property at Michigan Avenue and 20th Street was recently purchased for \$6.5 million. a source briefed on the matter said it's expected to seat about 14,000 people. Both the men's team and women's team would use it.



Godfrey Hotel Corktown

The Godfrey Hotel, part of the Curio Collection by Hilton, is described as “a 227-room luxury lifestyle hotel.” It's located on Michigan Avenue between Trumbull and Eighth Street.



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