



68

**EAST PHILADELPHIA
NORTH END**

**—
5 UNITS**

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O'Connor Real Estate

O'Connor Real Estate is pleased to offer the sale of 68 East Philadelphia Street, a 5 unit redevelopment opportunity located in the North End neighborhood of Detroit and within walking distance to New Center and Techtown.



68 East Philadelphia North End | 5 Units

\$350,000

5,308 SF | BUILT IN 1900 | OPPORTUNITY ZONE

68 East Philadelphia Street is 5 unit apartment building comprised of (2) three bedroom units on the first floor, (2) three bedroom units on the second floor, and (1) two bedroom unit on the third floor. The building is constructed of all brick with a limestone facade. The building is ready to be finished and features a new roof, all new windows and has been gutted to the studs. 68 East Philadelphia Street is positioned across Philadelphia Street from The Hague, a 36 unit loft apartment development, and next door large apartment building redevelopment.



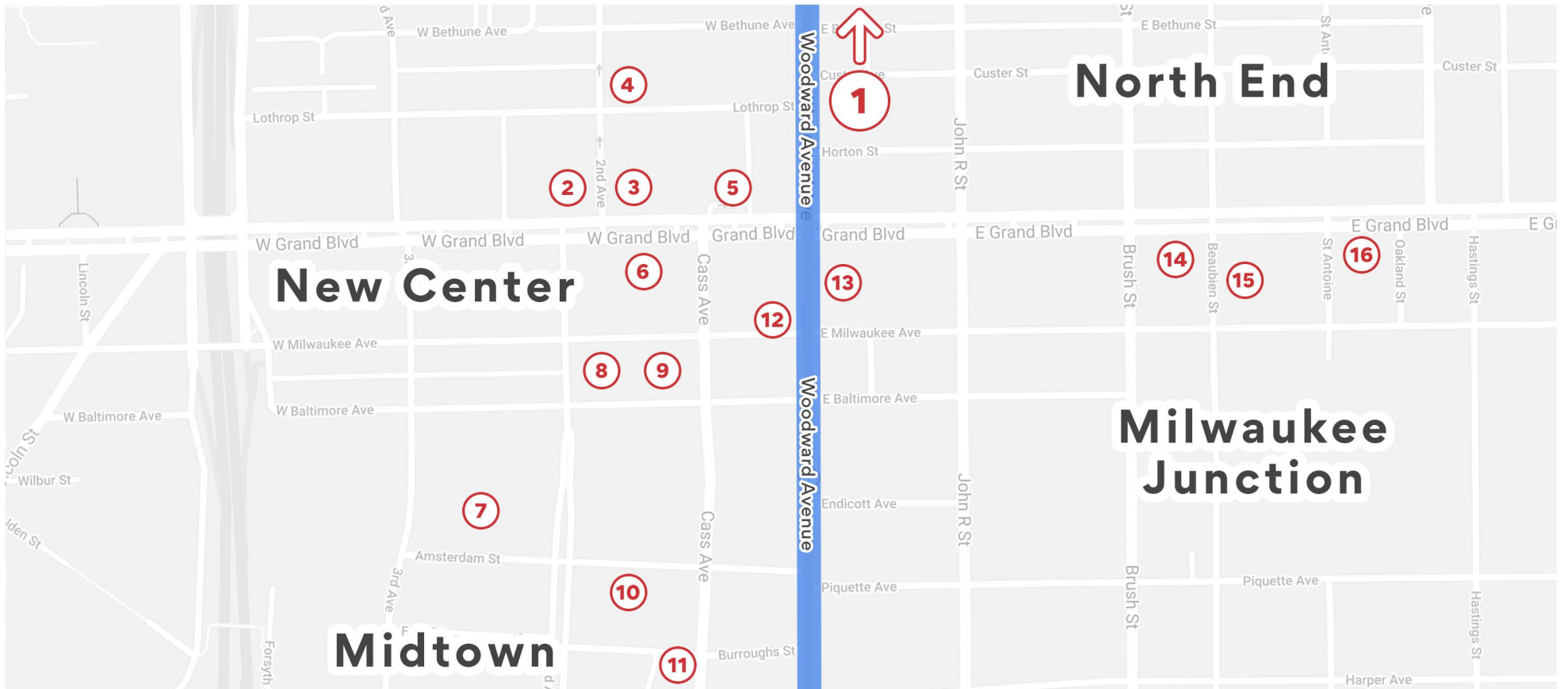




New Center & North End

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 Museum, 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 68 E Philadelphia (.5 Miles) | 6 Cadillac Place | 11 WeWork | 14 Chroma |
| 2 The Fisher Building | 7 Pistons Practice Facility | 12 Lake Trust Credit Union, Ferne Boutique | 15 Chartreuse Concept |
| 3 New Center One | 8 College for Creative Studies | Ten Nail Bar, Urbanum Home Decor, Supino's | Rebuild Group, Kiesling |
| 4 Albert Kahn Building | 9 Shinola Headquarters | 13 Baltimore Station 1, Yum Village, The Duck | Clutch & Trottle |
| 5 Hotel Saint Regis | 10 TechTown | Pingree Leather Goods, Room Project Writers' | 16 Method's 25M Development |

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