



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, MI 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...

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- 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 \(detroitmi.gov\)](#)

Price: \$9,300,000

Price / SF: \$81.84 / SF

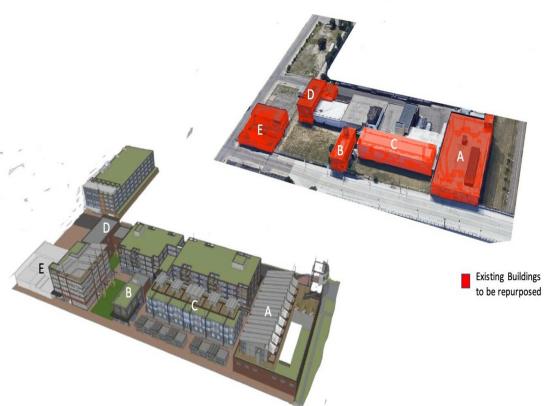
Sale Type: Investment

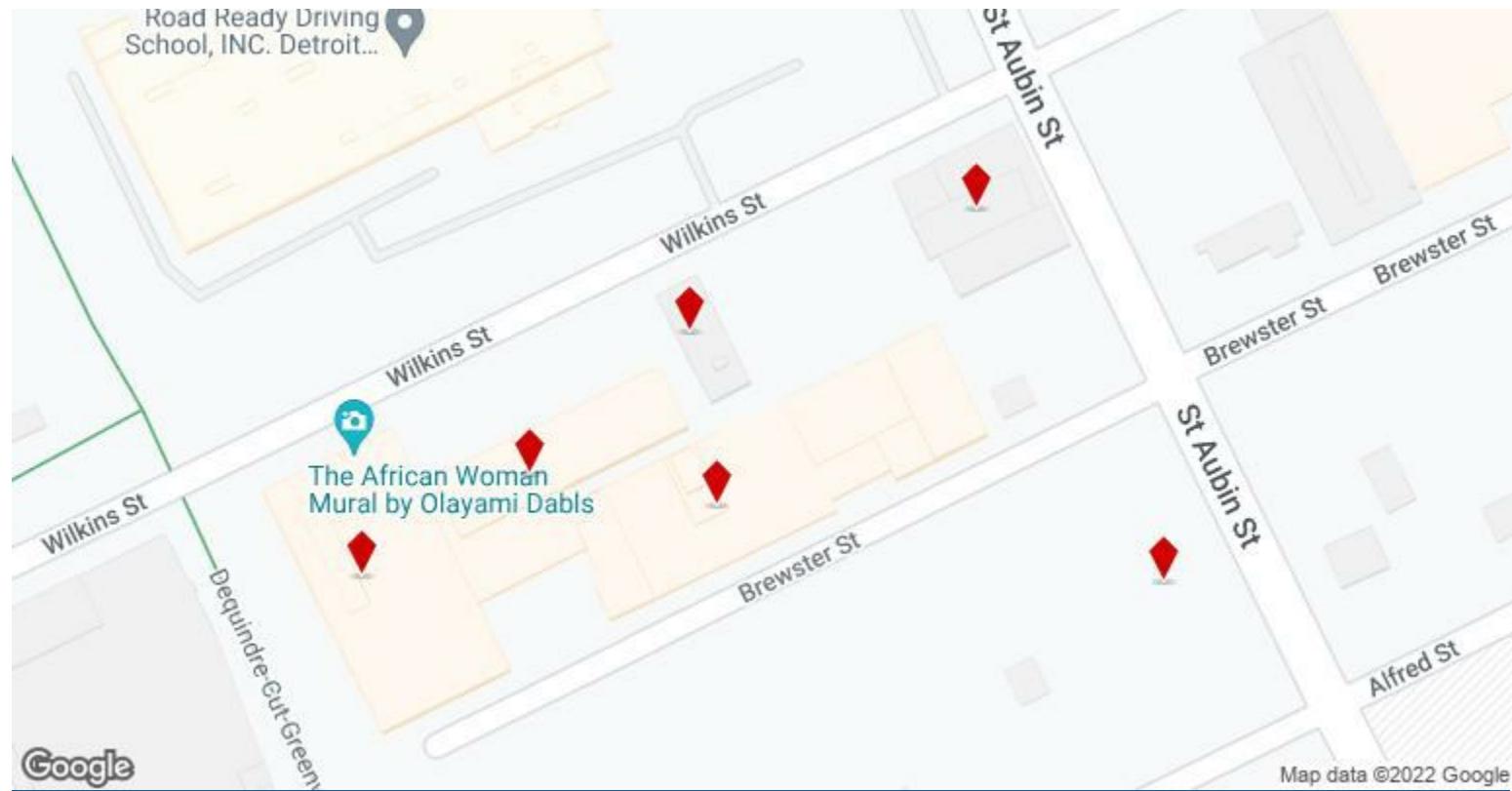
Status: Active

Number of Properties: 6

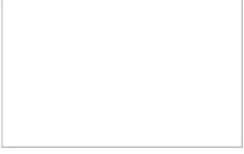
Total Building Size: 113,635 SF

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

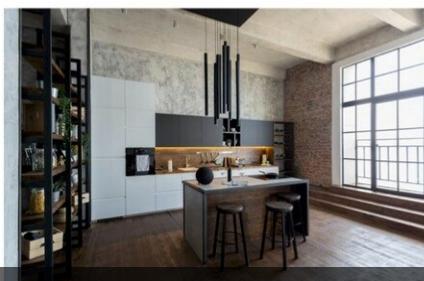
A: Cut Building – Existing Conditions



Building Photo

Property Photos

A: Cut Building – Development Plan



Rendering

A: Cut Building – Floor Plans



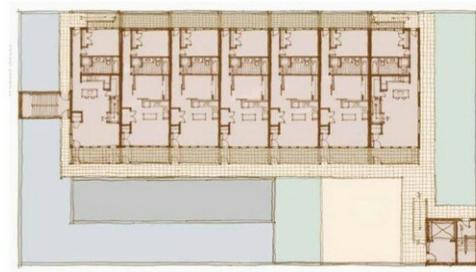
1st Floor



3rd Floor



2nd Floor



4th & 5th Roof Addition

Site Plan

Property Photos



B: Wilkins Brew

Brew Pub/Restaurant & Office

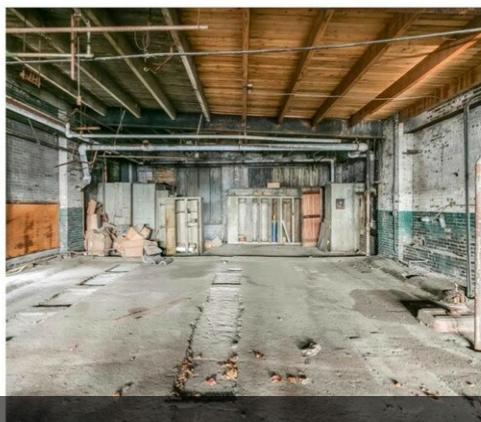
Development Plan

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

Existing Condition

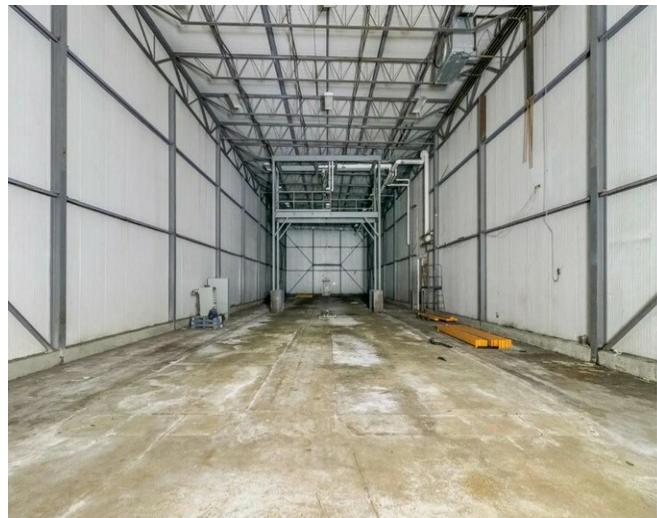
- 6,000 sqft
- 20' clear ceiling height 1st floor
- Concrete beam & column construction
- Exposed wooden joist roof 2nd floor
- Frontage on Wilkins St.

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

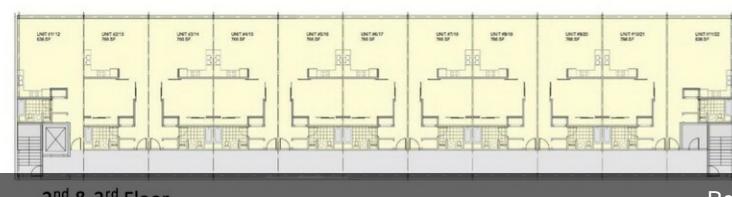
- 9250 sqft
- 3 story potential 38' clear ceiling height
- Steel I-Beam construction
- Exterior cladding is cold storage insulated panel

Building Photo

C: Shed Building – Development Plan



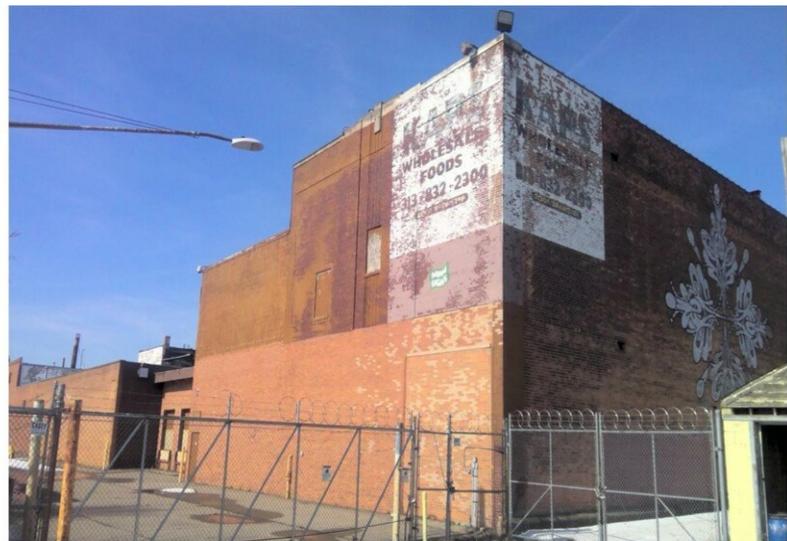
1st Floor



2nd & 3rd Floor

Rendering

Property Photos



D: Brewster Tech Hub *Office / Retail & Café*

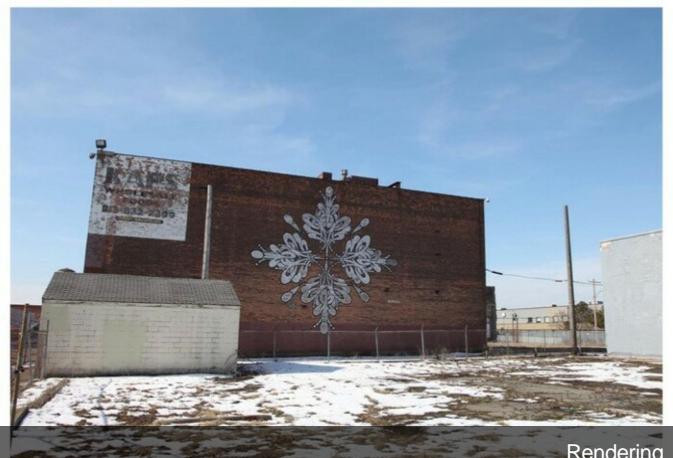
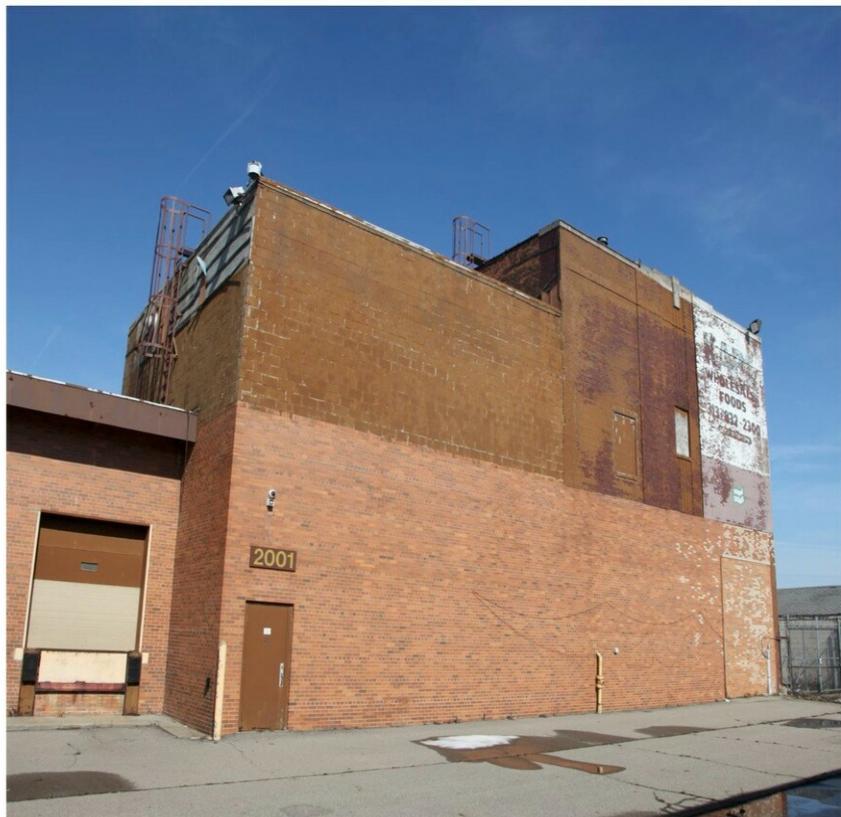
Development Plan

- 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

