

# FOR SALE

665 SELDEN STREET  
DETROIT, MICHIGAN



## PROPERTY FEATURES

- Midtown Building with Adjacent Land!
- 8,345 Square Foot Clear Span Building
- Terrific Redevelopment Opportunity
- Well Located for Restaurant/Commercial/ Multi-Family Redevelopment
- Currently Operating as An Established Auto Body Repair Facility with an Established Client Base



## FOR DETAILS CONTACT

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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**665 Selden St, Detroit, MI 48201**


**Property Type:** Retail  
**Available SF:** 8,545  
**Land Size (Acres):** 0.43  
**Market:** SE Michigan  
**County:** Wayne

**Availability Details**

<b>Total Available SF:</b>	8,545	<b>Transaction Type:</b>	Sale
<b>Retail SF:</b>	8,545	<b>Asking Sale Price:</b>	\$2,100,000
<b>RSF:</b>	8,545		

**Comments**

**Availability Comments:** Excellent commercial/office user or residential redevelopment opportunity. 0.43 acres total between the two parcels. One mile to both Wayne State University's campus and Little Caesars Arena, and two miles to both Comerica Park and Ford Field. Neighborhood is full of retail amenities. Zoned Special Development 2 - Commercial/Residential which allows for multi-family development. See attached zoning information.

**Building & Construction Details**

<b>Construction Status:</b>	Existing	<b>Year Built:</b>	1928	<b>Heat:</b>	Radiant
<b>Building Class:</b>	C	<b>Date Built:</b>		<b>AC:</b>	None
<b>Primary Use:</b>	Auto Repair	<b>Year Refurbished:</b>	2007	<b>Lighting:</b>	LED
<b>Secondary Use:</b>	Apartment/Loft Redevelopment	<b>Current Occupancy %:</b>		<b>Sprinkler:</b>	No
		<b>Multi-Tenant:</b>	No	<b>Security:</b>	Yes
<b>Condominium Y/N:</b>		<b>Corporate HQ:</b>	No	<b>Restroom:</b>	2
<b>Space Build Out:</b>		<b>Core Factor:</b>		<b>Shower:</b>	
<b>Building Dimensions (LxW):</b>		<b>Load Factor:</b>		<b>Lobby:</b>	
<b>Typical Floor Plate SF (Min):</b>		<b>Floor Area Ratio:</b>		<b>Signage:</b>	
<b>Typical Floor Plate SF (Max):</b>		<b>Roof Type:</b>	Metal	<b># Passenger Elevators:</b>	
<b>Construction Type:</b>	Masonry	<b>Roof Age:</b>	17 Years Old	<b># Freight Elevators:</b>	
<b>Exterior Type:</b>	Brick	<b>Skylight:</b>		<b>LEED Certification:</b>	
<b>Building/Construction Quality:</b>		<b>Deck:</b>		<b>Handicapped Access (ADA):</b>	
<b>Physical Condition:</b>		<b>Floor Type:</b>	Concrete	<b>Floor Thickness (Inches):</b>	
<b>Building/Construction Appeal:</b>					
<b>Elevator Comments:</b>					

**Ceiling Height & Bay/Column Size**

<b>Ceiling Height Min:</b>	12'	<b>Bay/Column Width:</b>		<b># GL/DID:</b>	1
<b>Ceiling Height Max:</b>		<b>Bay/Column Depth:</b>		<b>#DH/Truck-level Doors:</b>	
<b>Column Spacing:</b>	Clear Span	<b>Height to Joist:</b>		<b># Rail Doors:</b>	
				<b>Total Doors:</b>	1

**Site**

<b>Land Size (Acres):</b>	0.43	<b>Lot Dimensions (LxW):</b>		<b>Site Condition/Quality:</b>	Good
<b>Land SF:</b>	18,731	<b>Floodplain:</b>		<b>Topography:</b>	Flat
<b>Land Usable Acres:</b>		<b>Density:</b>		<b>Zoning:</b>	Special Development 2
<b>Land Usable SF:</b>		<b>Permitted FAR:</b>			Commercial/Residential
<b>Permitted SF:</b>		<b>Development Capacity:</b>		<b>Access:</b>	Selden St.
<b>Buildable SF:</b>		<b>Yard Type:</b>		<b>Visibility:</b>	Very Good
		<b>Yard SF:</b>		<b>Frontage:</b>	

**Additional Site/Parcel Information Comments:** Parcel Identification Numbers: 04000754, 04000753

**Frontage Traffic Count Comments:**

**Utilities**

<b>Gas:</b>	Natural	<b>Power:</b>		<b>Phone:</b>	Multiple
<b>Water:</b>	City	<b>Amps:</b>		<b>Cable:</b>	
<b>Sewer:</b>	City	<b>Volts:</b>		<b>Broadband:</b>	
		<b>Phase:</b>		<b>Broadband Supplier:</b>	
		<b>Power Supplier:</b>	DTE Energy		

**Utilities Comments:**

**Contacts for this Availability**

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Jon Savoy	248.567.8000	<a href="mailto:jon.savoy@lee-associates.com">jon.savoy@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Nick Savoy	248.567.8001	<a href="mailto:nick.savoy@lee-associates.com">nick.savoy@lee-associates.com</a>

- CITY CODE (Chapter 50)  
Chapter 50 - ZONING  
ARTICLE XI. - SPECIAL PURPOSE ZONING DISTRICTS AND OVERLAY AREAS  
DIVISION 11. SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE

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*DIVISION 11. SD2—SPECIAL DEVELOPMENT DISTRICT, MIXED-USE<sup>1</sup>*

**Sec. 50-11-261. Description.**

The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcoholic liquor for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

( Ord. No. 2022-17 , § 1, eff. 10-4-2022)

**Sec. 50-11-262. Site plan review.**

All new construction and conditional uses in the SD2 Special Development District are subject to site plan review as provided for in Article III, Division 5, of this chapter.

( Ord. No. 2022-17 , § 1, eff. 10-4-2022)

**Sec. 50-11-263. By-right uses.**

Uses that are permissible by-right in the SD2 Special Development District are delineated in Section 50-11-264 through Section 50-11-268 of this Code. Such by-right uses are subject to use regulations and standards set forth in Article XII of this chapter.

( Ord. No. 2022-17 , § 1, eff. 10-4-2022)

**Sec. 50-11-264. By-right residential uses.**

By-right residential uses within the SD2 Special Development District are as follows:

- (1) Assisted living facility.
- (2) Boarding school and dormitory.
- (3) Lofts.
- (4) Multiple-family dwellings where combined in structures with permitted first-floor commercial use.
- (5) Religious residential facilities in conjunction with religious institutions in the immediate vicinity.

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<sup>1</sup>Ord. No. 2022-17 , § 1, effective October 4, 2022, repealed Div. 11, §§ 50-11-261—50-11-266. Former Div. 11 pertained to SD3—Special Development District, Technology and Research and derived from §§ 61-11-201—61-11-206 of the 1984 Detroit City Code; Ord. No. 11-05, § 1(61-11-201—61-11-206), effective May 28, 2005 and Ord. No. 10-13, § 1(61-11-204), effective April 16, 2013.

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(6) Residential uses combined in structures with permitted (first floor) commercial uses.  
(Ord. No. 2022-17, § 1, eff. 10-4-2022)

**Sec. 50-11-265. By-right public, civic, and institutional uses.**

By-right public, civic, and institutional uses within the SD2 Special Development District are as follows:

- (1) Adult day care center.
- (2) Child care center.
- (3) Educational institution.
- (4) Fire or police station, post office and similar public building.
- (5) Governmental service agency.
- (6) Library.
- (7) Museum.
- (8) Neighborhood center, non-profit.
- (9) Outdoor recreation facility.
- (10) Religious institution.
- (11) School, elementary, middle/junior high, or high.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

**Sec. 50-11-266. By-right retail, service, and commercial uses.**

By-right retail, service, and commercial uses in the SD2 Special Development District are as follows:

- (1) Animal-grooming shop.
- (2) Art gallery.
- (3) Assembly hall.
- (4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities.
- (5) Bake shop, retail.
- (6) Bank without drive-up or drive-through facilities.
- (7) Banquet facility.
- (8) Barber or beauty shop.
- (9) Brewpub or microbrewery or small distillery or small winery.
- (10) Dry cleaning, laundry, or laundromat.
- (11) Establishment for the sale of beer or alcoholic liquor for consumption on the premises.
- (12) Medical or dental clinic, physical therapy clinic, or massage facility.
- (13) Mortuary or funeral home, including those containing a crematory.
- (14) Nail salon.

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- (15) Office, business or professional.
  - (16) Parking lots or parking areas, accessory, for operable private passenger vehicles, not farther than the maximum distance specified in Article XIV, Division 1, of this chapter.
  - (17) Pet shop.
  - (18) Printing or engraving shops not exceeding 5,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced.
  - (19) Radio or television station.
  - (20) Recording studio or photo studio or video studio, no assembly hall.
  - (21) Recreation, indoor commercial and health club, excluding golf dome.
  - (22) Rental hall.
  - (23) Restaurant, carry-out or fast food, located in a multi-story building and integrated into a mixed-use or multi-tenant development, and without drive-up or drive-through facilities.
  - (24) Restaurant, standard without drive-up or drive-through facilities.
  - (25) Retail sales and personal service in business and professional offices.
  - (26) Retail sales and personal service in multiple-residential structures, subject to Section 50-12-312 of this Code.
  - (27) School or studio of dance, gymnastics, music, art, or cooking.
  - (28) Shoe repair shop.
  - (29) Stores of a generally recognized retail nature whose primary business is the sale of merchandise, without drive-up or drive-through facilities.
  - (30) Theater, excluding concert café and drive-in theaters, not exceeding 150 fixed seats.
  - (31) Veterinary clinic for small animals.
- (Ord. No. 2022-17 , § 1, eff. 10-4-2022)

**Sec. 50-11-267. By-right manufacturing and industrial uses.**

By-right manufacturing and industrial uses not exceeding 5,000 square feet with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced within the SD2 Special Development District are as follows:

- (1) Confection manufacturing.
- (2) Food catering.
- (3) Jewelry manufacture.
- (4) Lithographing and sign shops.
- (5) Low/medium impact manufacturing or processing facilities, as defined in Section 50-16-284 of this Code and limited to the following:
  - a. Art needlework.
  - b. Canvas goods manufacture.
  - c. Cigar or cigarette manufacture.

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- d. Clock or watch manufacture.
  - e. Coffee roasting.
  - f. Door, sash, or trim manufacture.
  - g. Draperies manufacture.
  - h. Flag or banner manufacture.
  - i. Glass blowing.
  - j. Knit goods manufacturing.
  - k. Leather goods manufacture or fabrication.
- (6) Low-impact manufacturing or processing facilities, as defined in Section 50-16-284 of this Code.
- (7) Trade services, general, with the exception of cabinet making.
- (8) Wearing apparel manufacturing.
- (Ord. No. 2022-17, § 1, eff. 10-4-2022)

**Sec. 50-11-268. By-right other uses.**

Other by-right uses within the SD2 Special Development District are as follows:

- (1) Antennas, subject to Article XII, Division 3, Subdivision G, of this chapter.
- (2) Farmers markets, as defined in Section 50-16-201 of this Code.
- (3) Marinas.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

**Sec. 50-11-269. Conditional uses.**

Uses that are permissible conditionally in the SD2 Special Development District are delineated in Section 50-11-270 through Section 50-11-274 of this Code. Such conditional uses are subject to use regulations and standards set forth in Article XII of this chapter.

(Ord. No. 2022-17, § 1, eff. 10-4-2022)

**Sec. 50-11-270. Conditional residential uses.**

Conditional residential uses within the SD2 Special Development District are as follows:

- (1) Adult foster care facility.
- (2) Convalescent, nursing, or rest home.
- (3) Emergency shelter.
- (4) Fraternity or sorority house.
- (5) Multiple-family dwelling.
- (6) Residential substance abuse service facility.
- (7) Rooming house.

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(8) Single-room-occupancy housing, non-profit.

(9) Townhouse.

( Ord. No. 2022-17 , § 1, eff. 10-4-2022)

**Sec. 50-11-271. Conditional public, civic, and institutional uses.**

Conditional public, civic, and institutional uses within the SD2 Special Development District are as follows:

(1) Electric transformer station.

(2) Gas regulator station.

(3) Hospital or hospice.

(4) Substance abuse service facility.

(5) Telephone exchange building.

(6) Water works, reservoir, pumping station, or filtration plant.

( Ord. No. 2022-17 , § 1, eff. 10-4-2022)

**Sec. 50-11-272. Conditional retail, service, and commercial uses.**

Conditional retail, service, and commercial uses within the SD2 Special Development District are as follows:

(1) Arcade.

(2) Body art facility.

(3) Business college or trade school.

(4) Cabaret.

(5) Customer service center without drive-up or drive-through facilities.

(6) Dance hall, public.

(7) Hotel.

(8) Kennel, commercial.

(9) Motel.

(10) Motor vehicle filling station.

(11) Motor vehicle services, minor.

(12) Parking lots or parking areas, commercial.

(13) Parking lots or parking areas, accessory for operable private passenger vehicles, farther than the maximum distance specified in Article XIV, Division 1, of this chapter.

(14) Parking structure having at least 60 percent of the ground floor devoted to commercial space or other space oriented to pedestrian traffic.

(15) Pool hall.

(16) Precious metal and gem dealer.

(17) Printing or engraving shops exceeding 5,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced.

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- (18) Private club, lodge, or similar use.
  - (19) Radio, television, or household appliance repair shop.
  - (20) School building adaptive reuses — retail, service, and commercial.
  - (21) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment.
  - (22) Theater, excluding concert café and drive-in theaters, exceeding 150 fixed seats.
  - (23) Used goods dealer.
  - (24) Youth hostel/hostel.
- ( Ord. No. 2022-17 , § 1, eff. 10-4-2022)

**Sec. 50-11-273. Conditional manufacturing and industrial uses.**

- (a) When considering the conditional uses specified in this section, the factors listed in Section 50-2-104(b)(2), (3), and (14) of this Code shall be considered.
  - (b) Conditional manufacturing and industrial uses within the SD2 Special Development District not exceeding 5,000 square feet of gross floor area with a minimum of ten percent of the gross floor area being used as a retail store for the sale of the goods produced are as follows:
    - (1) High/medium-impact manufacturing or processing limited to furniture manufacturing.
    - (2) Machine shop.
    - (3) Trade services, general, limited to cabinet making.
    - (4) Welding shops.
- ( Ord. No. 2022-17 , § 1, eff. 10-4-2022)

**Sec. 50-11-274. Conditional other uses.**

Other conditional uses in the SD2 Special Development District, Mixed-Use, are as follows:

- (1) Designated consumption establishment.
  - (2) Marijuana microbusiness.
  - (3) Marijuana retail/provisioning facility.
  - (4) Marijuana safety compliance facility, subject to Article III, Division 12, of this chapter.
  - (5) Passenger transportation terminal.
  - (6) Urban Gardens not exceeding 0.5 acres in size, subject to Article XII, Division 3, Subdivision H, of this chapter.
- ( Ord. No. 2022-17 , § 1, eff. 10-4-2022)

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