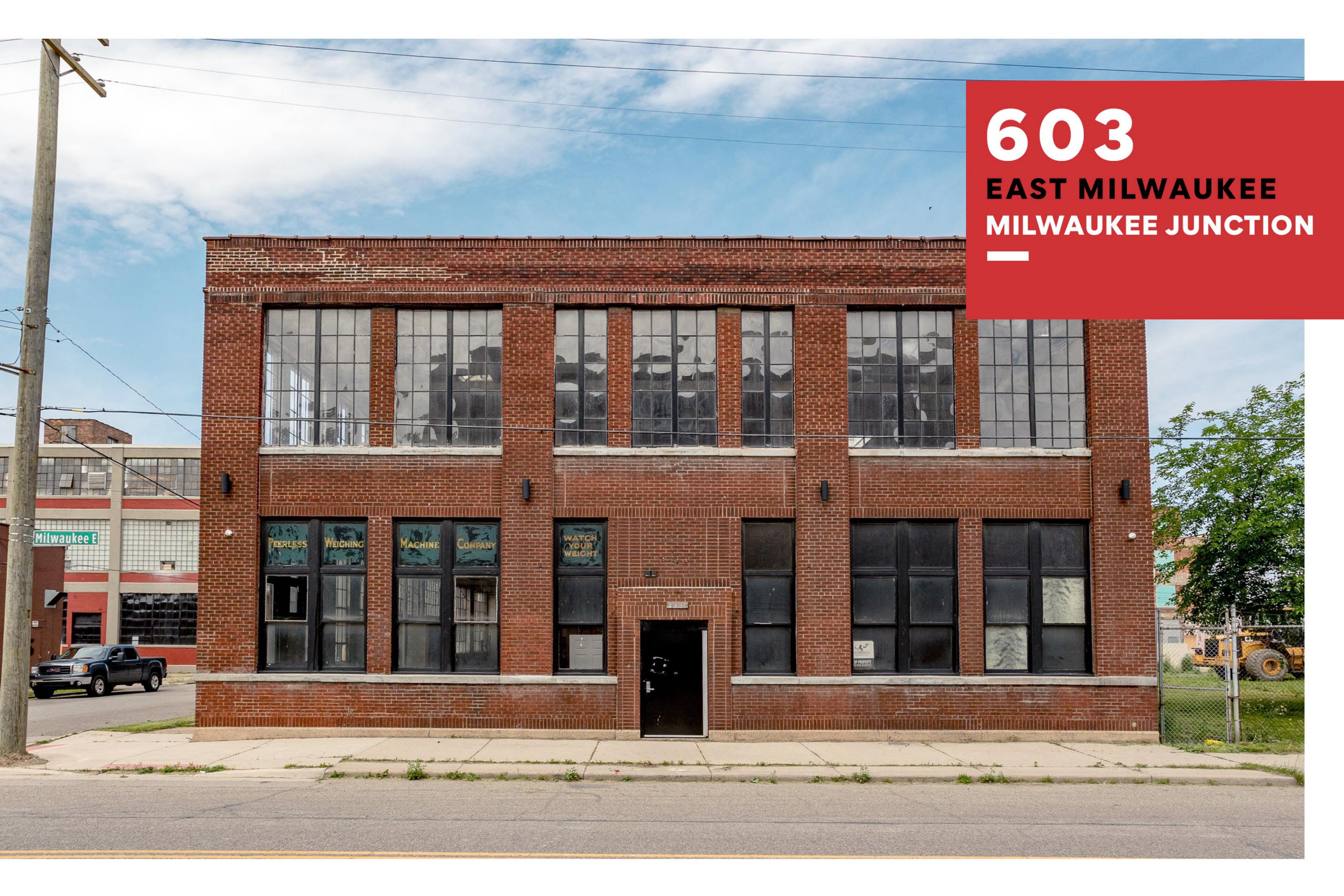


**603**

**EAST MILWAUKEE  
MILWAUKEE JUNCTION**

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Milwaukee E

PEERLESS WEIGHING MACHINE COMPANY

WATCH YOUR WEIGHT

Property  
Overview

**03**

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Property  
Description

**04**

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Exterior Photos

**05**

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Interior Photos

**06**

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Neighborhood  
Information

**07**

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Area Map

**08**

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Contact

**09**

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**O'Connor** Real Estate

O'Connor Real Estate is pleased to offer the sale of 603 East Milwaukee Street a 12,000 SF redevelopment opportunity located in Detroit's Milwaukee Junction neighborhood and walking distance to New Center and Midtown.



## 603 East Milwaukee Milwaukee Junction

**\$1,250,000**

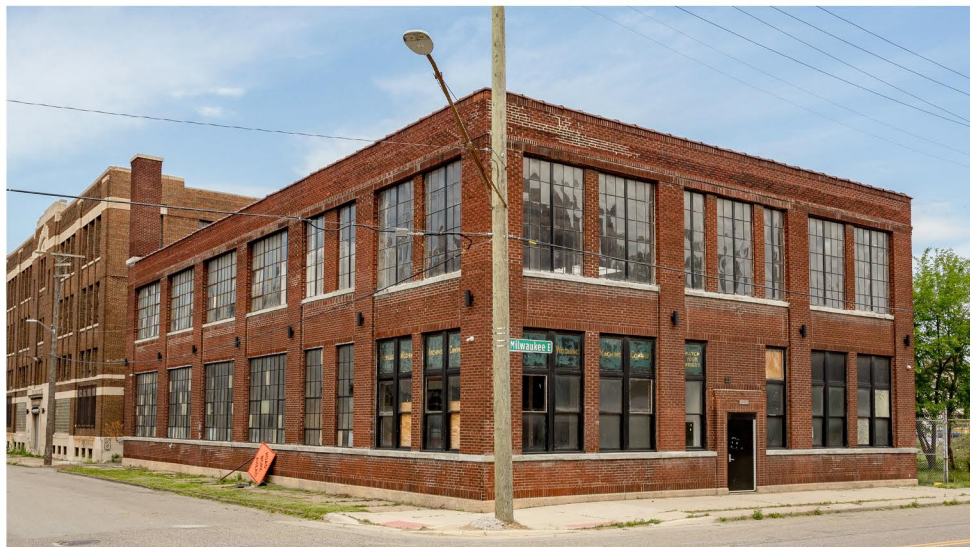
12,000 SF | 4,000 SF LOT | BUILT IN 1926

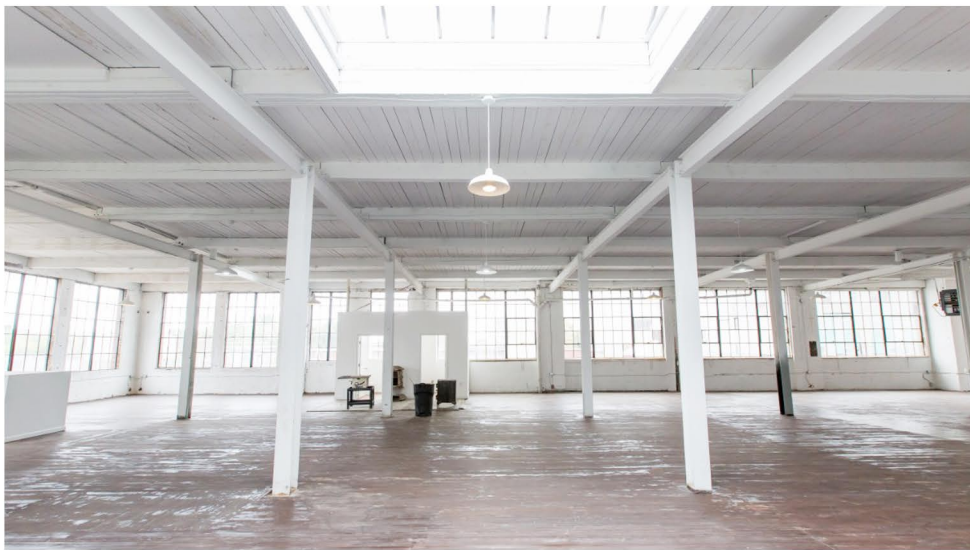
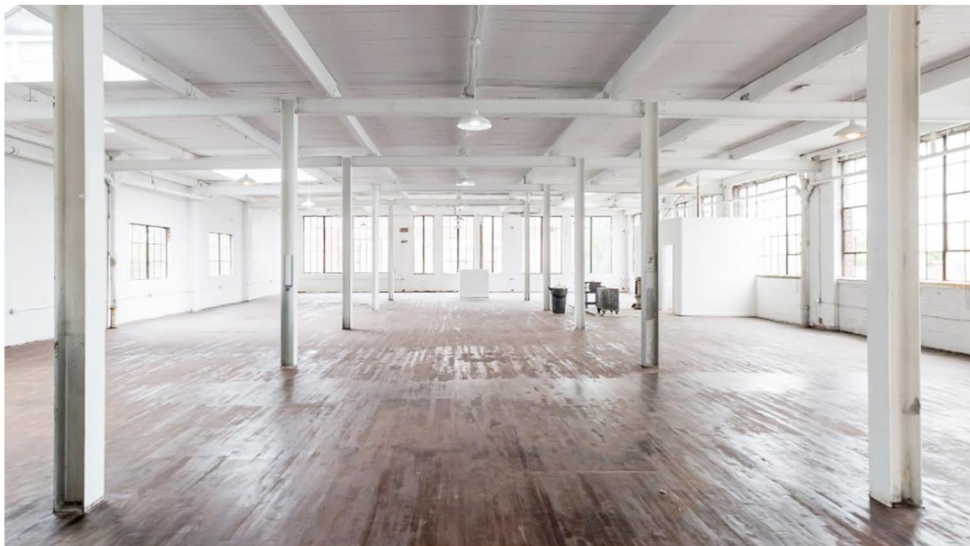
Development opportunity in Detroit's Milwaukee Junction neighborhood. Building features tall ceilings, exposed brick walls, concrete and hardwood floors. Great for condo, office or mixed use development. Sale includes side building and parking lot at 609 East Milwaukee Street.

**The SD2 District** is designed to encourage a complementary mixture of uses including residential, business, and office uses that are compatible in a neighborhood center. It is the purpose of these regulations to encourage mixed-use developments that are compatible with the surrounding area and promote pedestrian activity.

### Building Features

- Opportunity Zone
- SD-2 Zoning
- Ready for Redevelopment
- Tall Ceiling Height
- Within 1 block of over 45M in new development



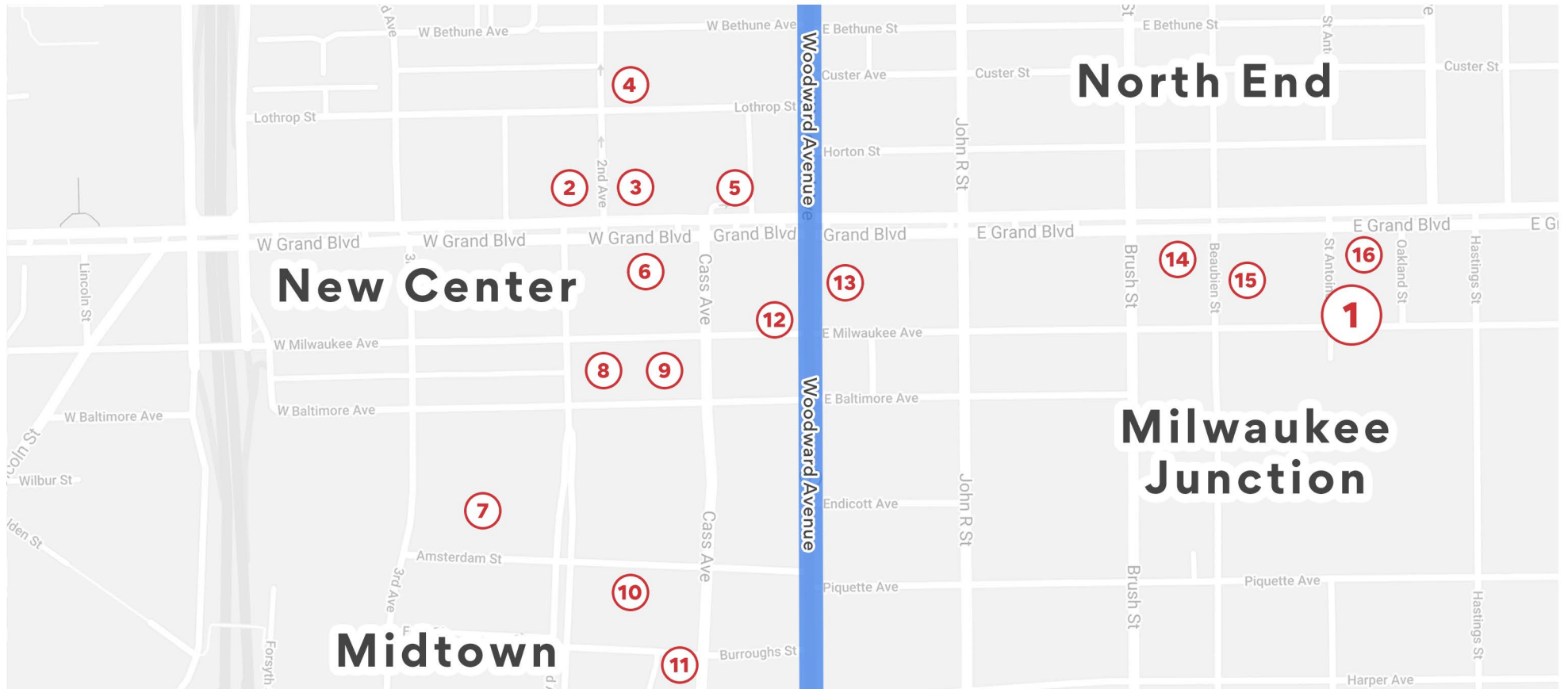




## Milwaukee Junction & New Center

The heart of 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. Both Cadillac Place and the Fisher Building are National Historic Landmarks. In addition to the government and commercial offices along Woodward and Grand Boulevard, New Center contains the Fisher Theatre, the Hotel St. Regis, the Henry Ford Hospital, restaurants, and residential areas.

The Milwaukee Junction neighborhood was constructed in the 1890s to encourage industrial expansion in what was then the far northern section of Detroit. The area was originally a producer of wooden horse carriages, but it soon became a hub of early auto body manufacturing, providing steel frames for the fledgling auto manufacturers. Fisher Auto Body, having a significant presence here, with both Plant 21 and Plant 23 on Piquette Street alone, originally produced wooden horse carriages and was one of the early companies to supply steel auto bodies.



## Area Retailers & Institutions

- 1 603 East Milwaukee
- 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



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