



CITY

LOCATION

SPACE TYPE

DETROIT

NW CORNER OF CADILLAC AND SYLVESTER

MIXED USE

Located near East Village in Detroit, this significantly updated church is approximately 5,200 square feet and sits on a 0.34-acre lot. The property includes the adjacent structure, which requires a full renovation, at 9917 Sylvester Street. The main building has undergone extensive structural and mechanical upgrades, including replacement of the roof and steeple; repair of floor and ceiling joists; new subfloors and hardwood flooring; and restoration of stained-glass windows. Additional improvements include new electrical, plumbing, and HVAC systems; rebuilt bathrooms and kitchen facilities; new sheetrock ceilings; plaster repairs; upgraded lighting; and code-compliant fire safety systems. The basement was fully abated for asbestos and mold and finished with new materials and mechanicals. Exterior work includes masonry and tuckpointing repairs, rebuilt stairs and ramp, new gutters and flashing, site drainage improvements, and removal of trees adjacent to the structure. The property has been stabilized and modernized, suitable for religious, institutional, or residential redevelopment.

**ASKING PRICE**

**\$ 225,000**

**ADDRESS**

**4103 Cadillac, Detroit, MI 48214**

**NEIGHBORS**

Greatwater Homes, the Shepherd, Sister Pie, Marrow, Eugenie, Red Hook, the Shepherd, Two Birds, Velvet Tower, La Fonda, The Empowerment Plan, Greatwater Homes, the Shepherd, Collect Beer Bar, Signal Return, Belle Isle, Butzel Family Recreation Center, Saint Charles, Faircloth, Metropolitan Bar + Kitchen

**SIZE**

**5,200 SF**

**LOT SIZE**

**.34 Acres (14,659 SF)**

**YEAR BUILT**

**1958**

# 4103 CADILLAC

## Property Upgrades

### Sanctuary Floors

- Removed rotten flooring and floor joists (four large areas)
- Replaced floor joists, subfloor, and tongue-and-groove hardwood flooring
- Sanded and prepped hardwood floors
- Refinished hardwood floor
- Removed five rows of pews

### Sanctuary Walls

- Removed damaged and broken wall tiles to expose brick
- Removed damaged windows and casements on two side windows
- Bricked in openings and finished the interior with plaster and glass block
- Installed lighted exit signs and fire extinguishers to code

### Windows

- Repaired and replaced numerous stained-glass windows in the sanctuary and entrance hall

### Entrance Hall

- Removed rotten flooring and subfloor
- Replaced subfloor and tongue-and-groove hardwood flooring
- Rebuilt stairs to the balcony and added a door
- Rebuilt first-floor bathroom
- Sanded, prepped, and refinished hardwood floors
- Removed water-damaged plaster in basement stairway
- Replastered walls in basement stairway and entrance room
- Replaced wiring in lighting switch circuits

### Exterior

- Rebuilt ramp on side of church and replaced stairs
- Guttled school building
- Rebuilt brick knee wall at front of church
- Secured open areas on sides and rear of church
- Repaired and tuckpointed deteriorated areas of brick façade
- Removed large trees near structure to prevent foundation issues

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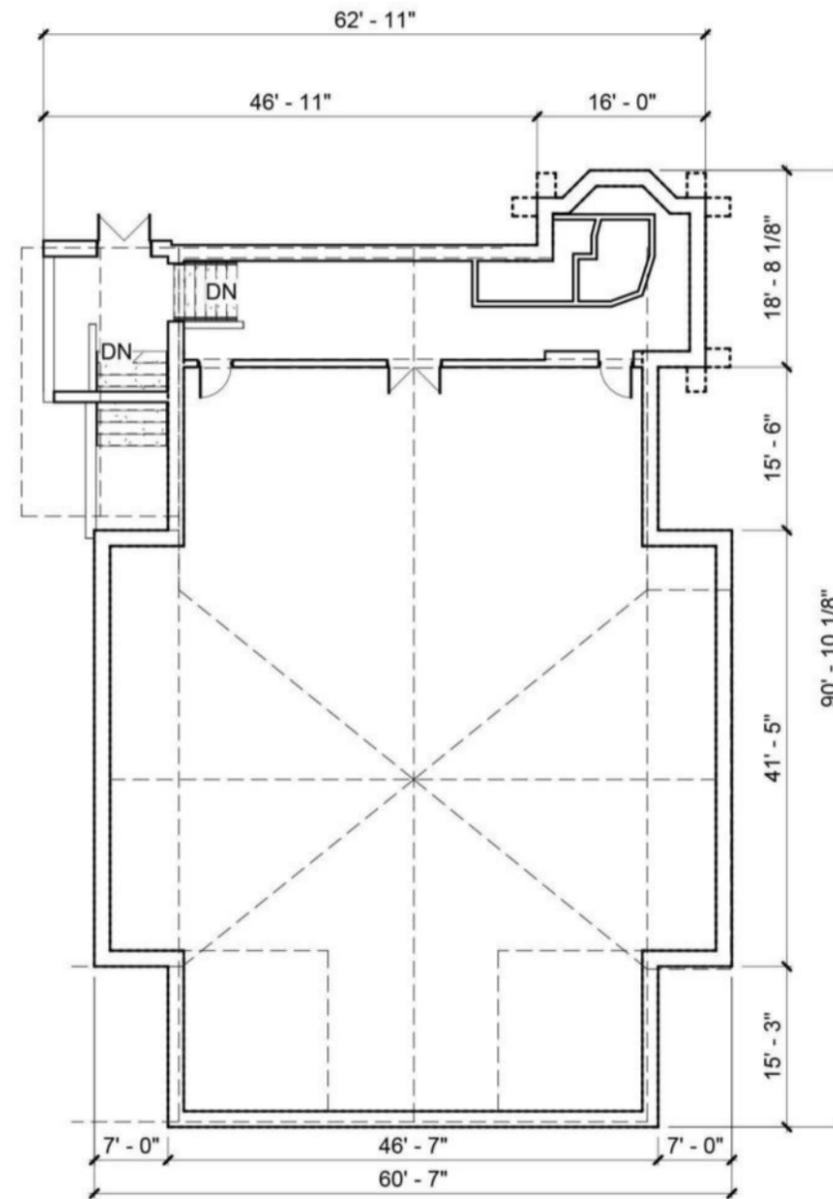
# 4103

## CADILLAC

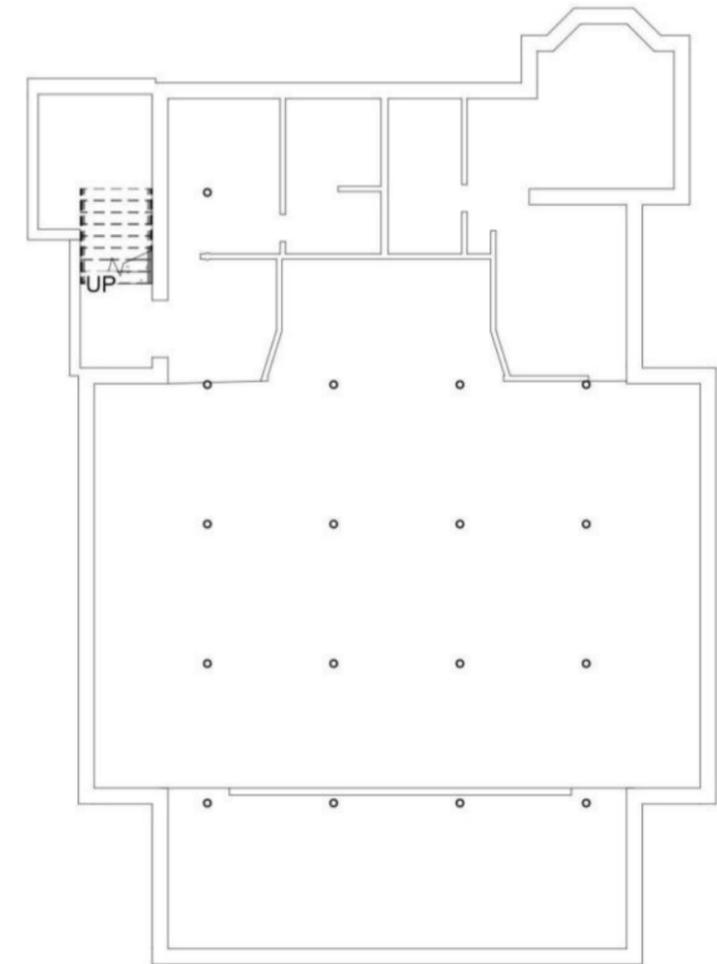
### Floor Plans

#### FEATURES

- Extensively updated 5,200 SF church
- Includes adjacent renovation structure
- Major structural and mechanical upgrades
- Ideal for adaptive reuse



GROUND FLOOR



LOWER LEVEL









# THE VILLAGES

West Village is a vibrant, historic neighborhood known for its early 20th-century architecture, walkability, and mix of independent shops, cafes, and restaurants. Its strong sense of community and proximity to Belle Isle and downtown make it one of Detroit's most desirable residential areas. Just east, Indian Village is a prestigious historic district celebrated for its grand, architect-designed homes and leafy boulevards, offering a quieter, more residential atmosphere. Little Village, tucked between the two, is an emerging enclave where reinvestment is driving a fresh wave of development. Anchored by projects like The Shepherd arts campus, The Lantern bookstore and café, and new infill housing by Greatwater Homes, the neighborhood is quickly becoming a hub for creativity, design, and thoughtful urban living.

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# DEVELOPMENTS IN THE VILLAGES



## the Shepherd

The campus grounds, designed by the Office of Strategy + Design (OSD), include a boutique bed and breakfast (ALEO), McArthur Binion's Modern Ancient Brown Foundation, a public skatepark designed by Tony Hawk, and a sculpture park honoring the late Detroit artist Charles McGee. The Shepherd is part of Library Street Collective's ongoing commitment to Detroit's Little Village neighborhood.



## Lantern

A new mixed-use arts hub is being realized in East Village through the redevelopment of a 100-year-old vacant industrial complex that will house two local arts non-profits and include approximately 5,300 square feet of affordable artist studios, an art gallery, and 4,000 square feet of creative retail – all connected by a 2,000-square-foot courtyard.



## Greatwater Homes

Greatwater hopes to build out an initial phase of 23 houses on both sides of Fischer Street over the next year to a year and a half. The houses would be built on spec in three general styles or can be customized. If demand holds up, the development firm could ultimately build as many as 200 houses in the area.

# DETROIT DEVELOPMENTS



## 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.



## University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.



## Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.





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