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COMMERCIAL RETAIL LAND

4432 W. FORT STREET, DETROIT, MI 48202

RE/MAX COMMERCIAL CONNECTION

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PRESENTED BY:

ELLEN MAHONEY

Principal/Broker

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MI #6504392818

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Commercial Connection and it should not be made available to any other person or entity without the written consent of RE/MAX Commercial Connection.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Commercial Connection.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Commercial Connection has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Commercial Connection has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Commercial Connection conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

IN THIS SECTION

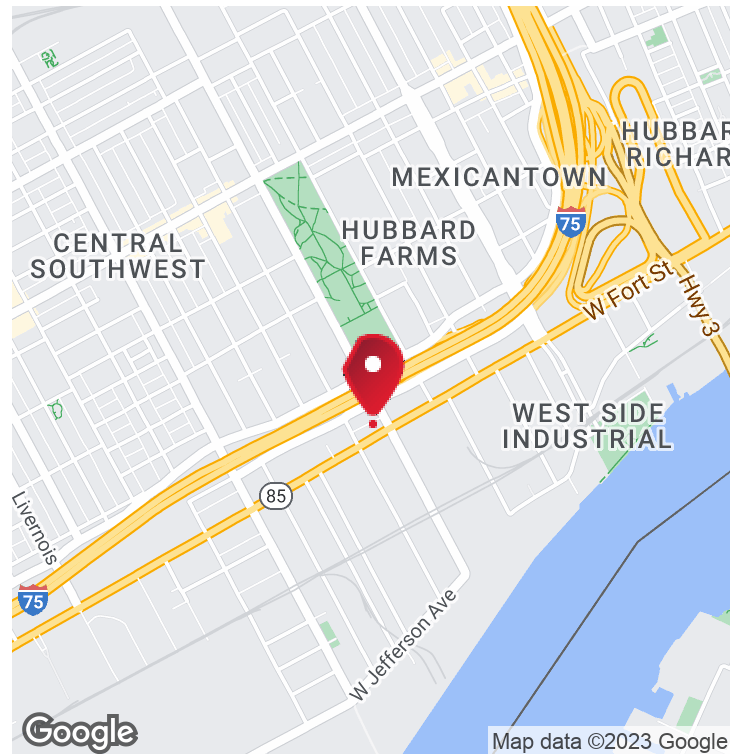
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$468,000
Available SF:	
Lot Size:	0.264 Acres
Price / Acre:	\$1,772,727
Zoning:	B-4
Market:	Detroit
Submarket:	Southwest

PROPERTY OVERVIEW

Great location at the epicenter of the US/Canadian Bridges where commerce is expected to be even stronger upon completion of the Gordie Howe Bridge, anticipated to open in 2024. This site has over one-quarter acre of land and is surrounded by manufacturing. Located in Southwest Detroit allowing for General Business Uses. The site is on W. Fort between McKinstry and Clark. Very convenient access directly off and onto I-75. The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional. This property may be purchased in conjunction with adjacent property, which would be an aggregate of .70 acres and spans almost the entire block. There are opportunities for drive through restaurants in this area that has heavy manufacturing.

PROPERTY HIGHLIGHTS

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Great location at the epicenter of the US/Canadian Bridges where commerce is expected to be even stronger upon completion of the Gordie Howe Bridge, anticipated to open in 2024. This site has over one/quarter acre of land and is surrounded by manufacturing. Located in Southwest Detroit allowing for General Business Uses. The site is on W. Fort between McKinstry and Clark. Very convenient access directly off and onto I-75. The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional. This property may be purchased in conjunction with adjacent property, which would be an aggregate of .70 acres and spans almost the entire block. There are opportunities for drive through restaurants in this area that has heavy manufacturing.

LOCATION DESCRIPTION

Great location at the epicenter of the US/Canadian Bridges where commerce is expected to be even stronger upon completion of the Gordie Howe Bridge being built. This site has almost 1/2 acre of land with a former Bar/Grill. The site is surrounded by manufacturing.

Possible assemblage available.

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COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



LAND
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LOCATION INFORMATION

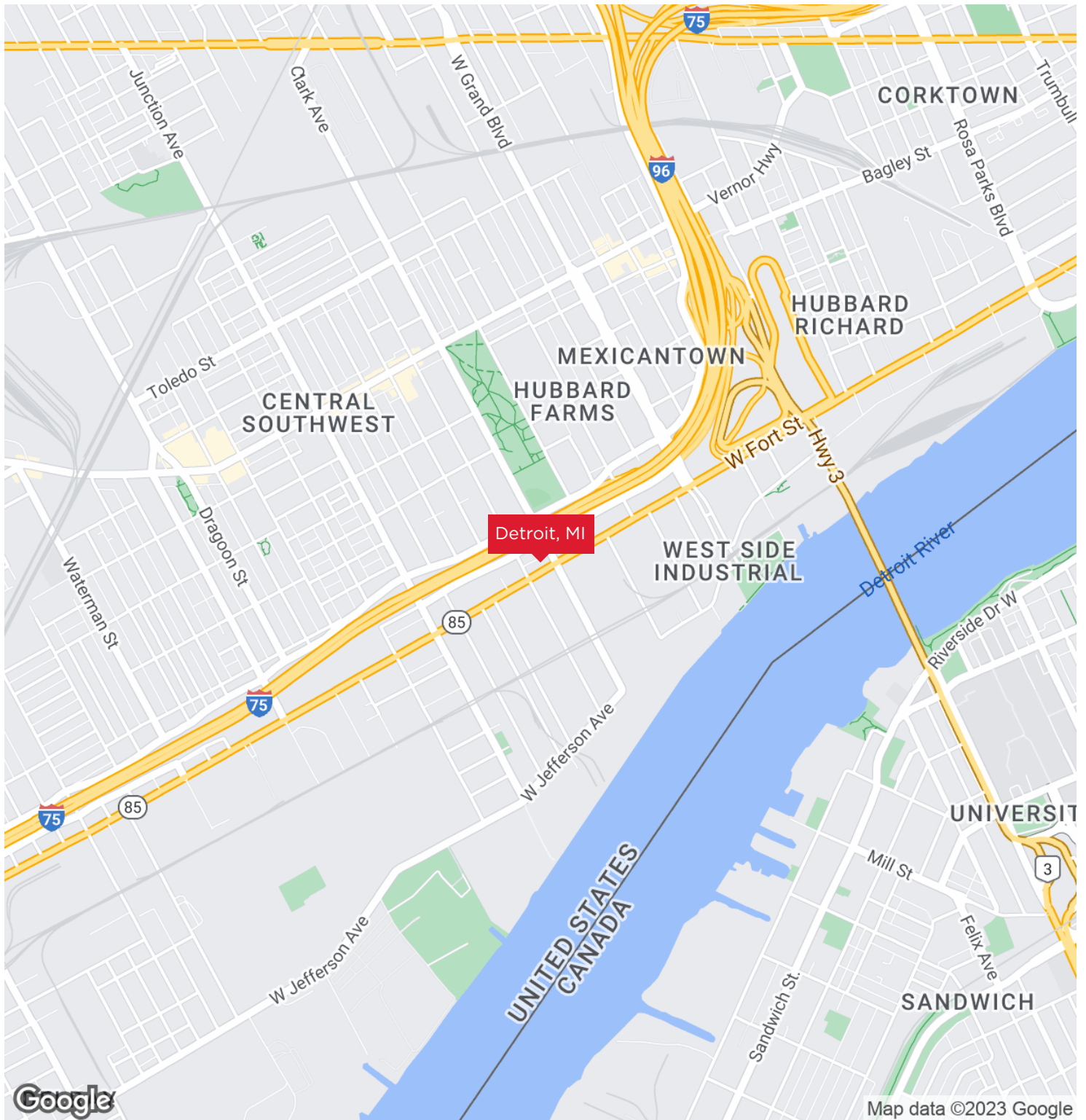
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REGIONAL MAP

LOCATION MAP

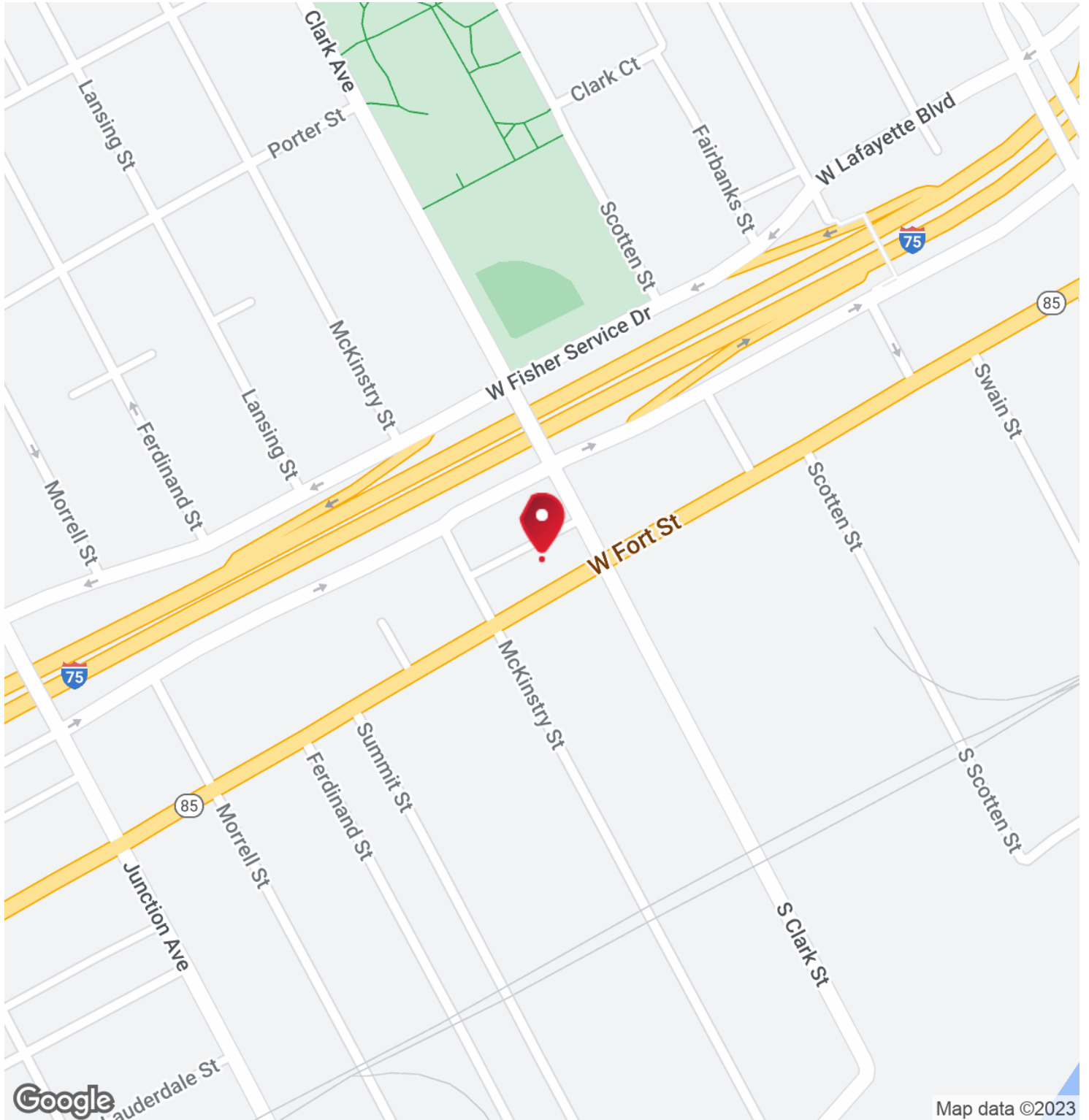
AERIAL MAP

REGIONAL MAP



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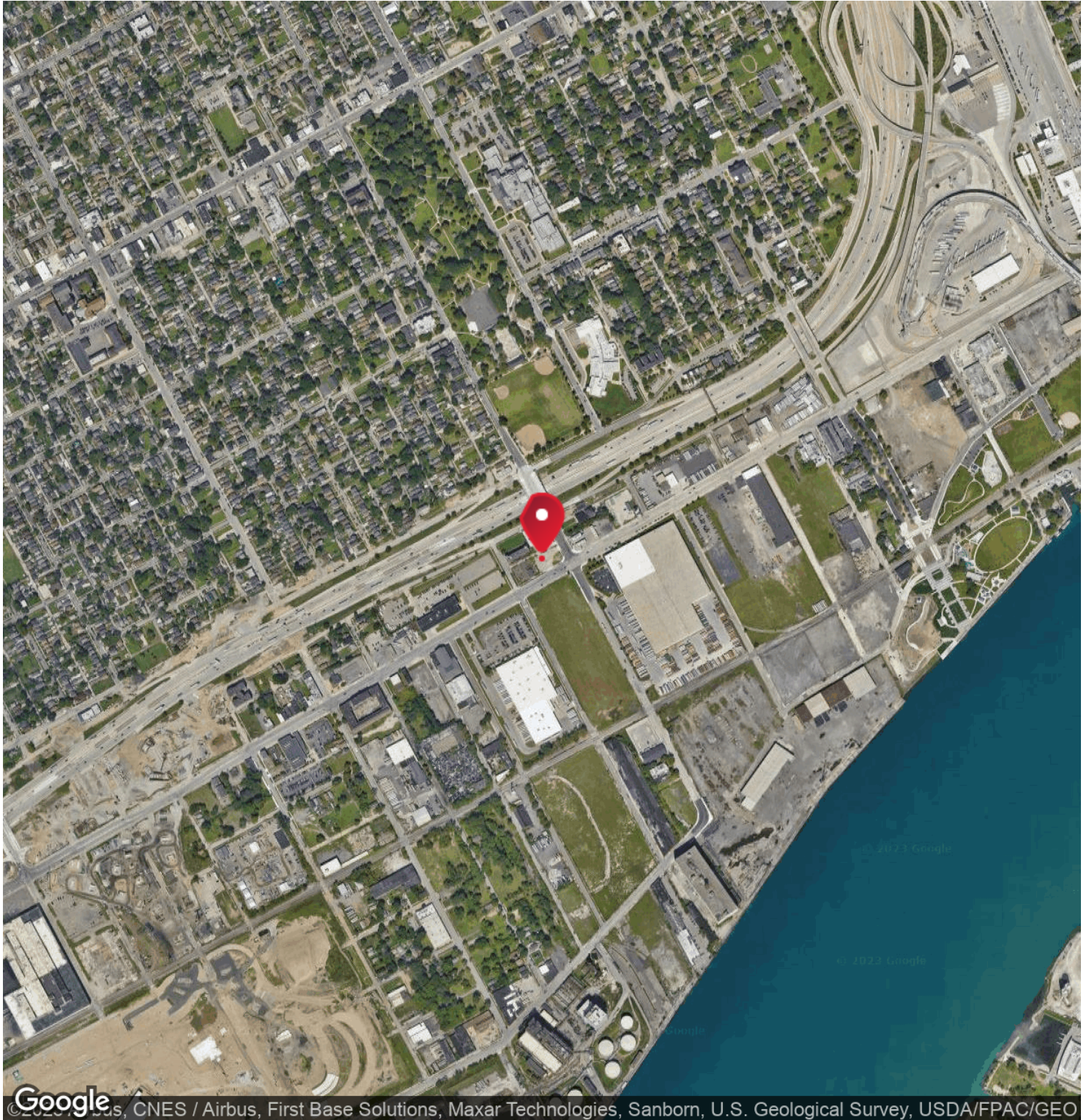
LOCATION MAP



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AERIAL MAP



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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO 1

//ADVISOR BIO 1

**ELLEN MAHONEY**

Principal/Broker

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MI #6504392818

PROFESSIONAL BACKGROUND

Opening a new commercial real estate brokerage (and the first exclusively commercial brokerage for RE/MAX of Southeastern MI) was the perfect next step in my career. After spending over Thirty (30) years working in the Commercial Real Estate and Corporate Law Departments of several prominent law firms; in house with a luxury resort condominium developer; and leading the commercial division of a Birmingham title company, I decided to dive head first into Brokerage.

I recently opened a Detroit location for the purpose of assisting my many developer clients with their projects.

EDUCATION

2015 Michigan Real Estate School Broker's License obtained

1983 Syracuse University Graduate Certificate obtained

1982 State University of New York at Potsdam Bachelor's of Science obtained

1980 Onondaga Community College Associates Degree obtained

MEMBERSHIPS

Commercial Board of Realtors Member and Nominee for Board of Directors

Birmingham Bloomfield Chamber of Commerce Board of Director

State Bar of Michigan Affiliate Member

Advisory Board Member for Life Remodeled, Detroit MI

Former Board Member and Chair of Outreach for Commercial Real Estate Women of Detroit

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