

SPECIAL PURPOSE PROPERTY // FOR SALE

OUTSTANDING REDEVELOPMENT OPPORTUNITY OR OPERATIONAL COMMUNITY FACILITY

2415 W FOREST AVE
DETROIT, MI 48208



- 4,500 SF church with sanctuary, fellowship hall and full kitchen
- Centrally located in an area of Detroit with significant new residential and commercial developments
- C-R2 Multifamily Zoning
- Strong neighborhood development organization
- Close to Wayne State University & Detroit Mercy Dental School
- 0.11 acre lot included in sale



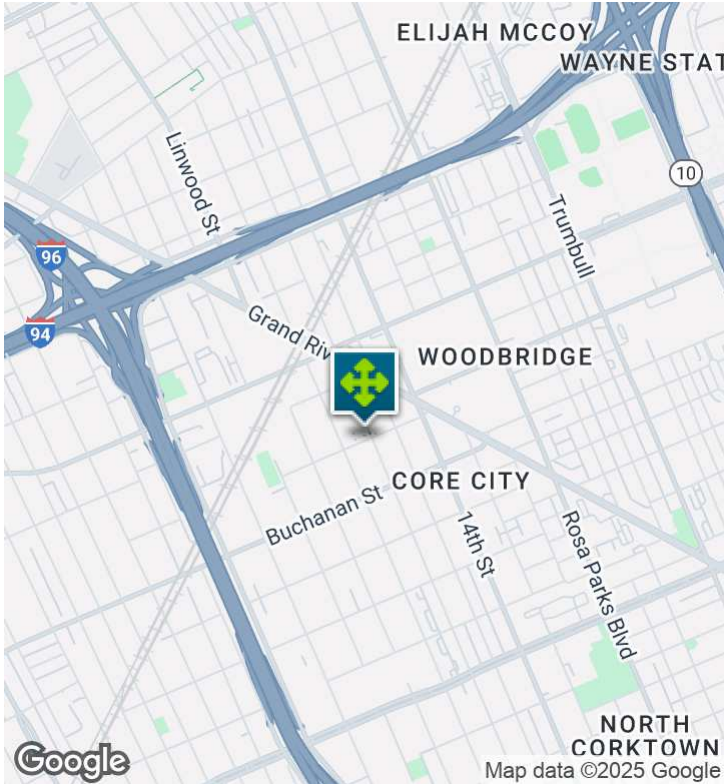
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2415 W FOREST AVE, DETROIT, MI 48208 // FOR SALE

EXECUTIVE SUMMARY



Sale Price	SUBJECT TO OFFER
------------	------------------

OFFERING SUMMARY

Building Size:	4,500 SF
Lot Size:	0.23 Acres
Year Built:	1955
Zoning:	C-R2
Market:	Detroit
Submarket:	Detroit W of Woodward

PROPERTY OVERVIEW

This property presents an excellent development opportunity in one of Detroit's most creative growing neighborhoods. Zoning is commercial and R2 Multifamily. The building houses a large open sanctuary with a balcony overlooking the entire room. The building has a half-out sub-level banquet room with windows, a kitchen, and a few small rooms that can be used as offices. Purchase includes a .11-acre lot attached to the south.

LOCATION OVERVIEW

Detroit's developing "Core City" is a hot spot for multiple commercial and residential rehab projects as well as new construction. A prolific developer in the Detroit area sees the design and planning in Core City as "exotic" enough to attract curious suburbanites and natural enough to fit in with its Detroit surroundings. Projects in the neighborhood include a law firm, advertising agency, bakery, jewelry designer, coffee roaster, commercial kitchen, and much more. New housing is mid-construction in steel hanger style, creative condominiums, and apartments. Core City is less than a mile north of Ford's future Corktown site and immediately next door to The Woodbridge district where Wayne State University has a strong presence.



P.A. COMMERCIAL
Corporate & Investment Real Estate

DeVon Jackson SENIOR ASSOCIATE
D: 248.663.0508 | C: 248.568.1488
DeVon@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2415 W FOREST AVE, DETROIT, MI 48208 // FOR SALE

PROPERTY DETAILS

Sale Price	SUBJECT TO OFFER
------------	------------------

LOCATION INFORMATION

Street Address	2415 W Forest Ave
City, State, Zip	Detroit, MI 48208
County	Wayne
Market	Detroit
Sub-market	Detroit W of Woodward
Cross-Streets	W Grand River Ave and Forest Ave
Side of the Street	South
Road Type	Paved
Market Type	Large
Nearest Highway	I-94
Nearest Airport	Detroit Metropolitan Airport

BUILDING INFORMATION

Building Size	4,500 SF
Occupancy %	0.0%
Tenancy	Single
Number of Floors	2
Average Floor Size	2,250 SF
Year Built	1955
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Church
Zoning	C-R2
Lot Size	0.23 Acres
APN #	10-006347-001 & 10-006348
Corner Property	Yes
Waterfront	No
Power	Yes

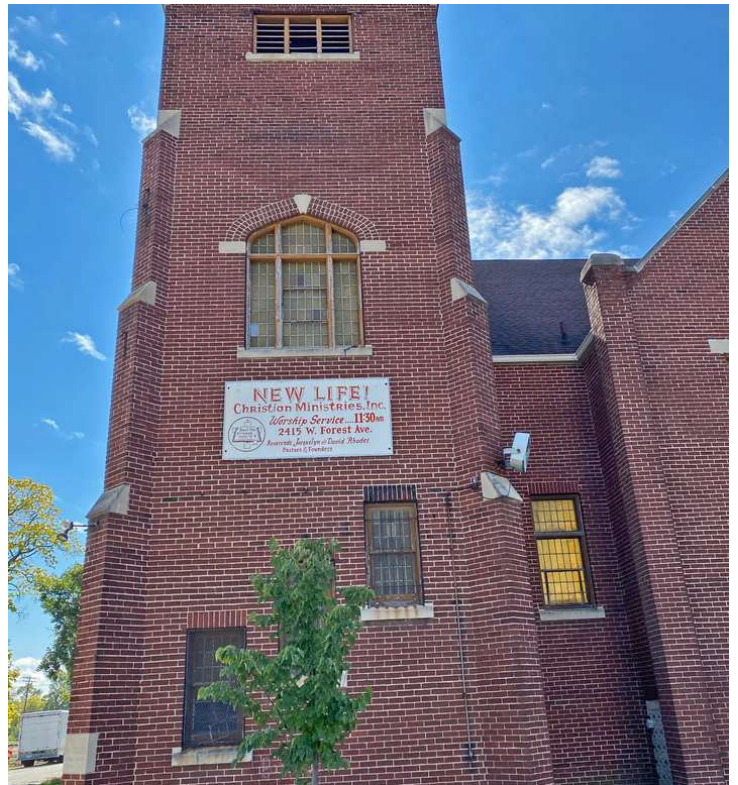
PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Leed Certified	No
Gas / Propane	Yes

2415 W FOREST AVE, DETROIT, MI 48208 // FOR SALE
ADDITIONAL PHOTOS

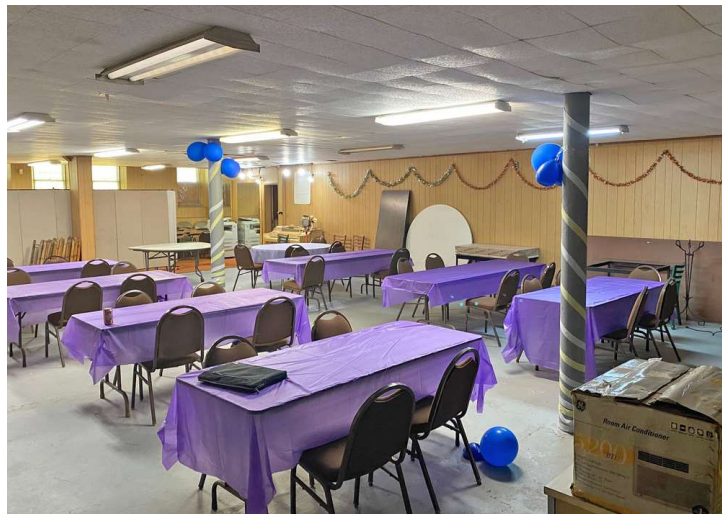


P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

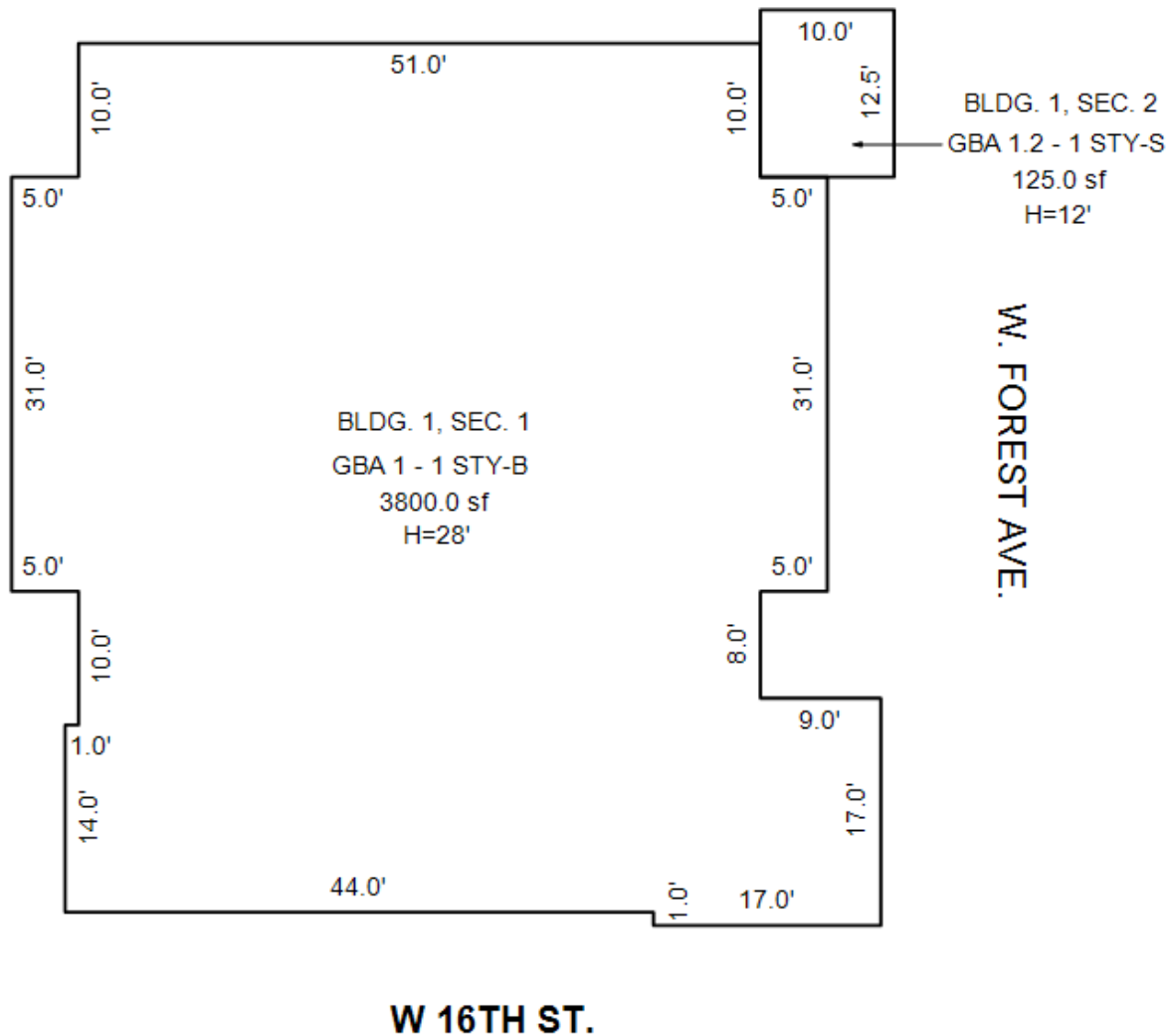
DeVon Jackson SENIOR ASSOCIATE
D: 248.663.0508 | C: 248.568.1488
DeVon@pacommercial.com

2415 W FOREST AVE, DETROIT, MI 48208 // FOR SALE
ADDITIONAL PHOTOS



2415 W FOREST AVE, DETROIT, MI 48208 // FOR SALE

SITE PLANS



P.A. COMMERCIAL
Corporate & Investment Real Estate

DeVon Jackson SENIOR ASSOCIATE

D: 248.663.0508 | **C:** 248.568.1488

DeVon@pacommercial.com

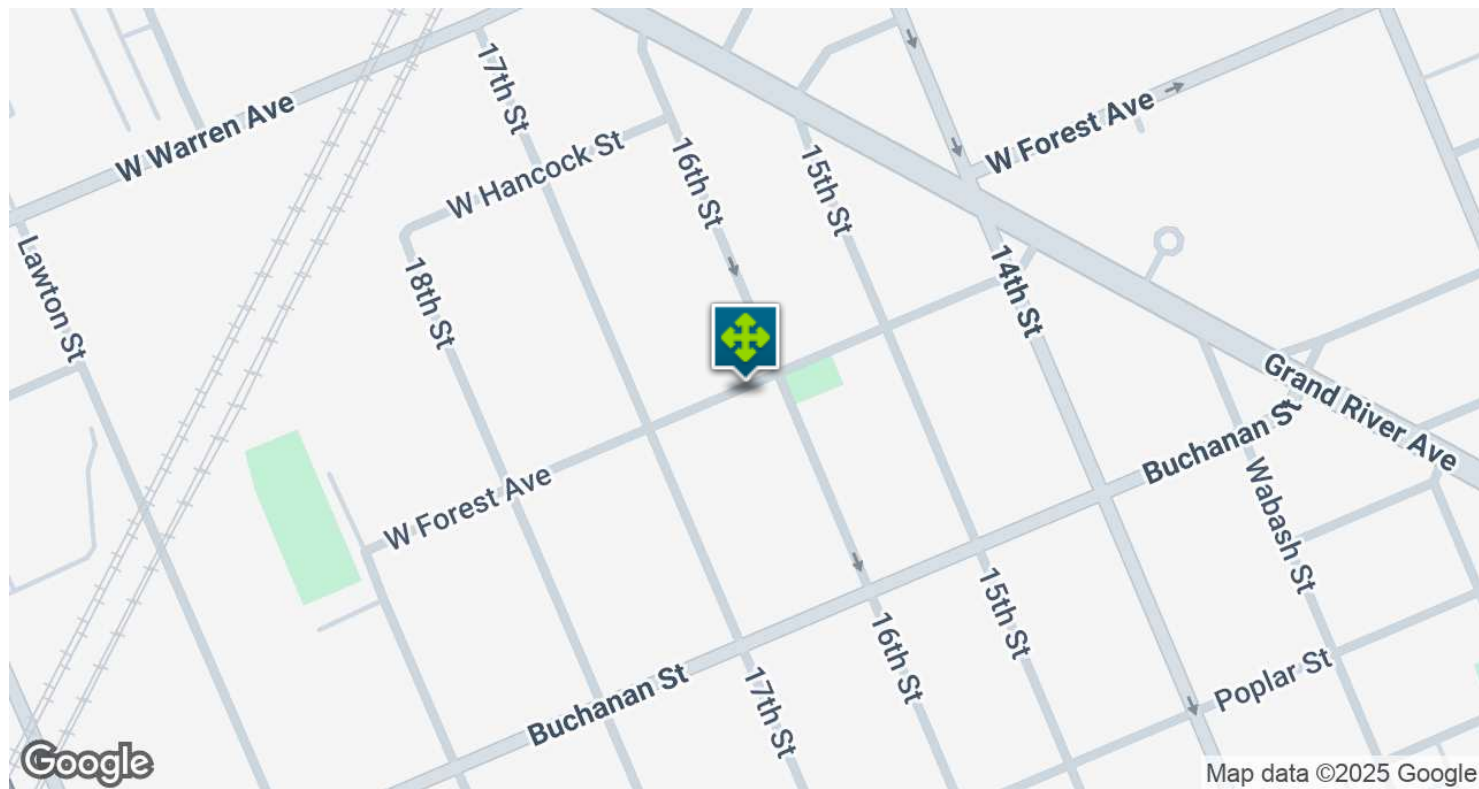
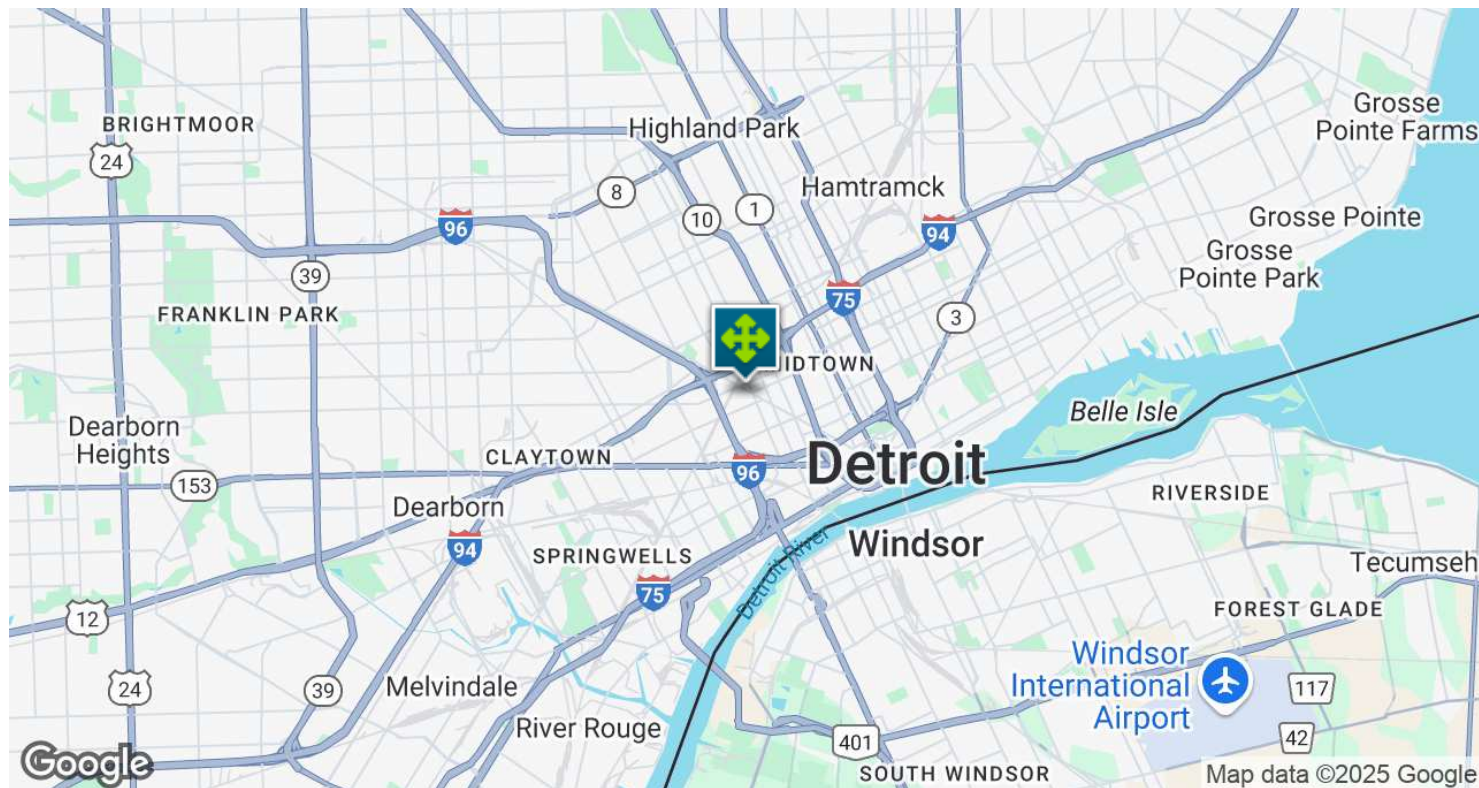
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2415 W FOREST AVE, DETROIT, MI 48208 // FOR SALE
RETAILER MAP



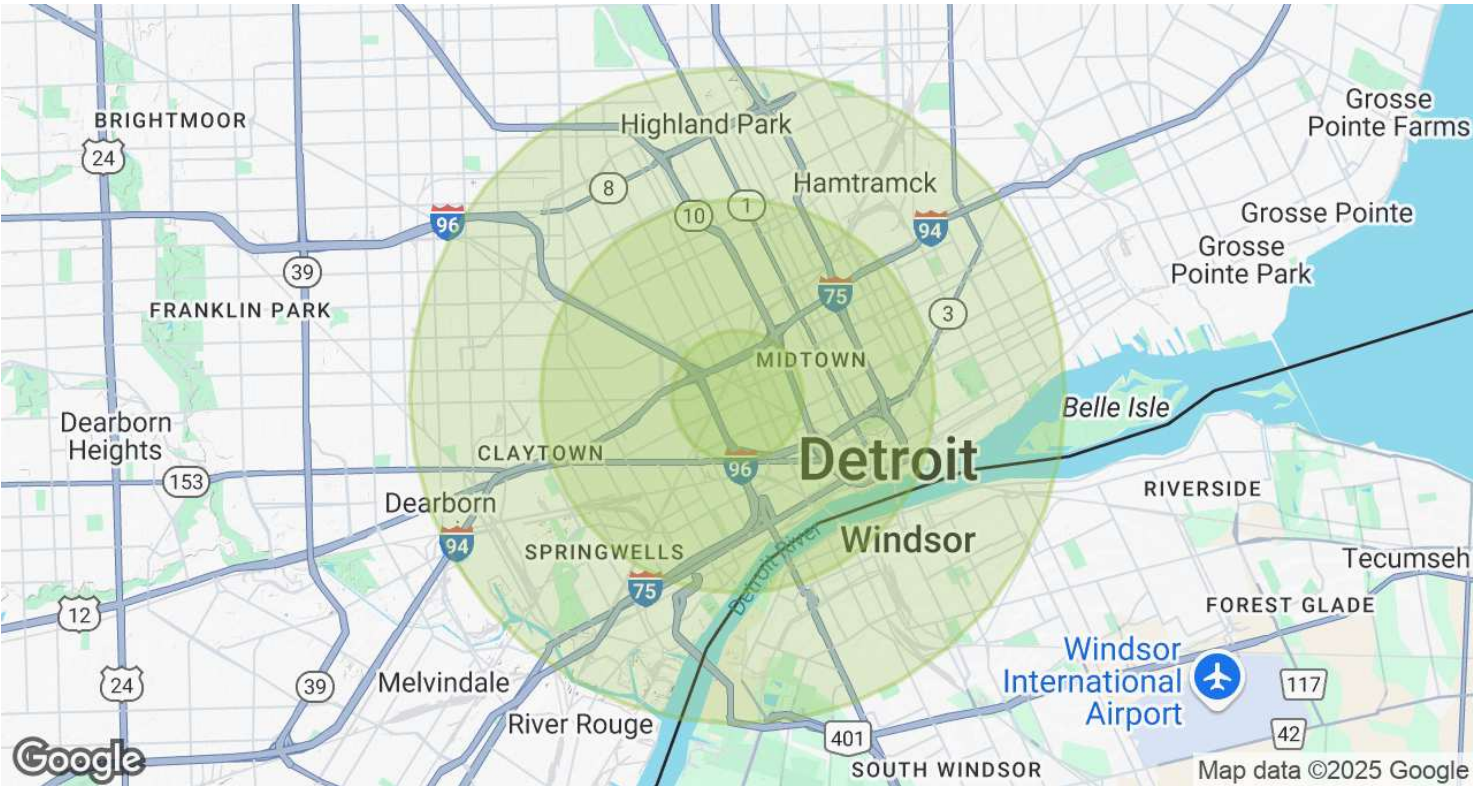
2415 W FOREST AVE, DETROIT, MI 48208 // FOR SALE

LOCATION MAP



2415 W FOREST AVE, DETROIT, MI 48208 // FOR SALE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,353	109,614	282,832
Average Age	37	37	37
Average Age (Male)	36	37	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,723	49,578	113,959
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$53,666	\$56,866	\$54,397
Average House Value	\$278,871	\$229,086	\$194,221

Demographics data derived from AlphaMap

2415 W FOREST AVE, DETROIT, MI 48208 // FOR SALE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



DeVon Jackson
SENIOR ASSOCIATE

D: 248.663.0508

C: 248.568.1488

DeVon@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.