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RE/MAX COMMERCIAL CONNECTION

26657 Woodward Avenue | Suite L2

Huntington Woods, MI 48070

248.505.2509

COMMERCIALCONNECTION.REMAX-DETROIT.COM

FOR SALE

RETAIL PROPERTY

ADELA'S PLACE BAR AND GRILL

4438-4466 W. FORT STREET, DETROIT, MI 48209



PRESENTED BY:

ELLEN MAHONEY

Broker/Owner

248.505.2509

emahoney@remax.net

MI #6504392818

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Commercial Connection and it should not be made available to any other person or entity without the written consent of RE/MAX Commercial Connection.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Commercial Connection has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Commercial Connection has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Commercial Connection conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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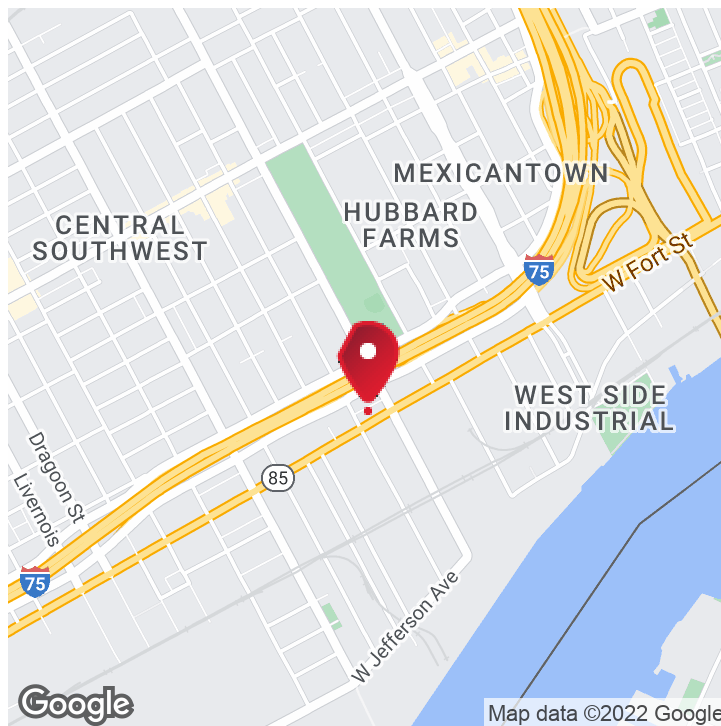
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

/EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	3,868 SF
Available SF:	
Lot Size:	18,687 SF
Price / SF:	\$135.73
Year Built:	1915
Zoning:	B-4
Market:	Detroit
Submarket:	Southwest Detroit

PROPERTY OVERVIEW

Almost 1/2 acre block of property in Southwest Detroit allowing for General Business Uses. The site is located on W. Fort between McKinstry and Clark. Very convenient access directly off and onto I-75.

Property is priced to sell!

PROPERTY HIGHLIGHTS

- Opportunity Zone in B-4 for general business uses.

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/PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Almost 1/2 acre block of property in Southwest Detroit allowing for General Business Uses. The site is located on W. Fort between McKinstry and Clark. Very convenient access directly off and onto I-75.

Property is priced to sell!

LOCATION DESCRIPTION

Great location at the epicenter of the US/Canadian Bridges where commerce is expected to be even stronger upon completion of the Gordie Howe Bridge being built. This site has almost 1/2 acre of land with a former Bar/Grill. The site is surrounded by manufacturing.

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/COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Opportunity Zone in B-4 for general business uses.



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/ADDITIONAL PHOTOS



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LOCATION INFORMATION

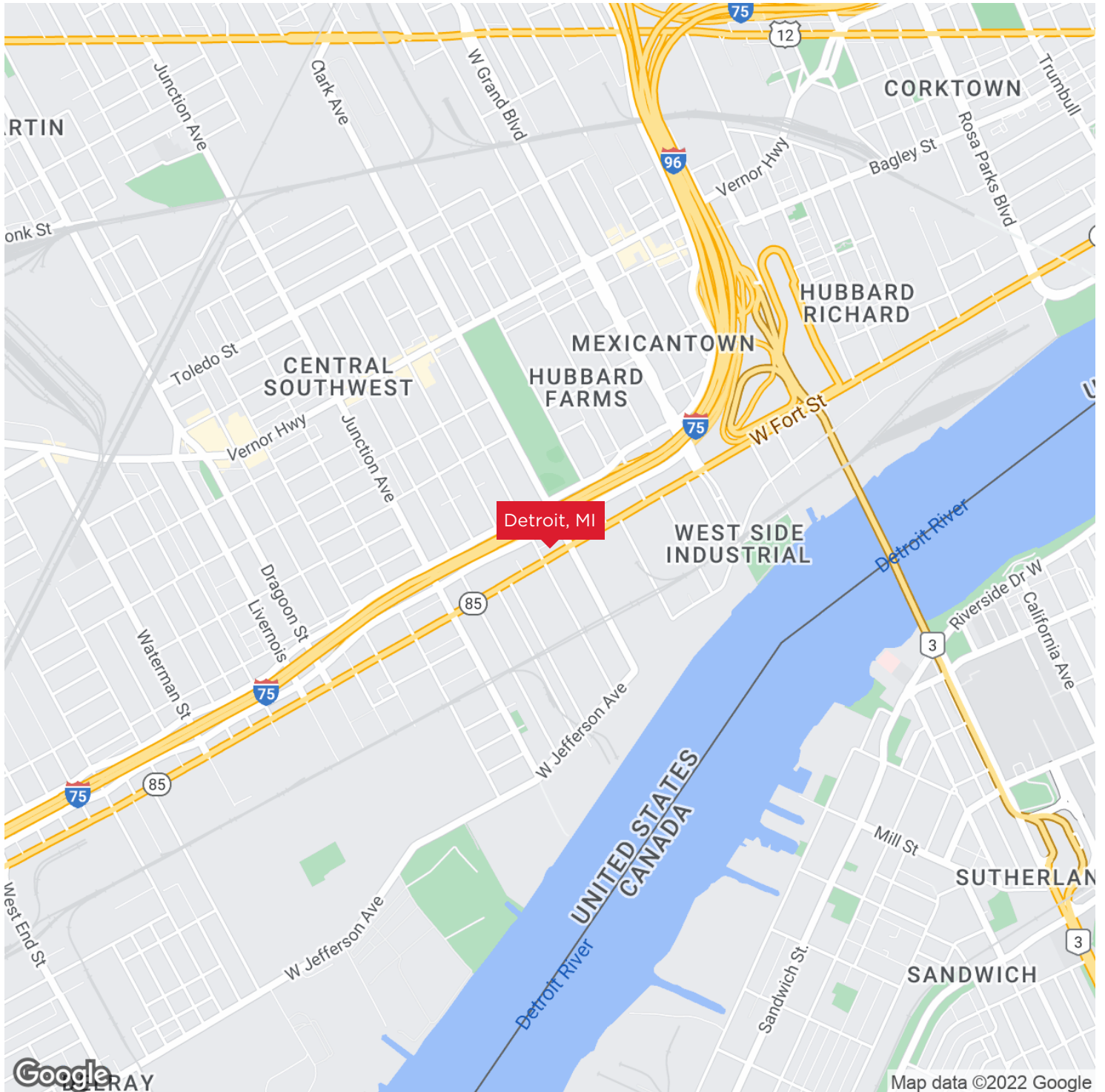
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

/REGIONAL MAP



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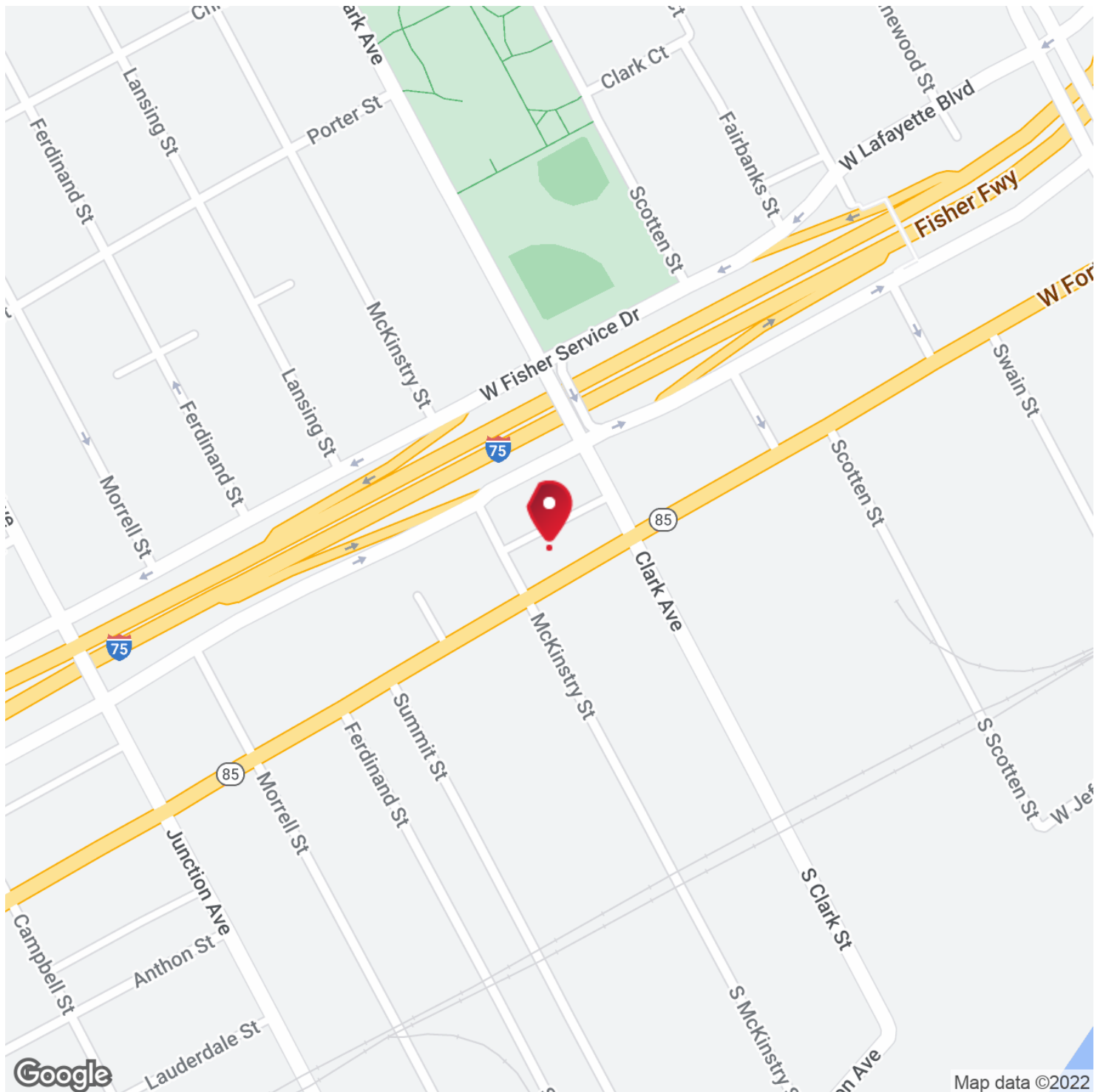
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LOCATION MAP



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/AERIAL MAP



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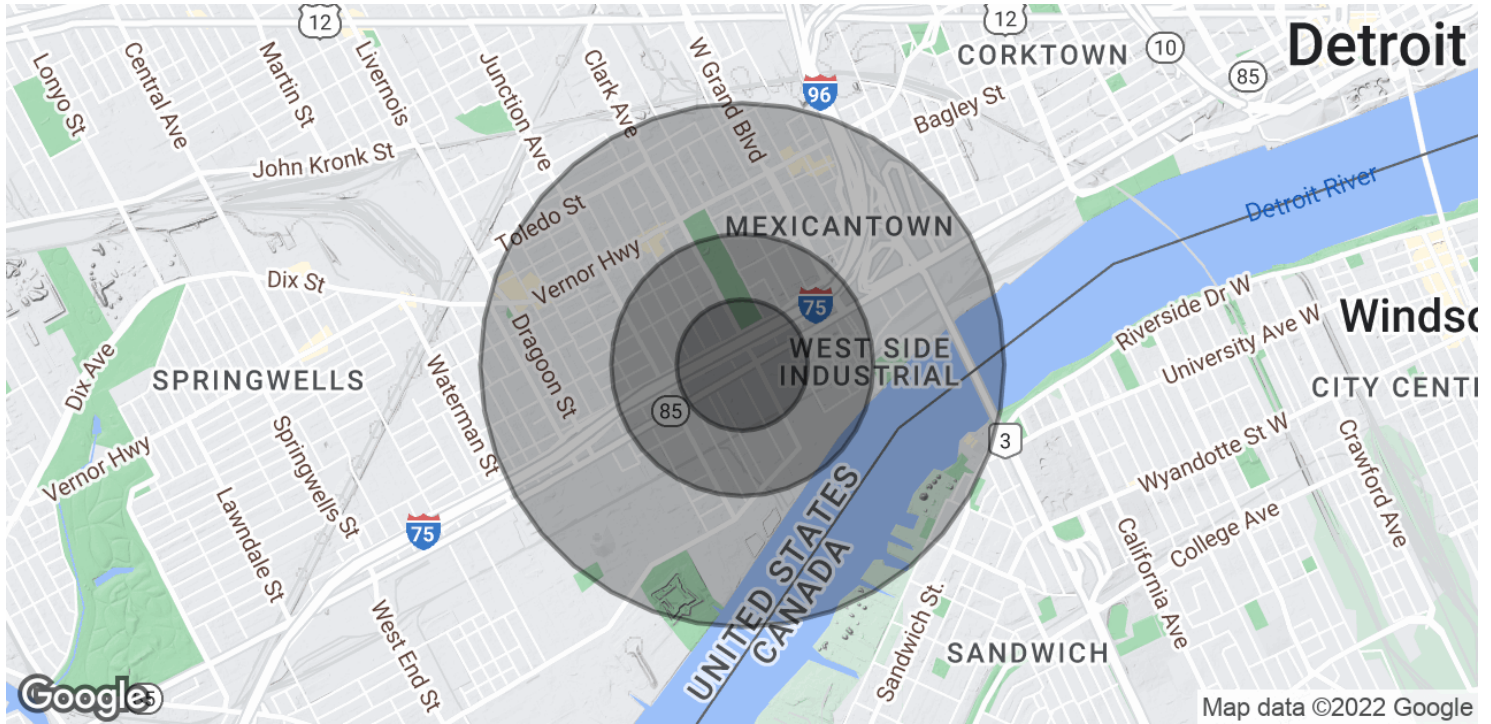
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	559	2,536	8,399
Average Age	37.6	29.9	31.9
Average Age (Male)	39.7	32.9	32.9
Average Age (Female)	28.3	25.9	29.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	313	1,064	3,677
# of Persons per HH	1.8	2.4	2.3
Average HH Income	\$28,953	\$32,950	\$32,908
Average House Value	\$353,355	\$250,639	\$145,707

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

/ADVISOR BIO 1

**ELLEN MAHONEY****Broker/Owner**

emahoney@remax.net

Direct: 248.505.2509 | Cell: 248.505.2509

MI #6504392818

PROFESSIONAL BACKGROUND

Opening a new commercial real estate brokerage (and the first exclusively commercial brokerage for RE/MAX of Southeastern MI) was the perfect next step in my career. After spending over Thirty (30) years working in the Commercial Real Estate and Corporate Law Departments of several prominent law firms; in house with a luxury resort condominium developer; and leading the commercial division of a Birmingham title company, I decided to dive head first into Brokerage.

I recently opened a Detroit location for the purpose of assisting my many developer clients with their projects.

EDUCATION

2015 Michigan Real Estate School Broker's License obtained

1983 Syracuse University Graduate Certificate obtained

1982 State University of New York at Potsdam Bachelor's of Science obtained

1980 Onondaga Community College Associates Degree obtained

MEMBERSHIPS

Commercial Board of Realtors Member

Birmingham Bloomfield Chamber of Commerce Member

State Bar of Michigan Affiliate Member

Advisory Board Member for Life Remodeled, Detroit MI

Former Board Member and Chair of Outreach for Commercial Real Estate Women of Detroit

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