



133

**EAST GRAND BLVD
ISLANDVIEW**

29 UNITS

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O'Connor Real Estate

O'Connor Real Estate is pleased to offer the sale of the Wilner's Arms building located at 133 East Grand Boulevard. The 29 unit apartment building is located in Detroit's Islandview neighborhood and Detroit's nearest dwelling to Belle Isle.



133 East Grand Boulevard Islandview

\$1,275,000

29 UNITS | 13,282 SF | BUILT IN 1927

Wilner's Arms is a 29 Unit redevelopment opportunity located on East Grand Boulevard and East Jefferson Avenue in Islandview just steps away from the Belle Isle bridge. 19 of 29 units are currently vacant allowing for immediate redevelopment. The building is comprised (14) 1 bedroom and (15) studio units.

Building Features

- Opportunity Zone
- High Efficiency Units
- Ready for Redevelopment
- 7,000 SF Parking Lot



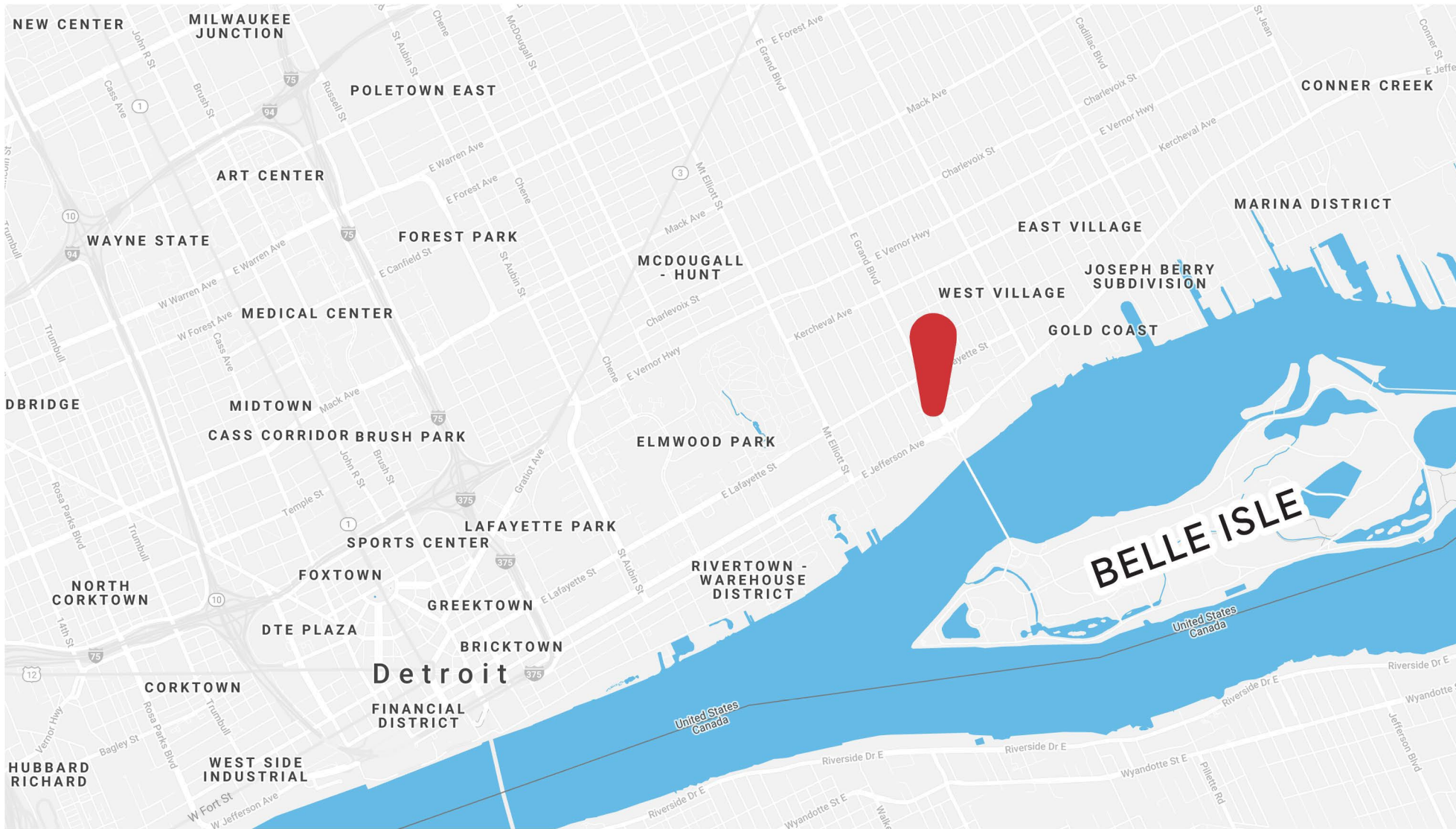




Islandview & West Village

Just west of West Village, Islandview is named for its proximity to Detroit's island park, Belle Isle. The neighborhood is bound by Jefferson on the south, Mack to the north, Mt. Elliott to the west and Baldwin Street on the east. Historic single- and multi-family homes, apartments and rowhouses populate the eastern end of the neighborhood.

West Village is a historic district roughly bounded by Jefferson, Kercheval, Parker, and Seyburn Avenues in Detroit, Michigan. Adjacent to the west is the Islandview neighborhood, and adjacent to the east is Indian Village. West Village is a primarily residential neighborhood containing 275 single and two-family houses, thirty apartment buildings, and about twenty commercial structures spread over 20 square blocks. Buildings are uniformly set back from the curb, and a great number of architectural styles are represented, including frame Queen Anne houses, and Tudor, Colonial Revival, and Mediterranean Revival houses as well as Georgian Revival and Jacobean apartment buildings. The neighborhoods of Islandview and West Village continues to evolve, as illustrated by the number of condominium, retail, and rental developments that have been built in the vicinity, as well as high-end restaurants. These restaurants include Marrow, Detroit Vegan Soul, Craft Work, and Red Hook.



Rent Roll & Financials

Apt #	Unit Type	SF	Current Rent
104	1 Bed	N/A	\$ 300
108	1 Bed	N/A	\$ 550
201	1 Bed	N/A	\$ 625
204	1 Bed	N/A	\$ 500
206	Studio	N/A	\$ 300
208	1 Bed	N/A	\$ 550
301	1 Bed	N/A	\$ 450
304	1 Bed	N/A	\$ 500
307	1 Bed	N/A	\$ 550
308	1 Bed	N/A	\$ 300
Expenses		Totals	
Gas	\$ 13,000	Gross Income	\$ 55,500
Electric	\$ 6,000	Total Expenses	\$ 47,081
Insurance	\$ 9,500	NET Operating Income	\$ 8,419
Taxes	\$ 4,581		
Water / Sewage	\$ 14,000		

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