6531
WOODWARD AVE
NEW CENTER

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O'Connor Real Estate is pleased to offer the sale of 6531 Woodward Avenue, located in the retail district of New Center along Woodward Avenue. 6531 Woodward Avenue was built in 1929 as Norwood Theater and was converted to a storefront in 1954, which was later occupied by Saunder’s Fudge & Soda Shop.

6531 Woodward Avenue

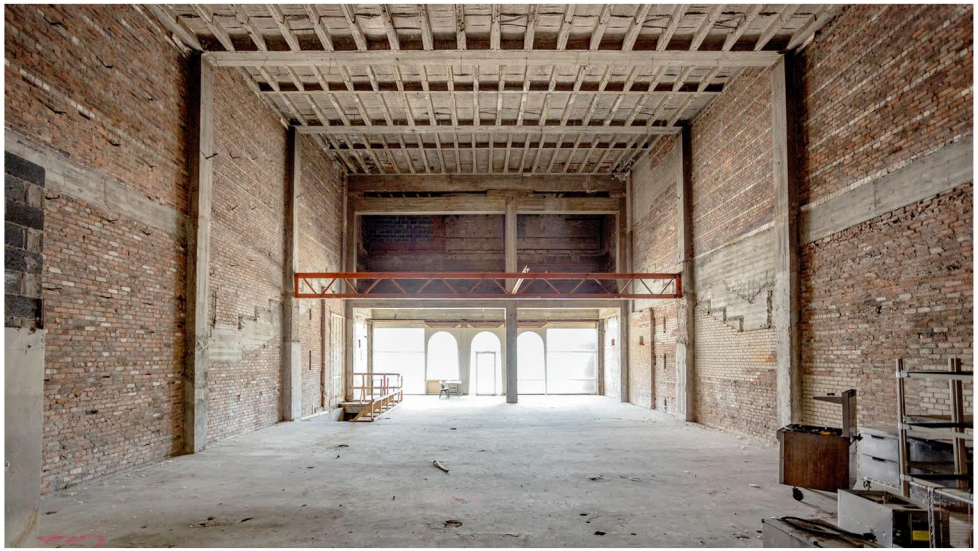
$675,000

3,750 SF **BUILT IN 1929** **B4 ZONING** **OPPORTUNITY ZONE**

6531 Woodward Avenue is located between Grand Boulevard and Milwaukee Avenue in the thriving retail district of New Center. The 3,750 SF building is built from a concrete column and brick construction and features dramatic 30' + ceilings, allowing for the possibility of a second floor. The space also includes a 514 SF mezzanine section and 3,295 SF in the basement. The building has been completely gutted and is ready for redevelopment. The property is zoned B4 and is in the New Center Special District allowing for no parking requirements and grants liquor license usage by right. Phase I and survey are available. All electrical, gas, and water services have been upgraded.

FERNE
THE TEN
Urbanum

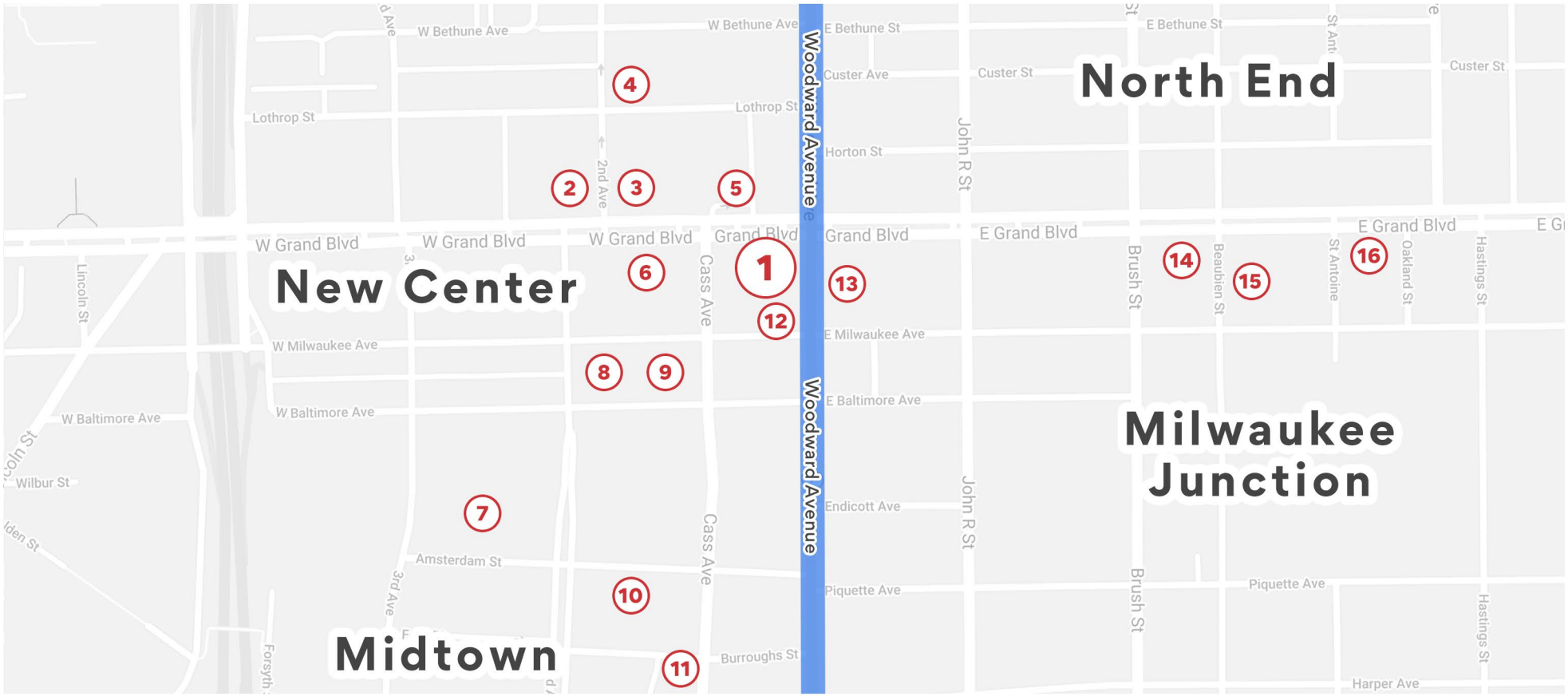
FERNE
TEN



New Center

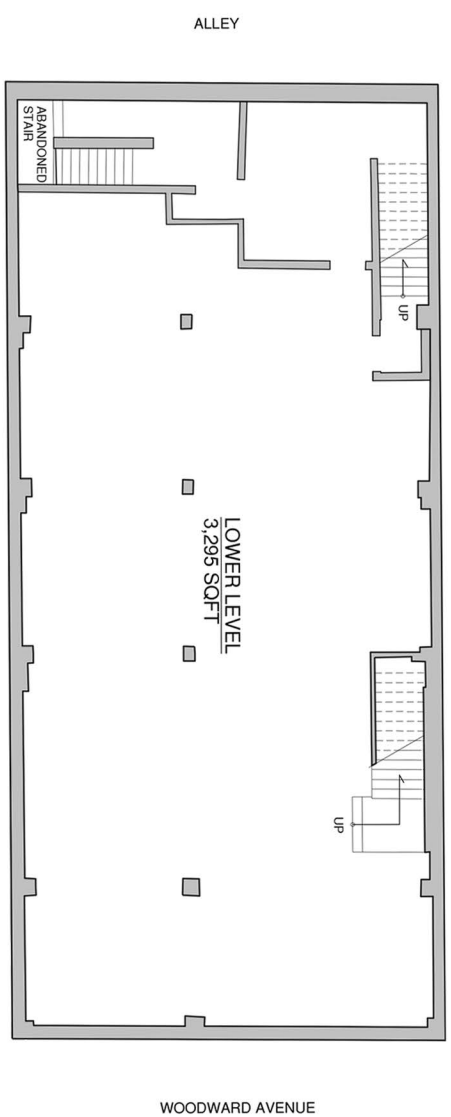
New Center was developed in the 1920s as a business hub that would offer convenient access to both downtown resources and outlying factories. Some historians believe that New Center may be the original edge city—a sub-center remote from, but related to, a main urban core. The descriptor "New Center" derived its name from the New Center News, an automotive focused free newspaper begun in 1933 that continues to operate under the name Detroit Auto Scene. From 1923 to 1996, General Motors maintained its world headquarters in New Center (in what is now Cadillac Place) before relocating downtown to the Renaissance Center; before becoming a division of GM, Fisher Body was headquartered in the Fisher Building.

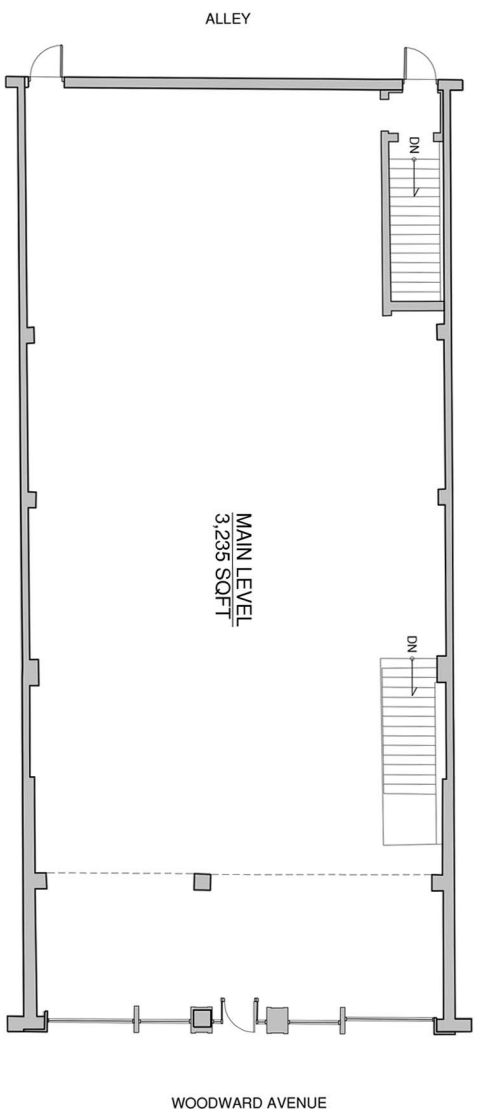
Area institutions and retailers include College for Creative Studies, Detroit Pistons Performance Center, Henry Ford Health System, TechTown, Motown Musem, Q-Line & Penske Tech Center, Third and Grand Development, The Fischer Building, Baltimore Station, Avalon Bakery, Yum Village, Chroma, Kiesling Bar, Ferne, Urbanum, and many more.

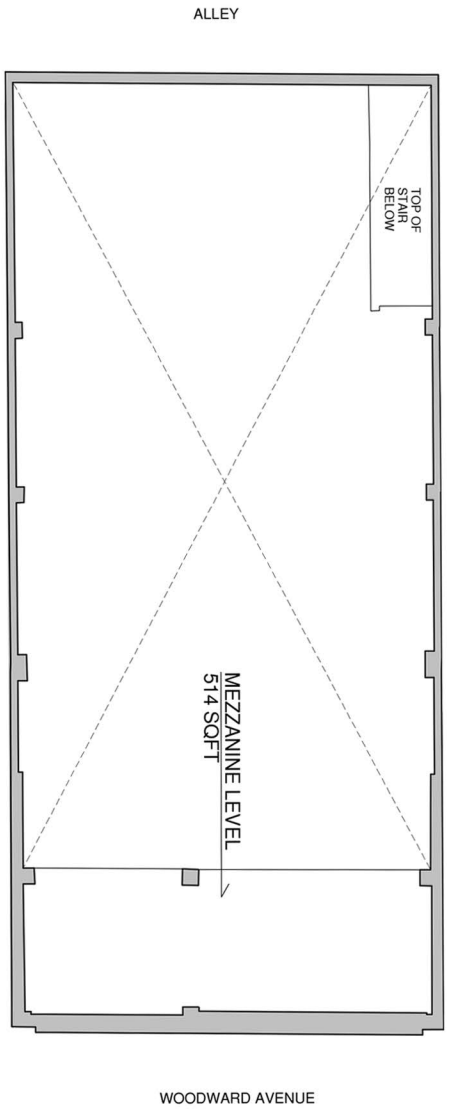


Area Retailers & Institutions

1 6531 Woodward Avenue
2 The Fisher Building
3 New Center One
4 Albert Kahn Building
5 Hotel Saint Regis
6 Cadillac Place
7 Pistons Practice Facility
8 College for Creative Studies
9 Shinola Headquarters
10 TechTown
11 WeWork
12 Lake Trust Credit Union, Ferne Boutique
Ten Nail Bar, Urbanum Home Decor, Supino's
13 Baltimore Station 1, Yum Village, The Duck
Pingree Leather Goods, Room Project Writers'
14 Chroma
15 Chartreuse Concept
Rebuild Group, Kiesling
Clutch & Trottle
16 Method's 25M Development


ALLEY
ABANDONED STAIR
UP
LOWER LEVEL
3,295 SQFT
UP
WOODWARD AVENUE


ALLEY
DN
MAIN LEVEL
3,235 SQFT
DN
WOODWARD AVENUE


ALLEY
TOP OF STAIR BELOW
MEZZANINE LEVEL
514 SQFT
WOODWARD AVENUE

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