



Eastern Market Redevelopment Opportunity

Portfolio of 6 Properties for Sale

RE/MAX
NEXUS



Ron Rocz

RE/MAX Nexus

255 E Brown St, Suite 205, Birmingham, M 48009

ron@ronrocz.com

CONTACT: Stacey Weinberg | 248.931.8181 | stacey@weinbergre.com



Eastern Market Redevelopment Opportunity

\$9,300,000

Mixed use district • 100K+ sqft • Nearly 4 acres
This nearly 4 acre offering comes with more than dirt. It features 110,000 square feet of Solid-built structures waiting...

Mixed use district • 100K+ sqft • Nearly 4 acres
This nearly 4 acre offering comes with more than dirt. It features 110,000 square feet of Solid-built structures waiting...

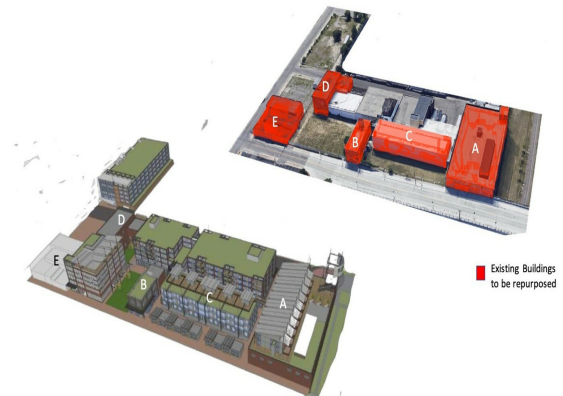
- Close Proximity to Brush Park, Lafayette Park, & Downtown
- 5 Minute walk to Eastern Market sheds
- Adjacent to the Dequinder Cut
- Gratiot Ave. is a primary link connecting (in less than 1 mile) the site to Downtown Detroit
- Wilkins St. is a primary link connecting the site to Midtown, one of Detroit's most active live, work districts
- 1 mile from ALL Detroit Sports Venues

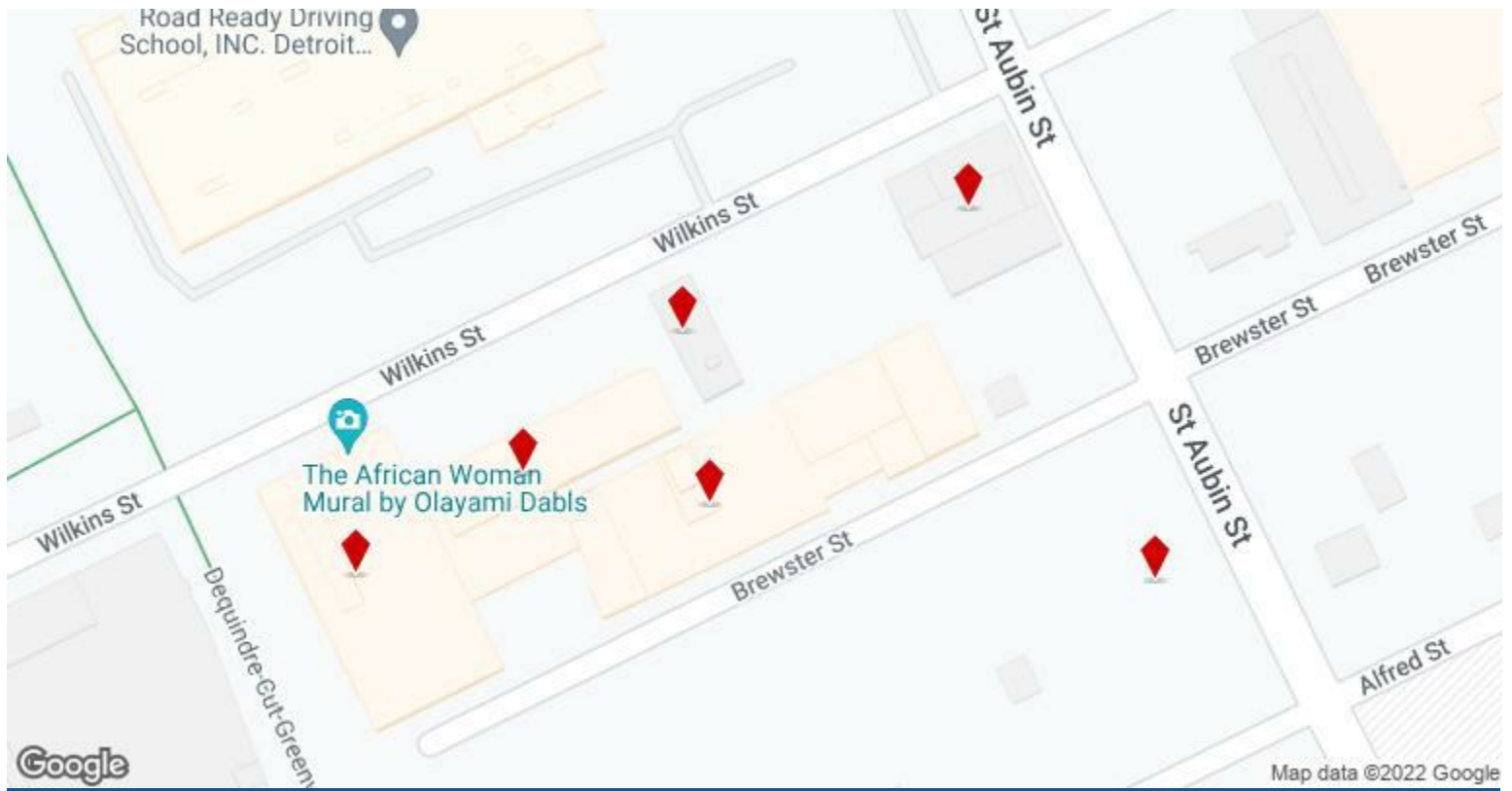
Development Incentives & Funding Sources

- The property is located in Census tract 5189
- Qualified incentives and funding sources include:
 - IRS Opportunity Zone
 - Obsolete Property rehabilitation exemption
 - Brownfield tax increment financing
 - EB5 regional center at 50% investment
 - Many other potential incentives available

[Development Financing | City of Detroit \(detroitmi.gov\)](http://detroitmi.gov/development-financing)

| | |
|-----------------------|--------------|
| Price: | \$9,300,000 |
| Price / SF: | \$81.84 / SF |
| Sale Type: | Investment |
| Status: | Active |
| Number of Properties: | 6 |
| Total Building Size: | 113,635 SF |
| Total Land Area: | 0.51 AC |





Eastern Market Redevelopment Opportunity

| Property Name/Address, City, State | Property Type | Size | Year Built | Individual Price |
|--|---------------|--------|------------|------------------|
|  1957 Brewster St, Detroit, MI | Industrial | 30,800 | | |
|  2001 Brewster Rd, Detroit, MI | Industrial | 60,000 | | |
|  2603 Saint Aubin St, Detroit, MI | Land | 0.51 | | |
|  2921 Saint Aubin St, Detroit, MI | Industrial | 7,585 | | |
|  1944 Wilkins St, Detroit, MI | Industrial | 9,250 | | |
|  1970 Wilkins St, Detroit, MI | Industrial | 6,000 | | |

Property Photos



A: Cut Building *Residential Lofts*

Development Plan

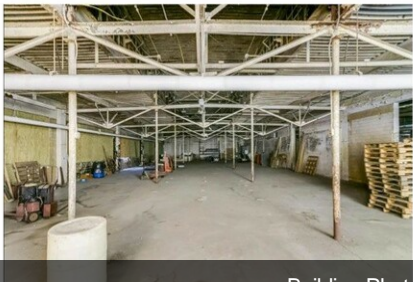
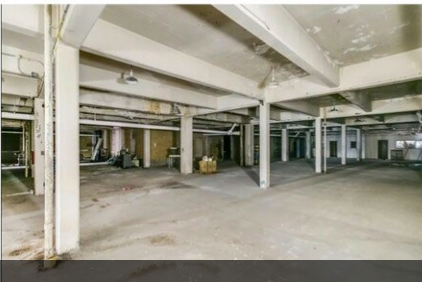
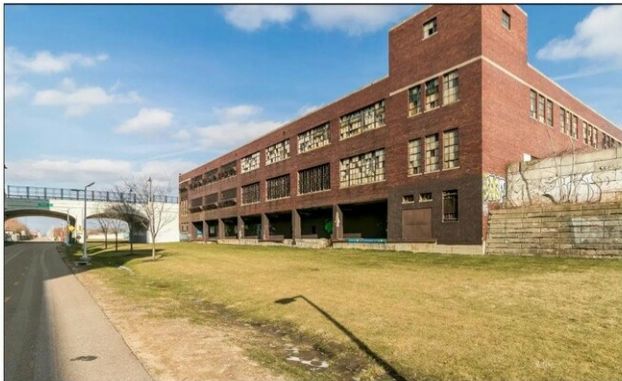
- 63 residential lofts
- 29 parking spaces (in basement level)
- 5 floors
- Lofts with direct access to Dequindre Cut greenway

Existing Condition

- 60,000 sqft
- 3 Floors
- Concrete beam & column construction
- 9" concrete decks
- Direct access to Dequindre Cut greenway

Building Photo

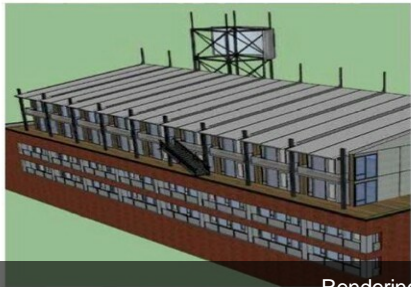
A: Cut Building – Existing Conditions



Building Photo

Property Photos

A: Cut Building– Development Plan



Rendering

A: Cut Building– Floor Plans



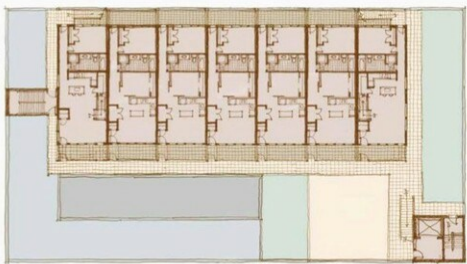
1st Floor



3rd Floor



2nd Floor



4th & 5th Roof Addition

Site Plan

Property Photos



B: Wilkins Brew

Brew Pub/Restaurant & Office

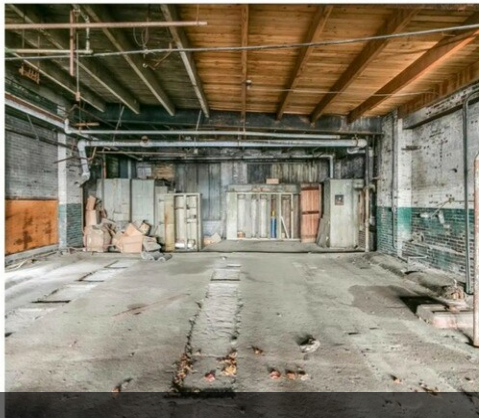
Development Plan

- Brew pub or restaurant 1st floor
- Outdoor patio space both sides
- Office 2nd floor

Existing Condition

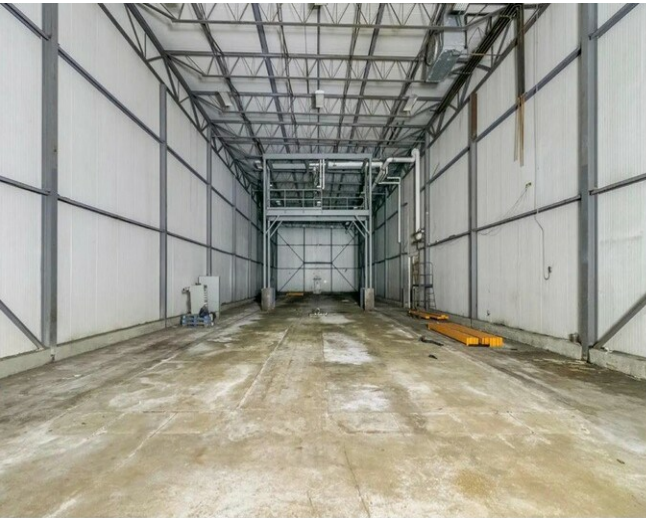
- 6,000 sqft
- 20' clear ceiling height 1st floor
- Concrete beam & column construction
- Exposed wooden joist roof 2nd floor
- Frontage on Wilkins St.

Building Photo



Building Photo

Property Photos



C: Shed Building

Mixed Use Residential & Commercial

Development Plan

- 22 residential lofts
- 11 commercial units
- 3 floors
- Lofts with direct access to Dequinder Cut greenway

Existing Condition

- 9250 sqft
- 3 story potential 38' clear ceiling height
- Steel I-Beam construction
- Exterior cladding is cold storage insulated panel

Building Photo



Property Photos



D: Brewster Tech Hub
Office / Retail & Café

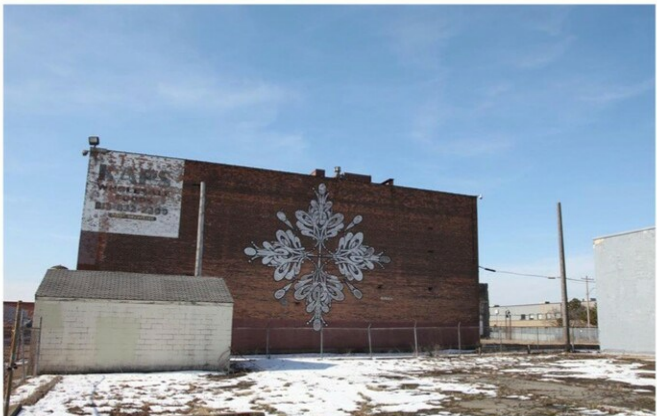
Development Plan

- Retail and/or Café 1st floor
- Office 2nd floor

Existing Condition

- 12,800 sqft
- 2 floors

Rendering



Rendering

Property Photos



E: Brewster Market
Market / Retail

Development Plan

- Grocery Market
- Food processing
- Café

Existing Condition

- 18,000 sqft
- 2 floors
- Frontage on 3 streets

Rendering



Building Photo

Property Photos



Rendering