



1236

Michigan Avenue

Retail & Land Sale

Corktown
DETROIT



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O'Connor Real Estate

O'Connor Real Estate is pleased to offer the sale of this Corktown retail and land portfolio. This outstanding location sits at the entrance of Corktown along Michigan Avenue. The portfolio consists of the Detroit Institute of Bagels building which is 3,400 SF along Michigan Avenue and .446 total acres of land.



1236 Michigan Avenue Building & Land Sale Corktown

\$1,575,000

3,400 SF | .446 ACRE TOTAL LAND

Corktown portfolio includes 1236 Michigan Avenue, 1231, 1235, and 1249 Beech Street. The retail building is 3,400 SF with approved plans to add an additional 2,400 SF. The land totals .446 acres. This opportunity lends itself well to an owner operator or developer looking to expand on the property's potential.

Detroit Institute of Bagels business and equipment is excluded from the sale.

Portfolio Features

- Opportunity Zone
- Approved plans for 2,400 SF Addition
- Located at the entrance to Corktown on Michigan Avenue
- Approximately 21 on Site Parking Spaces



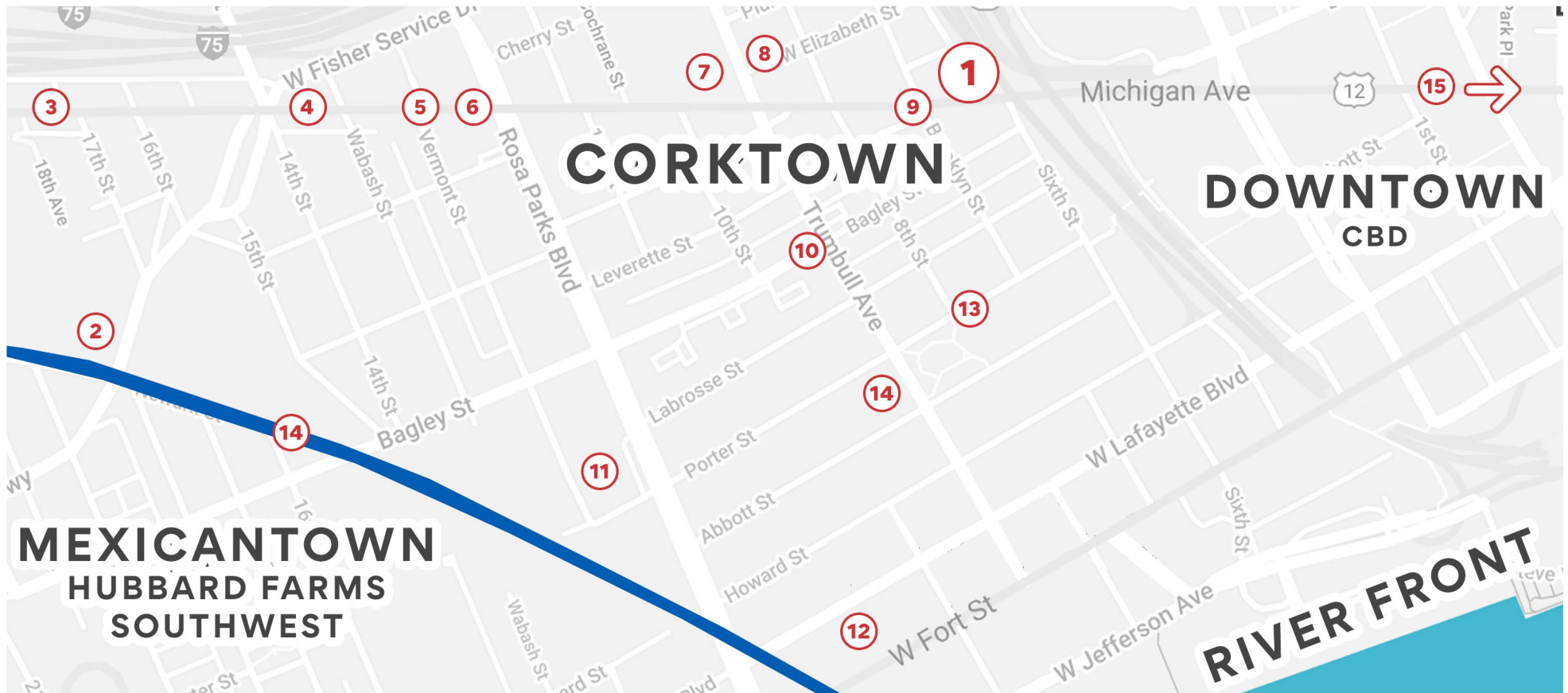




Corktown

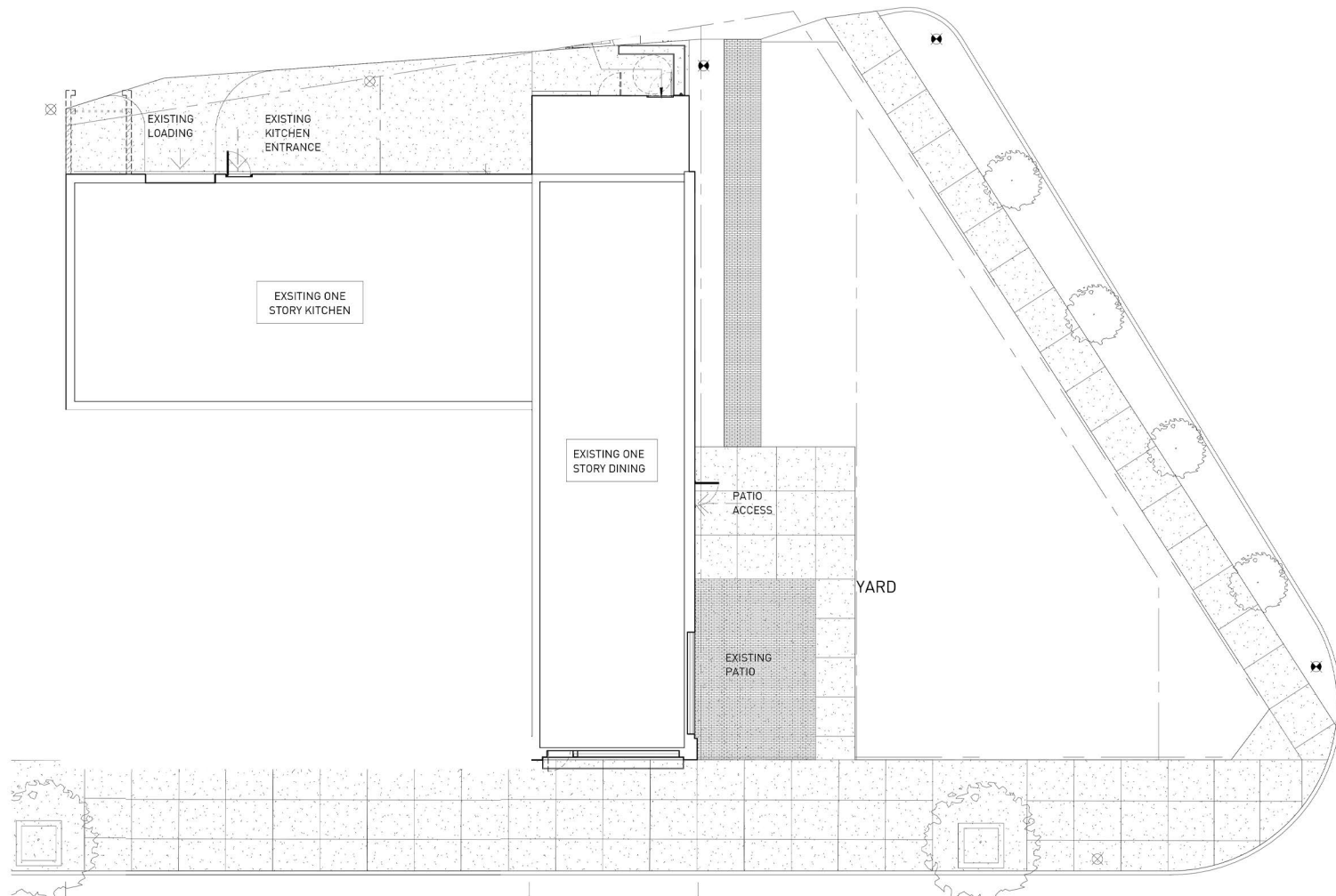
Corktown is a historic district located just west of Downtown Detroit, Michigan. It is the oldest extant neighborhood in the city. The residential section is listed on the National Register of Historic Places and is designated as a City of Detroit Historic District. The neighborhood contains many newer homes and retains some original Irish businesses.

Corktown is located in close proximity to housing in Downtown, Midtown, North Corktown, Southwest Detroit, and Woodbridge -- neighborhoods with new and renovated for-sale and rental housing that appeals to a diverse group of talent - young people, young families, and downsizing empty nesters.



Area Retailers & Institutions

- | | | | |
|---|-----------------------------------|--|--|
| 1 1236 Michigan Avenue | 5 Ima Noodles, MotorCity Wine | 10 Folk Detroit, Mama Co's | 13 Mudgie's Deli, Batch Brewing, |
| 2 Ford's Michigan Central Station | 6 Ford's Factory at Corktown | Mink, Lady of the House | 14 Trumbull + Porter Hotel |
| 3 Takoi, Two James Spirits | 7 The Corner Detroit Apartments | 11 Quicken Loans Data Center | Brew Detroit |
| 4 Slows BBQ, Astro Coffee, O'Connor, LJ's, Mercury Bar, Grandma Bob's | 8 Elton Park : Upscale Apartments | 12 The Assembly / Modern Apartments and Office | 15 1 Mile +/- to General Motors |
| | 9 Brooklyn Street Local | | Quicken Loans, Bedrock, Blue Cross Blue Shield |



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