

1121 VAN DYKE

OFFERING MEMORANDUM



Development Opportunity

@properties®

Introduction:

For the first time in decades, an unparalleled opportunity awaits in the heart of Detroit's historic West Village. This gracious 20,000+ sq ft building, showcasing exquisite historic charm with ornate woodwork, moldings, fireplaces, and original wood and tiled floors, is finally on the market.

Known as one of the most elegant buildings in the neighborhood, this iconic property offers 16 units brimming with character and potential. Whether you're envisioning restoring it to its former grandeur or transforming it into luxury residences, this is a not-to-be-missed chance to leave your mark on Detroit's architectural landscape.



Exclusively Marketed by:

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- Investment Summary
- Location Summary
- Aerial Map

PROPERTY FEATURES

NUMBER OF UNITS	16
BUILDING SF	20,475
YEAR BUILT	1925
LOCATION CLASS	A+
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
DEDICATED PARKING	In rear of building

Taxes

SUMMER TAXES	\$20,874
WINTER TAXES	\$2,289

UTILITIES

WATER	Municipal Water
SEWER	Sewer - Sanitary
GAS	Natural Gas

Construction

FOUNDATION	Basement
ROOF	Asphalt
EXTERIOR	Brick



OFFERING SUMMARY

ADDRESS	1121 Van Dyke Detroit MI 48214
COUNTY	Wayne
BUILDING SF	20,475 SF
NUMBER OF UNITS	16
YEAR BUILT	1925

FINANCIAL SUMMARY

OFFERING PRICE	\$3,950,000
PRICE PSF	\$192.91
PRICE PER UNIT	\$246,875



Minutes from Downtown Detroit



12 - 15 Parking Spaces in Gated Parking Lot

Development Opportunity

- Discover gracious living in the heart of Detroit's historic West Village at 1121 Van Dyke. This unique property presents an exceptional development opportunity, perfectly positioned in one of the city's most coveted neighborhoods.
- The historic charm of this building, combined with its prime location, offers endless possibilities for redevelopment. Imagine revitalizing this space into modern apartments & a vibrant community hub—all while preserving its distinctive character and heritage.
- Located in one of Detroit's hottest neighborhoods, residents will enjoy easy access to eclectic dining, trendy cafes, and local boutiques. The proximity to green spaces and cultural landmarks adds to the allure of this dynamic area.
- 50% or the building is occupied with rents ranging from \$2-\$3 sq ft. The rich historic exterior & interior charm is perfect for developers, or visionaries passionate about historic preservation, this property promises substantial value appreciation through meticulous restoration.

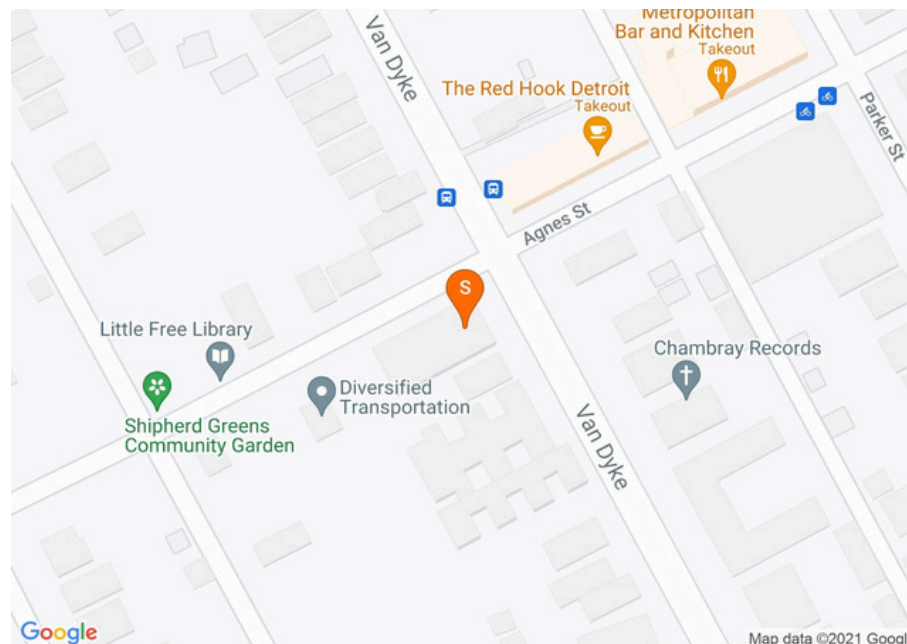
- 1121 Van Dyke is one of the neighborhood's most stately and centrally-located apartment buildings, ready to be modernized and upgraded! ! This is a 20,000+ sq ft apartment building that is currently home to 16 units.

Located at the corner of Agnes & Van Dyke, this property corners some of The Villages most popular destinations:

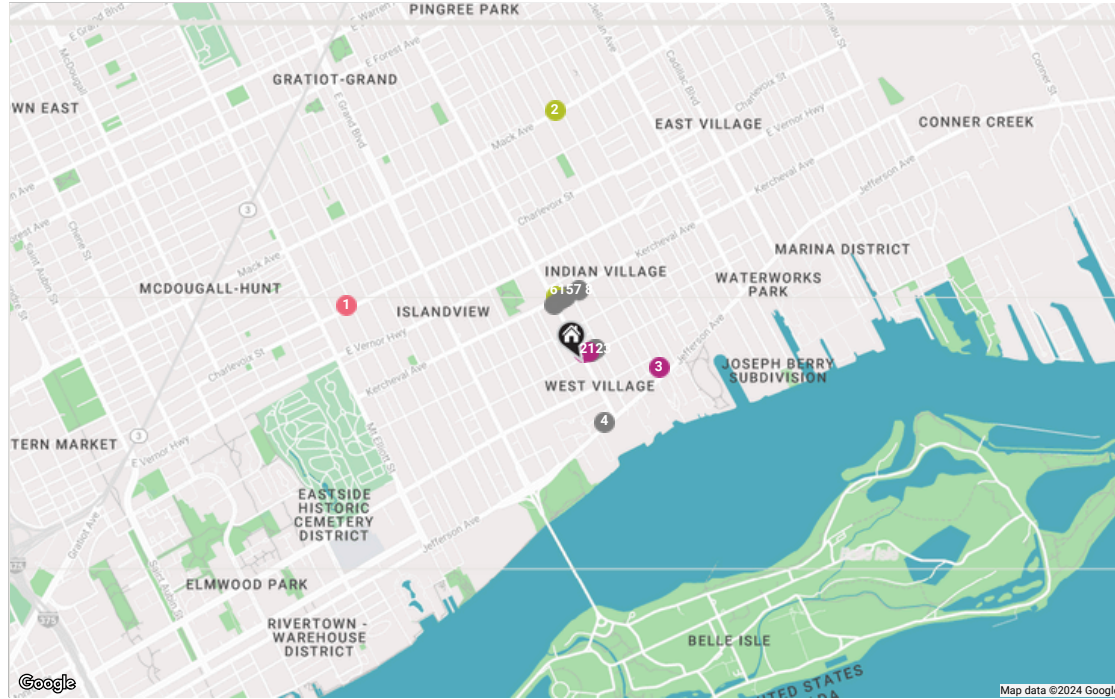
- Red Hook Coffee, Eugenie, Metropolitan Variety Store, Fauno Floral, Norms Diner, Marrow, Two Birds, Indian Village Tennis Club and more! This is also a short walk or bike to Belle Isle, the Detroit Riverwalk and close to downtown!

This property is located in an Opportunity Zone and eligible for NEZ benefits

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1121 Van Dyke, Detroit, MI 48214



RESTAURANTS

- 1 Norm's Diner
8029 AGNES STREET, 0.1 MI
- 2 Metropolitan Bar + Kitchen
8047 AGNES STREET, 0.1 MI
- 3 Metropolitan Variety Store
8047 AGNES STREET, 0.1 MI
- 4 Belle Isle Pizza
7869 EAST JEFFERSON AVENUE,
0.3 MI

5 La Fonda Street - Detroit

- 5 La Fonda Street - Detroit
8016 KERCHEVAL AVENUE, 0.3 MI
- 6 Barkside
7960 KERCHEVAL AVENUE, 0.3 MI
- 7 M arrow
8044 KERCHEVAL AVENUE, 0.3 MI
- 8 Two Birds
8130 KERCHEVAL AVENUE, 0.3 MI

SHOPPING

- 1 The Red Hook Detroit
8025 AGNES STREET, 0.0 MI
- 2 eugenie
1400 VAN DYKE ST, 0.0 MI
- 3 Indian Village Marketplace
8415 EAST JEFFERSON AVENUE,
0.3 MI

GYM

- 1 Konnected Fitness Strength & Conditioning Gym
8001 KERCHEVAL AVENUE SUITE
102, 0.3 MI
- 2 Detroit Body Garage
8635 MACK AVE, 1.0 MI

ENTERTAINMENT

- 1 Spot Lite Detroit
2905 BEAUFIT ST #4, 1.0 MI

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Nearby Biergarten / Dog Park



Neighboring Businesses



Back view of Building



Side view of Building

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