



**269**

**WATSON STREET**

**BRUSH PARK**

**FOR SALE**

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**O'Connor** Real Estate

Originally part of a French ribbon farm, Brush Park was developed in the 1950s as an upscale residential neighborhood for Detroit's elite citizens by entrepreneur Edmund Askin Brush. Dozens of Victorian mansions were built there during the final decades of the 19th century, and Brush Park was nicknamed "Little Paris" for its elegant architecture. Currently experiencing sweeping restorations to its historic buildings, the neighborhood is luring new residents. With its incredibly convenient location to local draws and entertainment, along with the combination of a robust residential marketplace with condo sales above \$400/SF, this opportunity represents an outstanding development opportunity poised to take advantage of neighborhood upside potential.



# 269 Watson Street

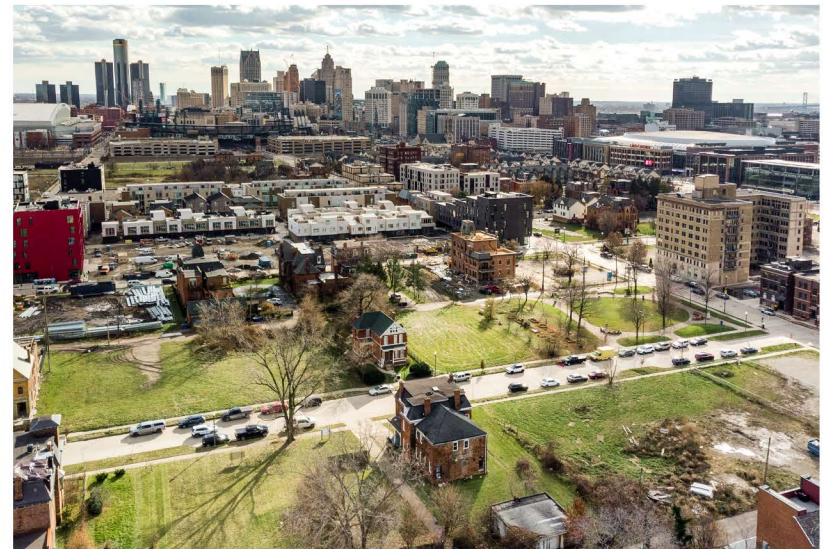
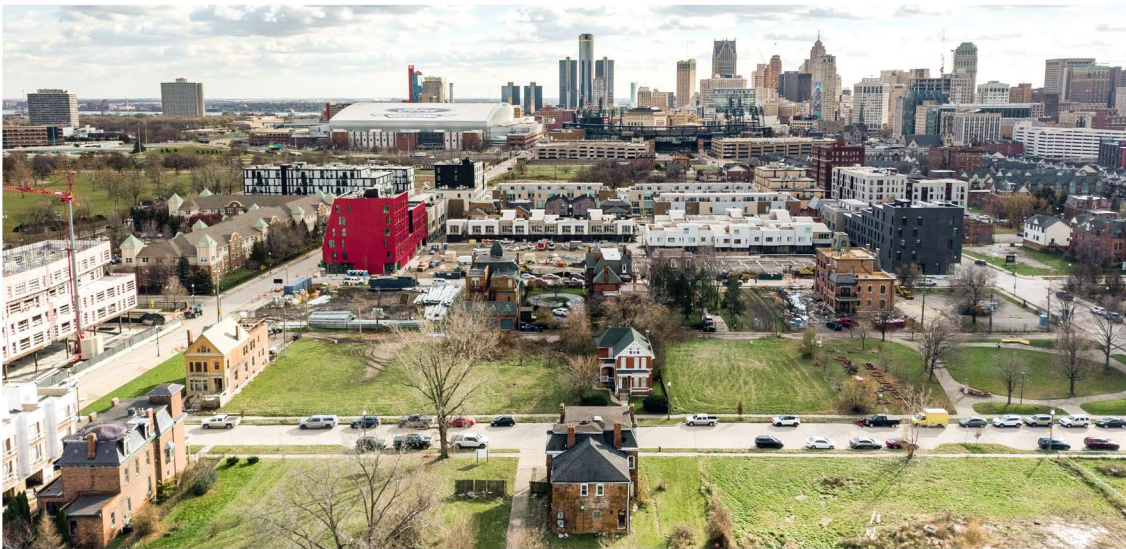
## Brush Park

**\$750,000**

7 Units | 4,059 Square Feet | Opportunity Zone

Built in 1885, 269 Watson Street is an historic, brick development opportunity with architectural plans to create seven apartment units. The beautiful Victorian building is located one block off Woodward in Brush Park within walking distance to Little Caesars Arena, the QLine, Bedrock's City Modern, Central Business District, Whole Foods and the site for the new Target.

1st Floor Size	1,636 SF
2nd Floor Size	1,591 SF
3rd Floor Size	832 SF
Lot Dimensions	50' x 150'
Total Lot Size	7,500 SF
APN	01000765
Number of Units	7
Zoning	Planned Development District



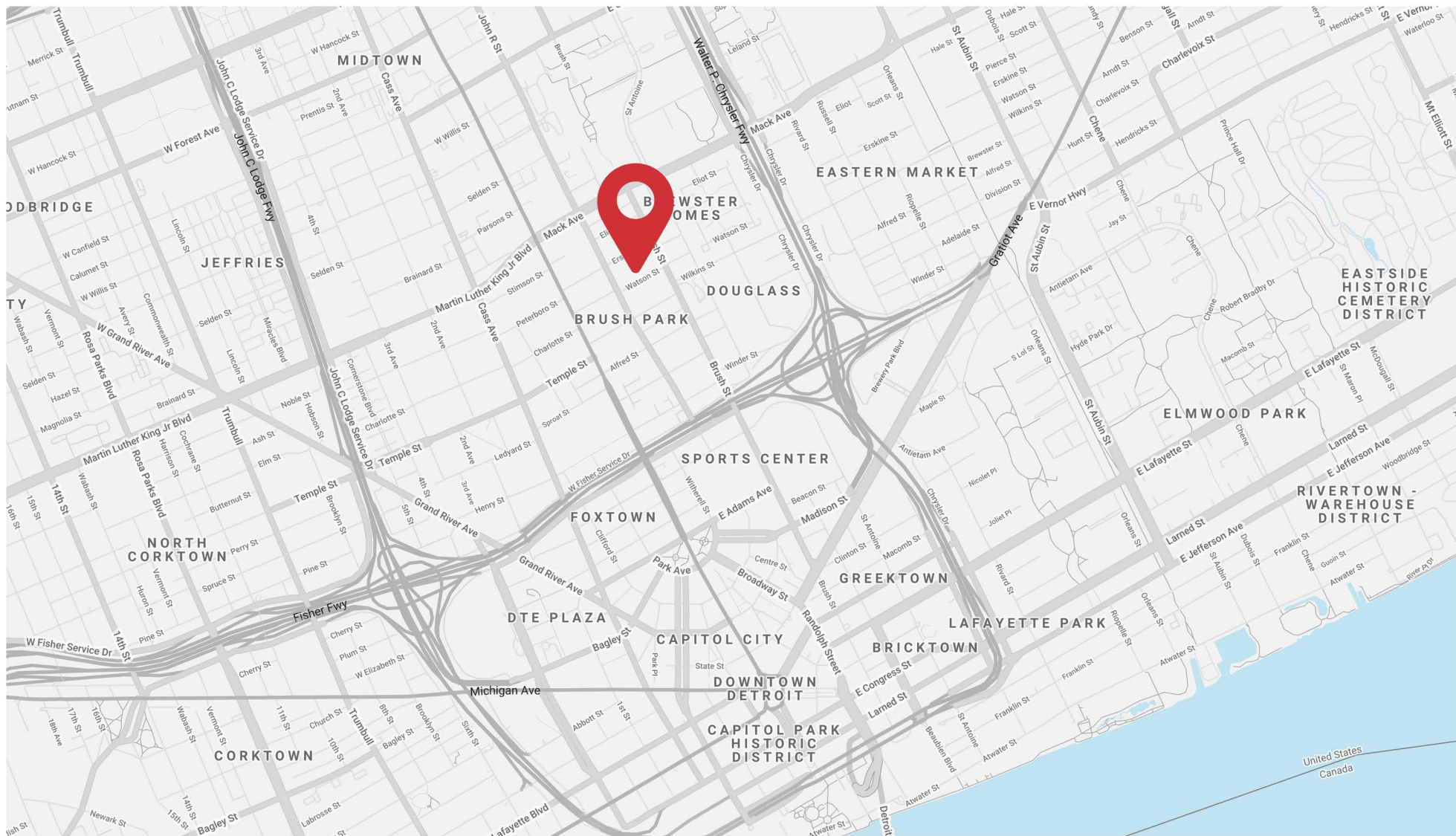


## Brush Park

The Brush Park Historic District, frequently referred to as simply Brush Park, is a 22-block neighborhood located within Midtown Detroit, Michigan and designated by the city. It is bounded by Mack Avenue on the north, Woodward Avenue on the west, Beaubien Street on the east, and the Fisher Freeway on the south. The Woodward East Historic District, a smaller historic district completely encompassed by the larger Brush Park neighborhood, is located on Alfred, Edmund, and Watson Streets, from Brush Street to John R. Street, and is recognized by the National Register of Historic Places.

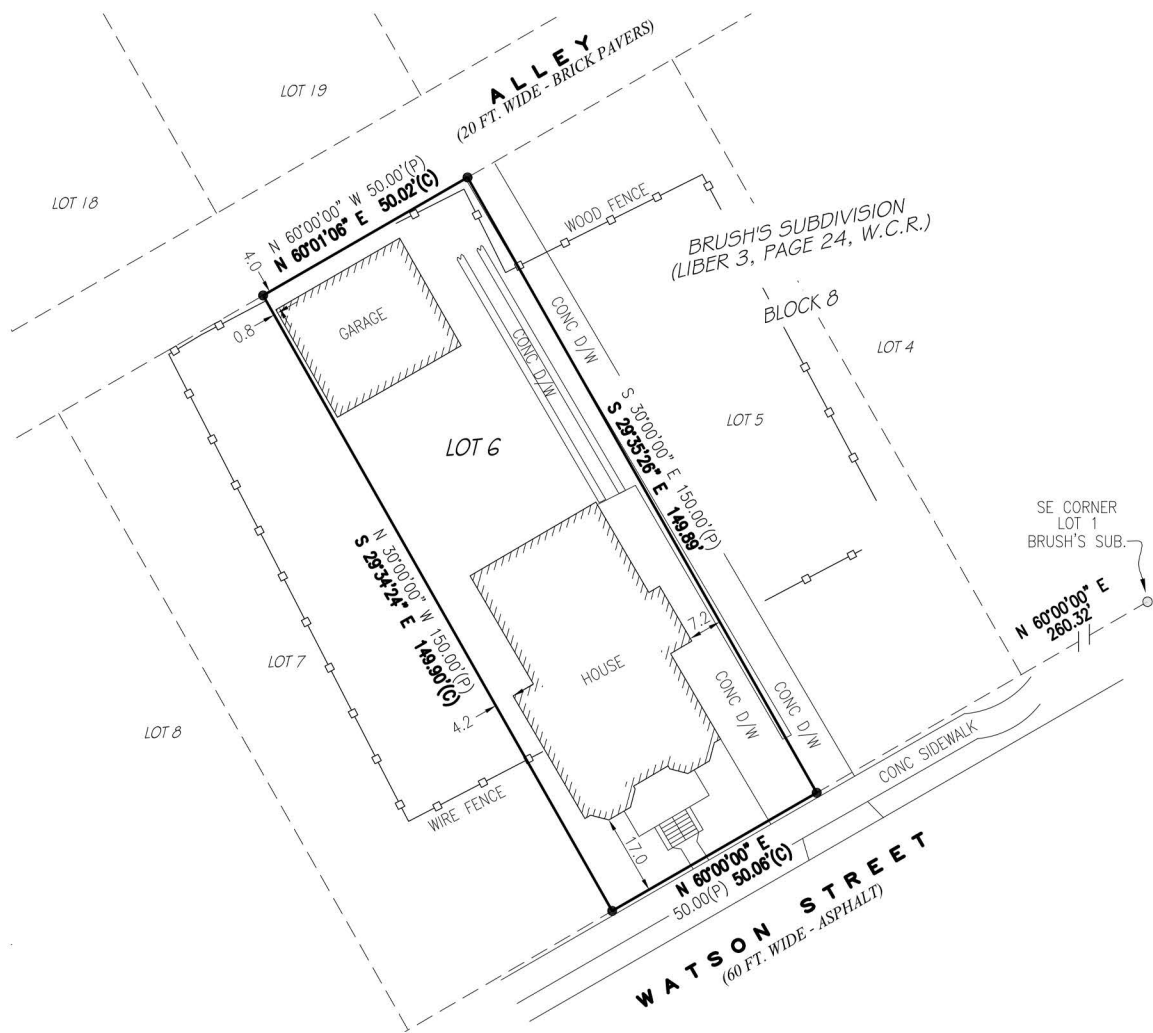


269 WATSON STREET - BRUSH PARK





# 269 WATSON SURVEY



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