



NEIGHBORHOOD

**EASTERN MARKET**

LOCATION

**NE CORNER OF GRATIOT  
AND HUNT**

SPACE TYPE

**MIXED USE**

Fully renovated in 2023, 2220 Gratiot is a creatively designed, 4,835-square-foot example of historic preservation, impeccable craftsmanship, and great attention to detail. Three separate units boast soaring ceilings, (sealed) exposed brick walls, and finished concrete floors and new flooring, as well as all-new building mechanicals. The building is composed of retail space and a pristine workshop on the ground floor. The upper unit offers great views of Eastern Market and downtown and could be used as an event space, creative office, or residential condo unit with the ability to add a rooftop patio. Ten onsite and secure parking spaces are included in the sale, and additional Gratiot lots (2240, 2260, and 2270 Gratiot) could be purchased as a package.

**ASKING PRICE**  


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**\$1,200,000**

**ADDRESS**  


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**2220, 2228, 2234 Gratiot, Detroit 48207**

**NEIGHBORS**  


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 Eastern Market, Floyd, Dequindre Cut, Hunt Street Station, Supino Pizza, Trinosophes, People's Records, Vivio's Food & Spirits, Detroit City Distillery, Cairo Coffee, Motown Bistro, Bert's Marketplace, Detroit Hustles Harder, Eastern Market Brewing, Germack, Beyond Juicery, Collect Beer Bar, Bunny Bunny.

**BUILDING SIZE**  


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**4,835 SF**

**PARKING LOT SIZE**  


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**0.09 Acres (3,922 SF)**

**ON SITE PARKING**  


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**10 Spaces**

**ZONING**  

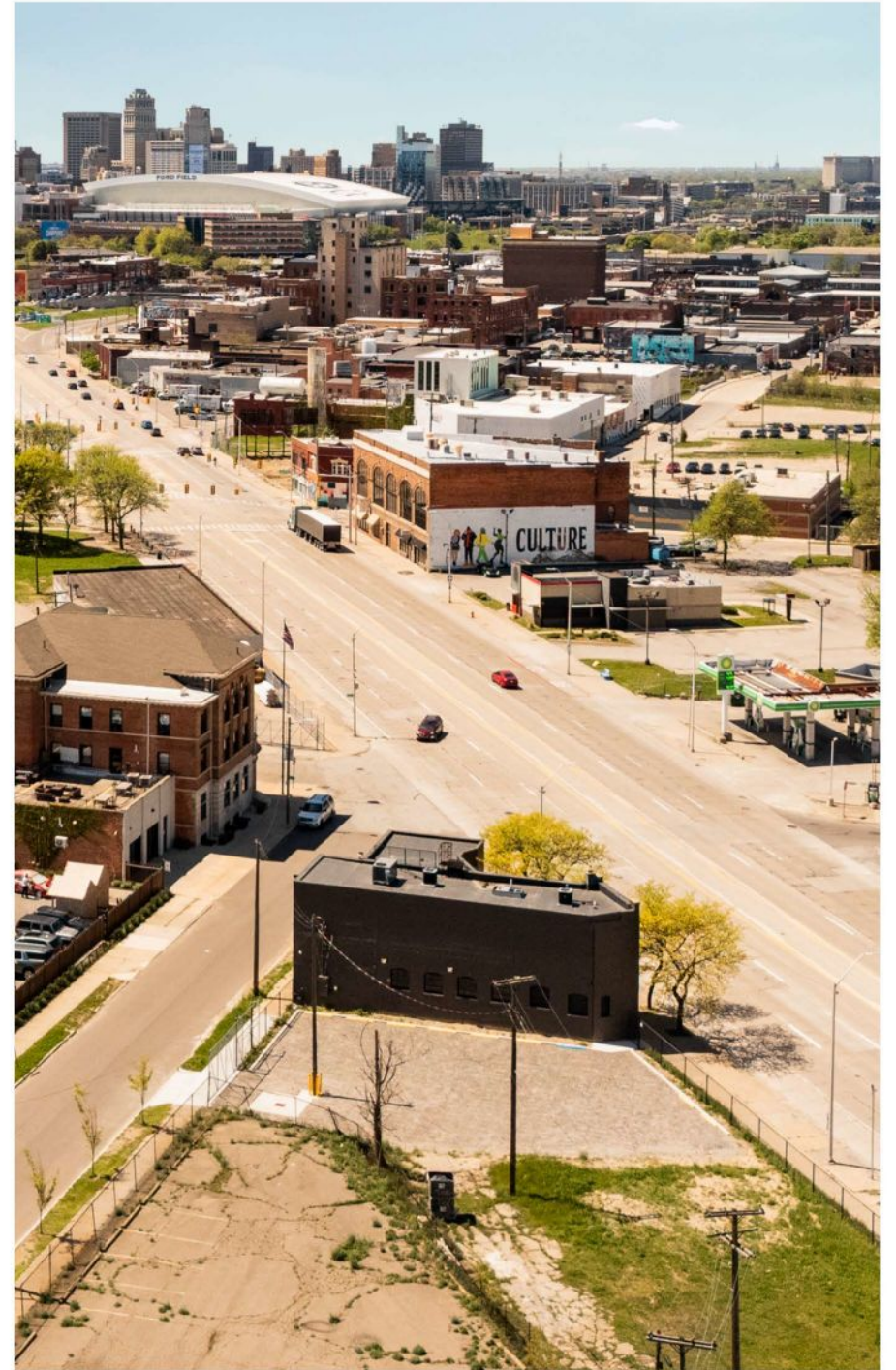

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**B2**

**ZONING DESCRIPTION**  


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 The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.



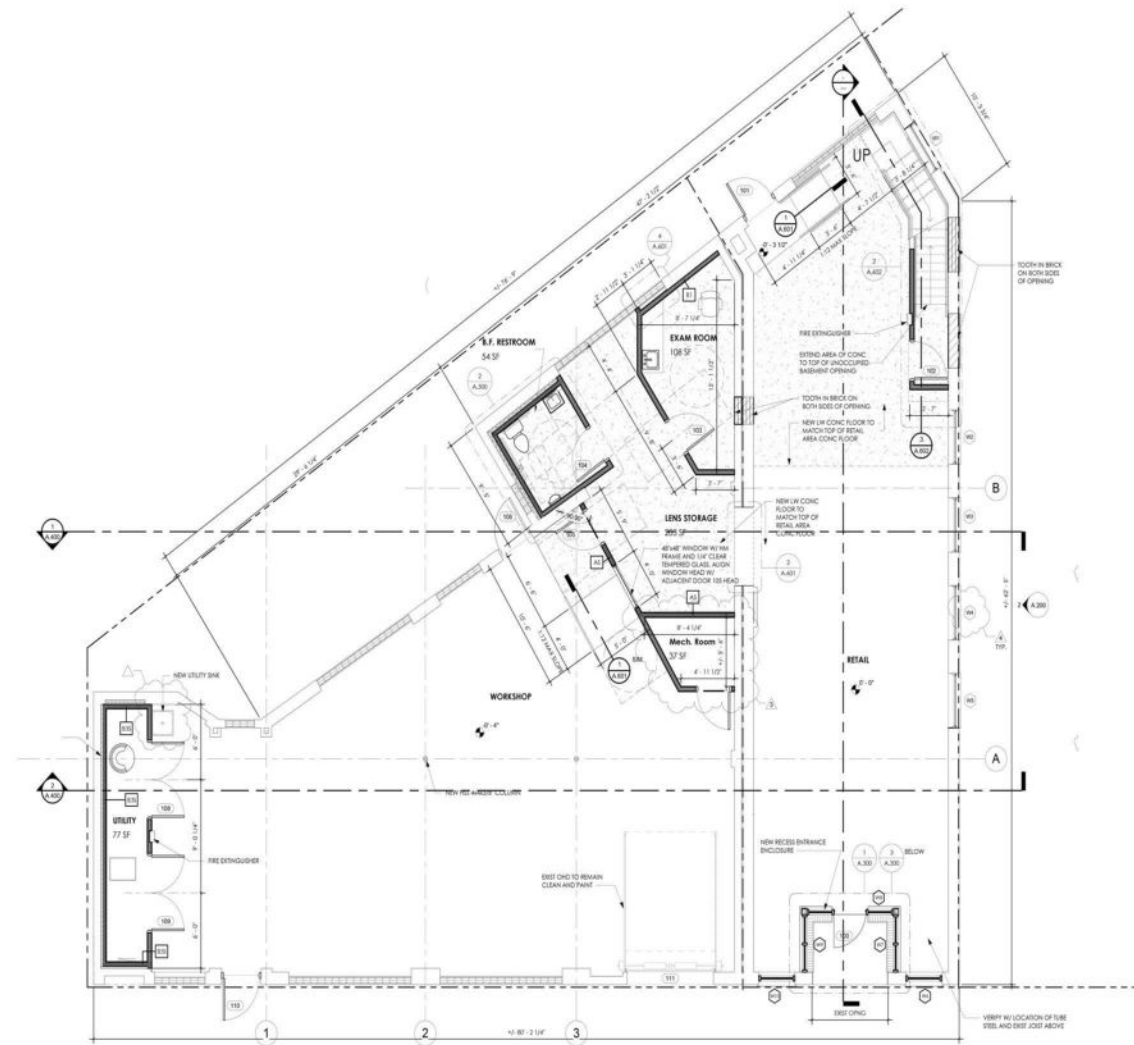




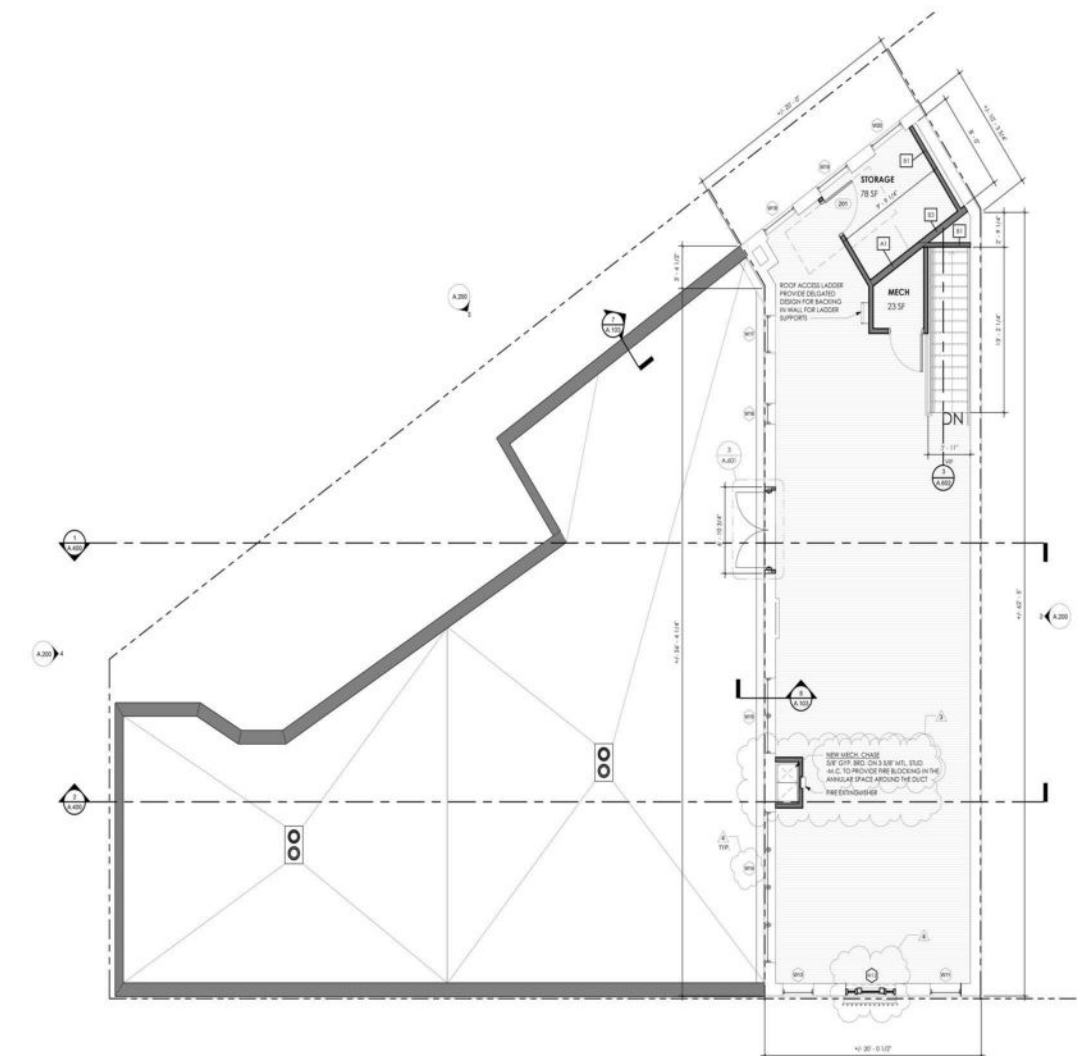
# 2220 GRATIOT AVE Eastern Market

## BUILDING UPGRADES

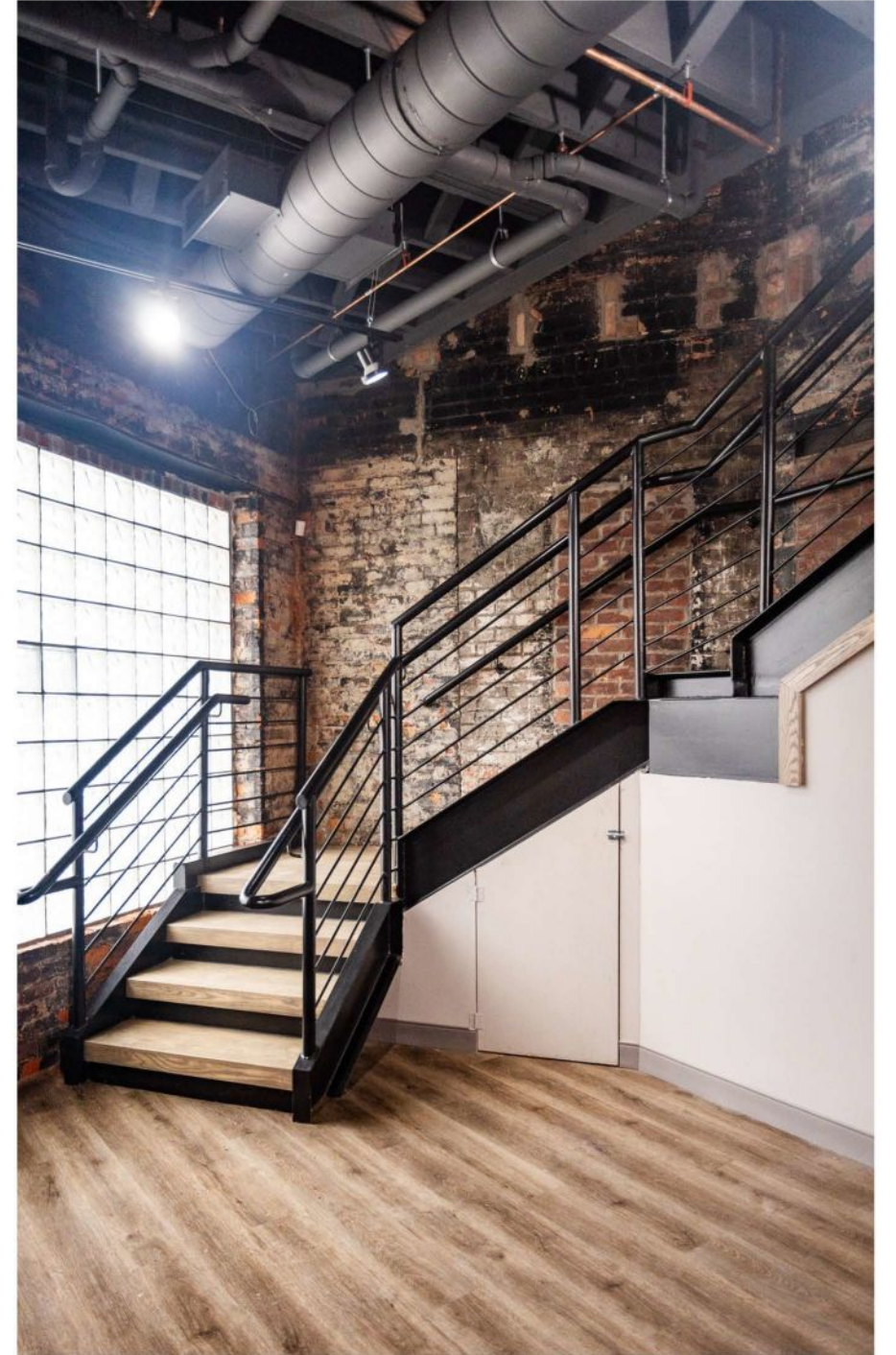
- Masonry
- Flooring
- Roof
- Drywall
- Flooring & tile
- Paint
- Brick coated and sealed
- Furnaces
- AC Units
- Electrical Plumbing
- Windows & Doors
- Security System
- Lighting
- Steel staircase
- Restrooms

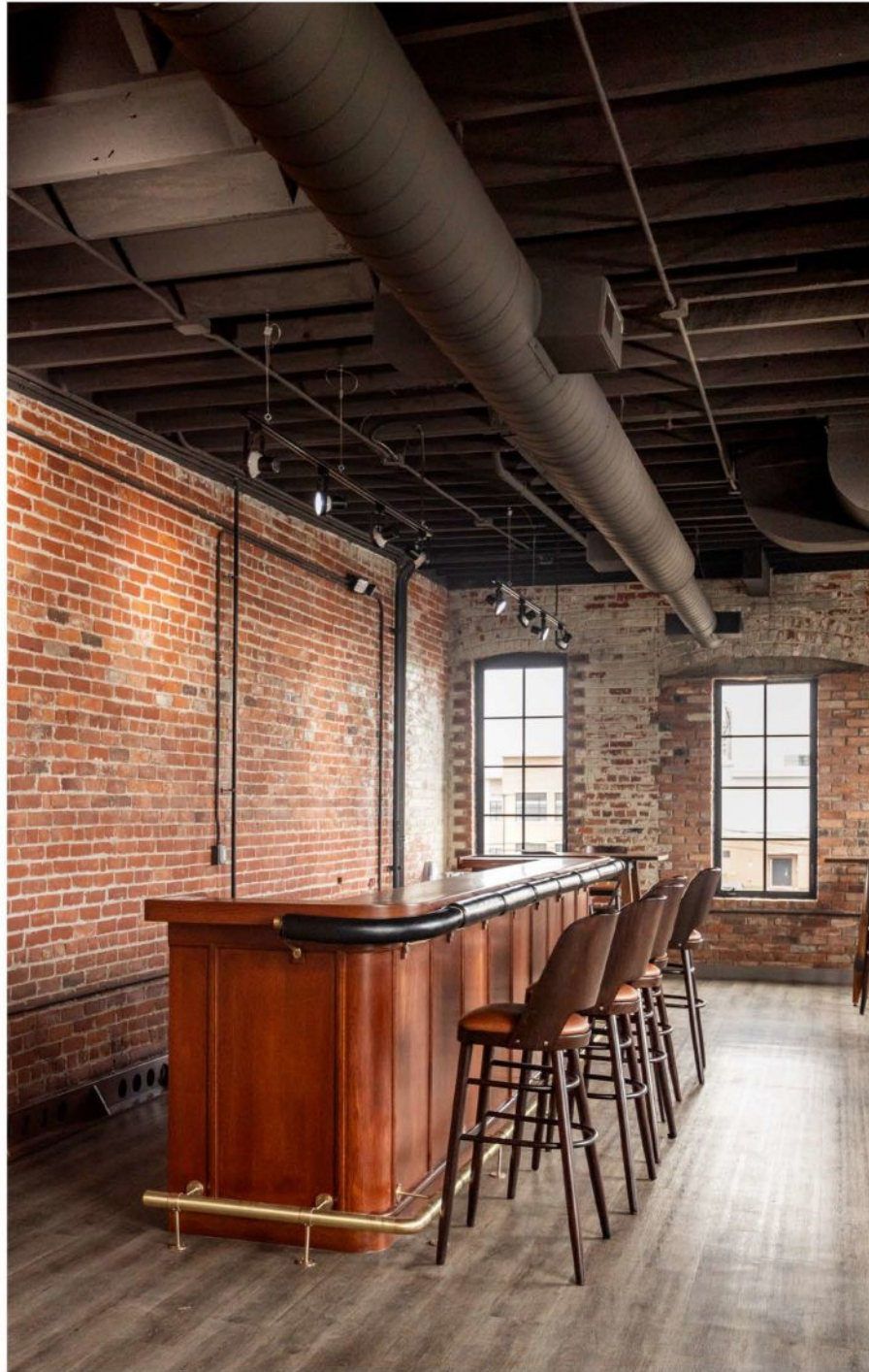


FIRST FLOOR

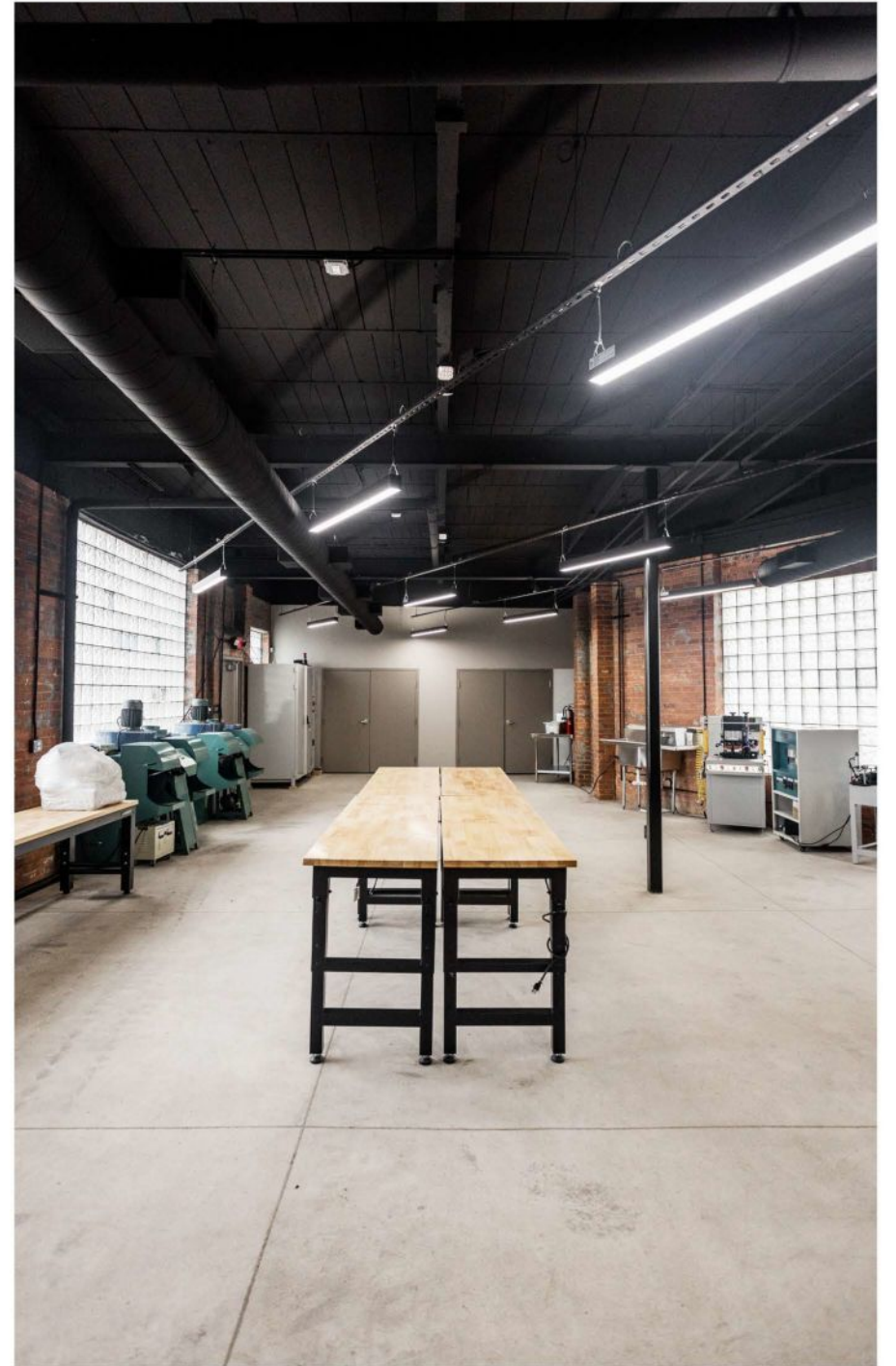


SECOND FLOOR









# AREA 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.



## Lafayette West

A \$150 million development in the historic Lafayette Park neighborhood just east of I-375 aims to provide 318 residential units. The first phase of the project, which consists of 35 condos and 102 apartments, is complete with two more phases and several new buildings expected on the 5-acre site.



## Exchange

Located on Gratiot Avenue near the city's sports and entertainment venues, The Exchange is the first residential development in the Greektown neighborhood in 6 decades. The tower's 16 floors with 165 units are being built on the ground and lifted in place through innovative new building technology and manufacturing strategies.

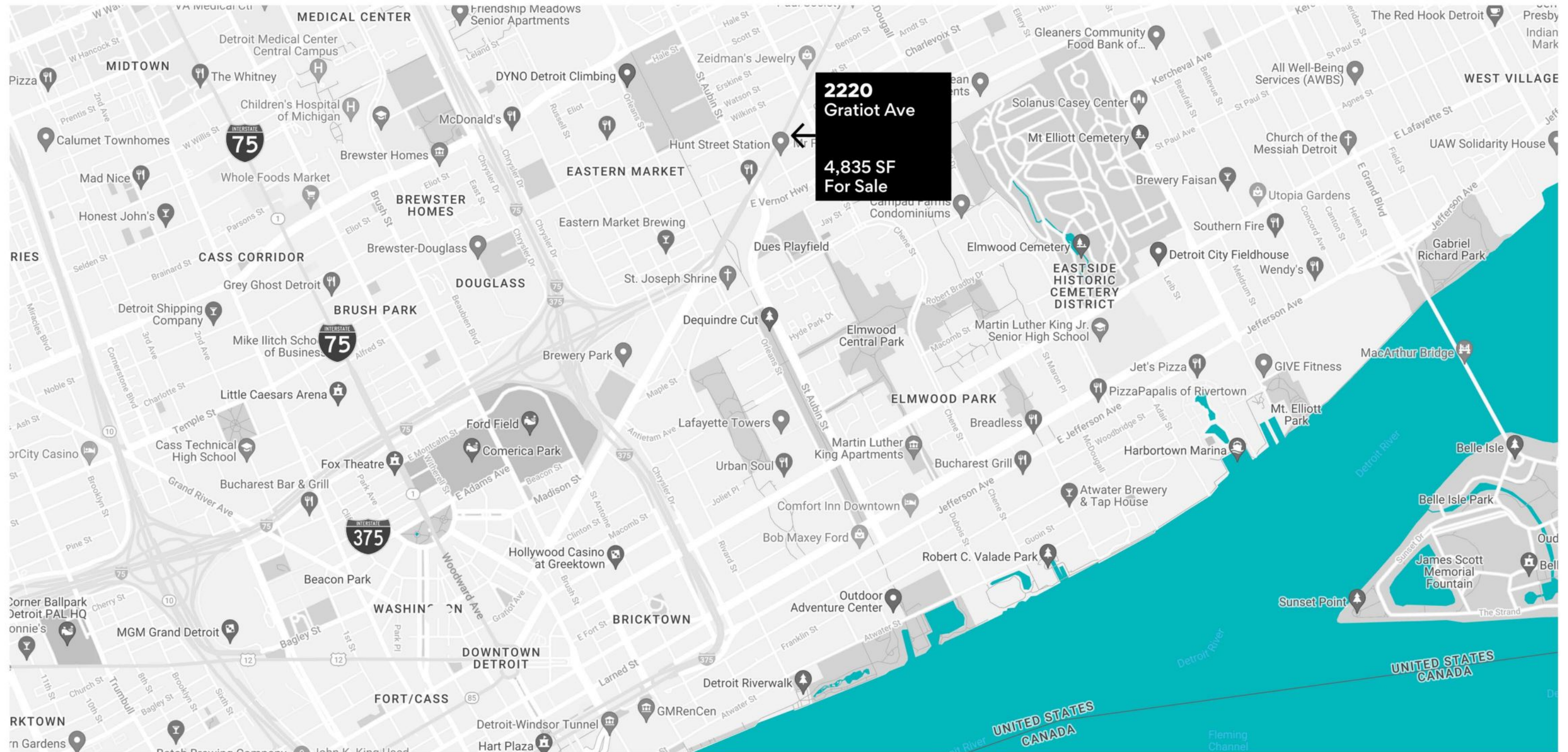
# EASTERN MARKET

Eastern Market is the largest historic public market district in the United States. The Eastern Market farmer's distribution center is the largest open-air flowerbed market in the United States, boasting more than 150 food and specialty businesses. On Saturdays, approximately 45,000 people shop at the city's historic Eastern Market.

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MEMBER OF THE COMMUNITY,  
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EXPERIENCE AND EXPERTISE  
TO THE DETROIT COMMERCIAL  
MARKET.

For more information about 2220 Gratiot please  
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