4133
WOODWARD AVENUE
MIDTOWN

—

FOR SALE

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O’Connor Real Estate is pleased to present the sale of 4133 Woodward -- a rare opportunity to buy an asset on Woodward Avenue in the heart of Midtown. Perfectly sited, this gorgeous 1920s Victorian building sits a large lot anchoring the prime corner of Woodward and Willis. Walkable to Detroit’s hotspots and entertainment, and offering flexible retail and residential floor plans, 4133 Woodward will demand top market rents and condo sales.

4133 Woodward Avenue

Midtown

$6,750,000

26,000 SF | .87 ACRES | OPPORTUNITY ZONE

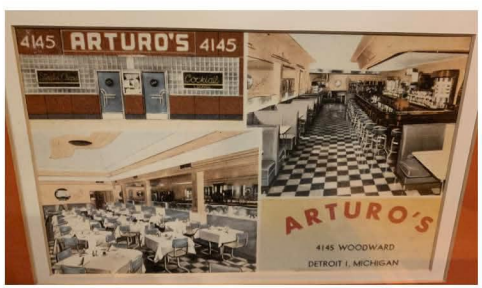
Anchoring the corner of Woodward Avenue and Willis, 4133 Woodward is perfectly situated in the heart of Midtown, one of Detroit's most desirable and walkable neighborhoods. Due to the large lot size and incredible location--footsteps from some of Detroit's biggest entertainment and dining draws--4133 Woodward can demand top-of-the-market rents and condo sales with prime Woodward Avenue retail. Offering more than 360 feet of highly-visible street frontage and a .78 acre total lot size. Built in 1920 and at 26,000 square feet, the Victorian-style building features extensive charming architectural detail and ornate facade elements. Currently, the first floor houses three vacant retail spaces with flexibility for eight spaces in total and the second floor features walk-up-style residential lofts.

Number of Stories	2
Parking Spaces	50 +
Potential Apartments	8-16
Total Lot Size	.87 Acres
Zoning	SD-2

4100 Block of Woodward

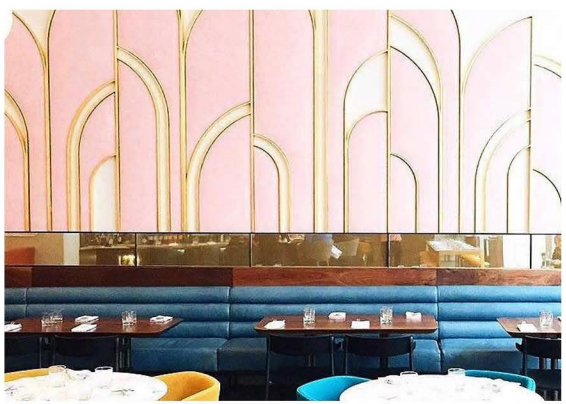
Arturo's Restaurant

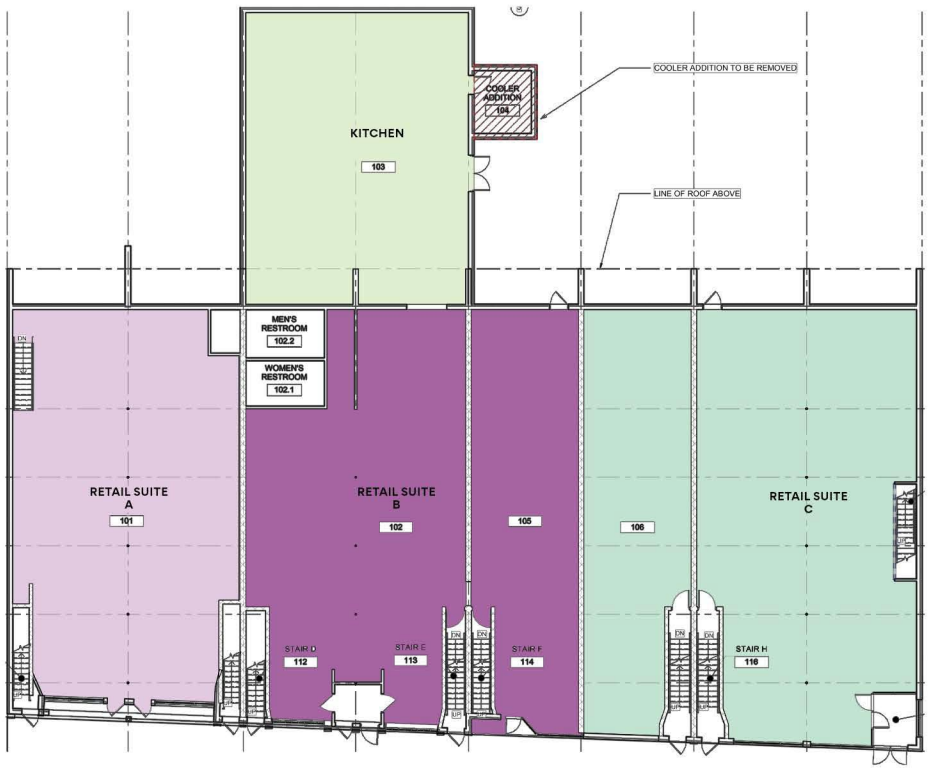
The 4100 block of Woodward Ave. has been a Mixed-Use Commercial/Residential building since it was first constructed in the early 20th century. However, it is believed that the last residential tenants moved out of the upper floors in the late 1960's. The building has hosted a variety of commercial tenants during its long life, most recently a Flower Shop, a Restaurant and a Liquor Store. The second floor has been entirely abandoned for over 50 years. The building has load- bearing masonry exterior walls, interior masonry tenant separations, wood floor and roof joists as well as wood interior non beaing-wall construction. New steel structure has been added to replace some of the original interior masonry components over the years. The second floor windows, and the exterior brick masonry are original to the building. All of the first floor store-fronts as well as a 1- story kitchen addition at the building's rear were installed after 1970. The building's footprint measures 14,200 square feet.



GROUND FLOOR EXISTING FLOOR PLAN

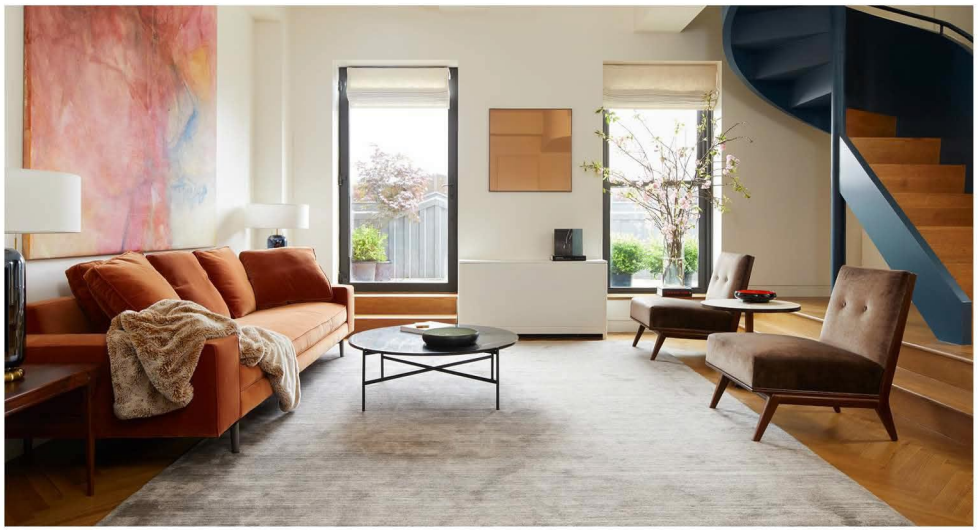
MODERN ART DECO RESTAURANT CONCEPT

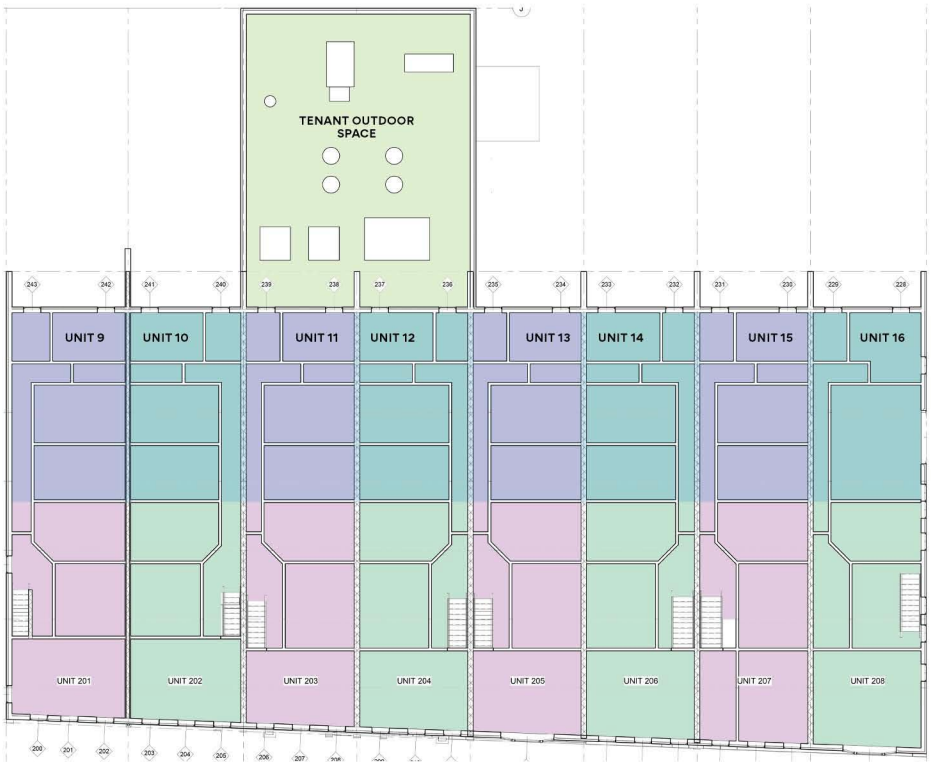




SECOND FLOOR EXISTING FLOOR PLAN

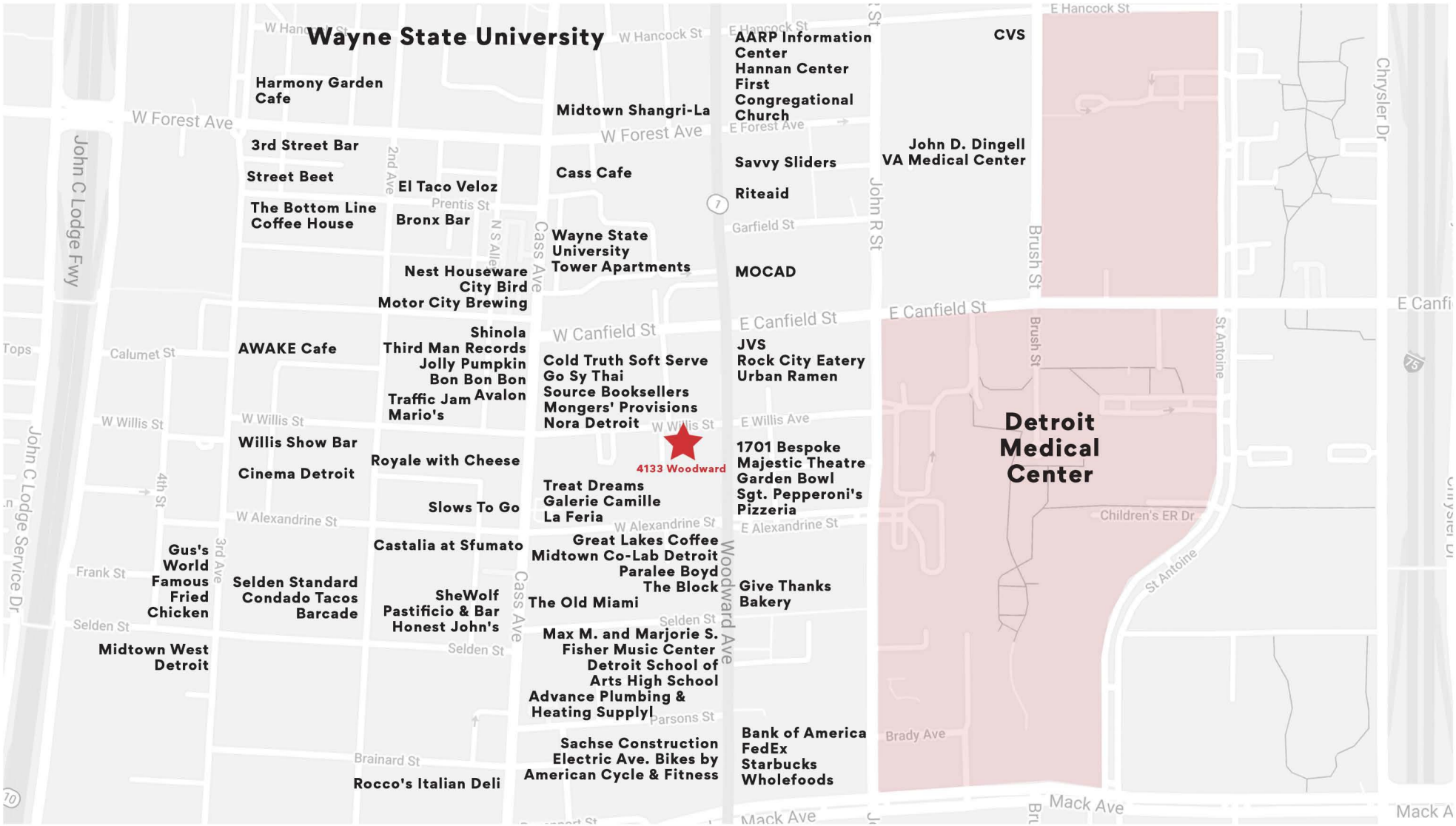
MODERN APARTMENT CONCEPT





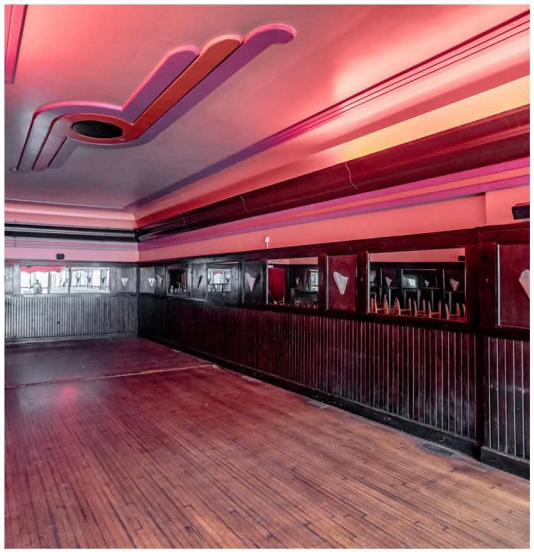
Midtown Detroit

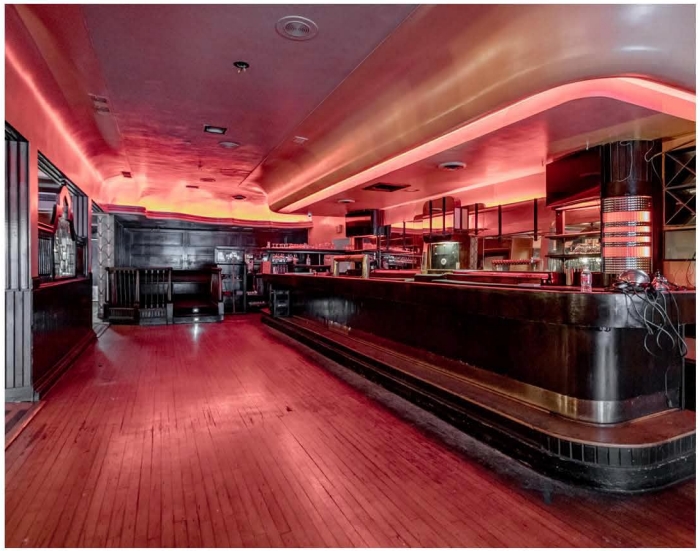
The Midtown area is a general mixed-use community area of neighborhoods containing successive waves of development that have transformed the area multiple times since it was first platted. The neighborhoods are dominated by the thoroughfare of Woodward Avenue, which runs north and south through the heart of Midtown. Many Detroiters still refer to the neighborhood as Cass Corridor, which got its name from the Cass Corridor artist movement that took hold and flourished here in the 60s and 70s.

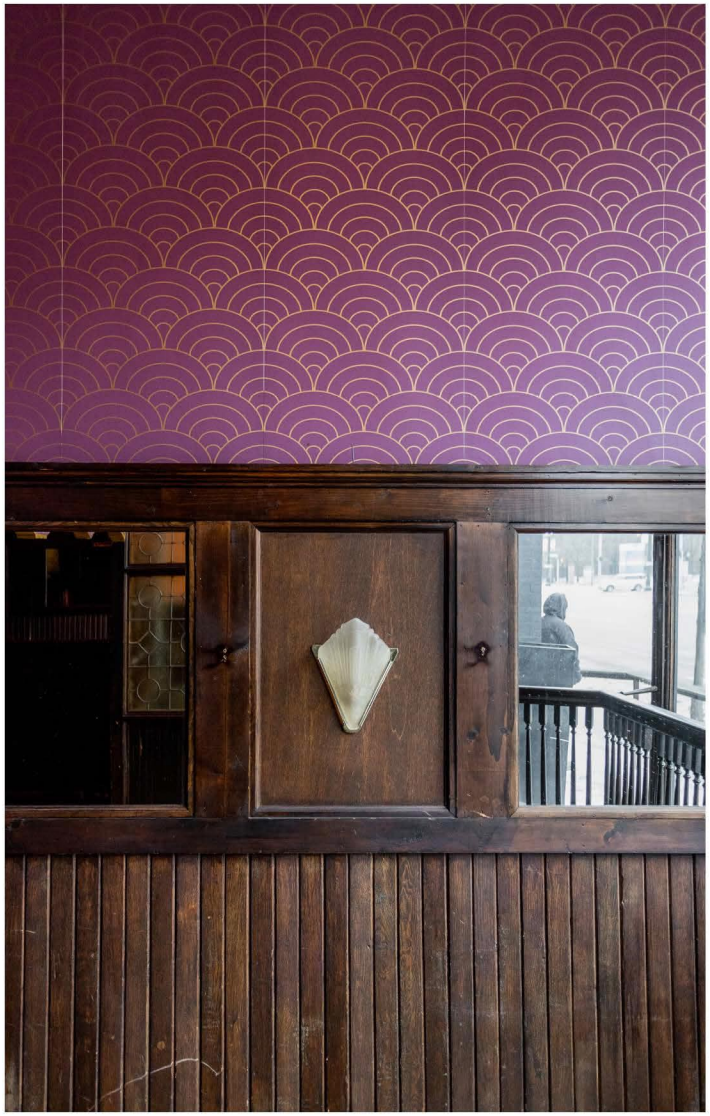

Wayne State University
Harmony Garden Cafe
3rd Street Bar
Street Beet
The Bottom Line Coffee House
El Taco Veloz
Bronx Bar
Midtown Shangri-La
Cass Cafe
Wayne State University Tower Apartments
Nest Houseware
City Bird
Motor City Brewing
Shinola
Third Man Records
Jolly Pumpkin
Bon Bon Bon
Avalon
Traffic Jam
Mario's
AWAKE Cafe
Cold Truth Soft Serve
Go Sy Thai
Source Booksellers
Mongers' Provisions
Nora Detroit
Willis Show Bar
Cinema Detroit
Royale with Cheese
Slows To Go
Treat Dreams
Galerie Camille
La Feria
Castalia at Sfumato
Great Lakes Coffee
Midtown Co-Lab Detroit
Paralee Boyd
The Block
The Old Miami
SheWolf
Pastificio & Bar
Honest John's
Selden Standard
Condado Tacos
Barcade
Gus's World Famous Fried Chicken
Midtown West Detroit
Max M. and Marjorie S. Fisher Music Center
Detroit School of Arts High School
Advance Plumbing & Heating Supply!
Sachse Construction
Electric Ave. Bikes by American Cycle & Fitness
Rocco's Italian Deli
4133 Woodward
AARP Information Center
Hannan Center
First Congregational Church
Savvy Sliders
Riteaid
MOCAD
JVS
Rock City Eatery
Urban Ramen
1701 Bespoke
Majestic Theatre
Garden Bowl
Sgt. Pepperoni's Pizzeria
Give Thanks Bakery
Bank of America
FedEx
Starbucks
Wholefoods
CVS
John D. Dingell VA Medical Center
Detroit Medical Center
W Forest Ave
W Hancock St
E Hancock St
E Forest Ave
Prentis St
Garfield St
W Canfield St
E Canfield St
W Willis St
E Willis Ave
W Alexandrine St
E Alexandrine St
Selden St
Parsons St
Brainard St
Mack Ave
Brady Ave
Children's ER Dr
John C Lodge Fwy
John C Lodge Service Dr
Woodward Ave
Cass Ave
John R St
Brush St
St Antoine
Chrysler Dr
2nd Ave
3rd Ave
4th St
N S Alley
Calumet St
Frank St
Tops

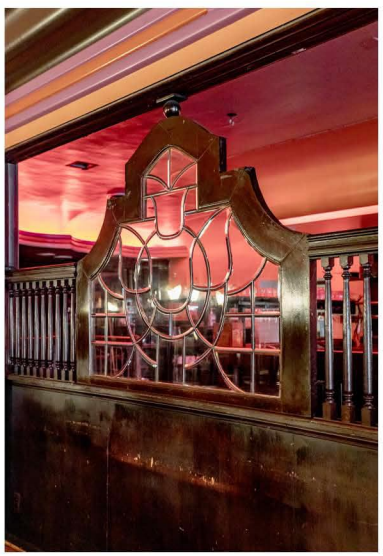
4133 WOODWARD AVENUE - EXTERIOR PHOTOS

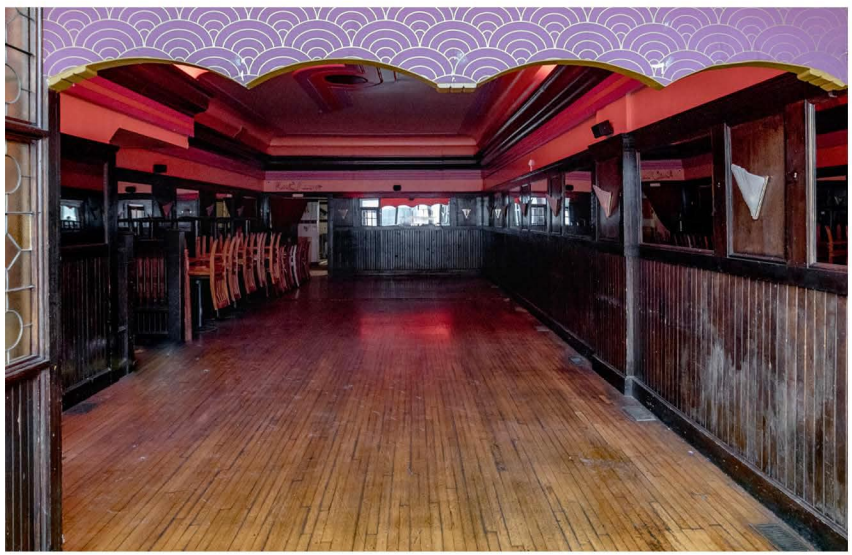
MIDTOWN LIQUOR & DELI











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LISTING AGENT
Vincent Mazzola

CELL
313 704 2678

EMAIL
vincent@oconnordetroit.com

LISTING AGENT
James Tumey

CELL
586 419 6271

EMAIL
jtumey@oconnordetroit.com

ADDRESS
2122 Michigan Avenue

OFFICE
313 963 9891

WEB
oconnordetroit.com

SOCIAL
@oconnordetroit

O'Connor Real Estate