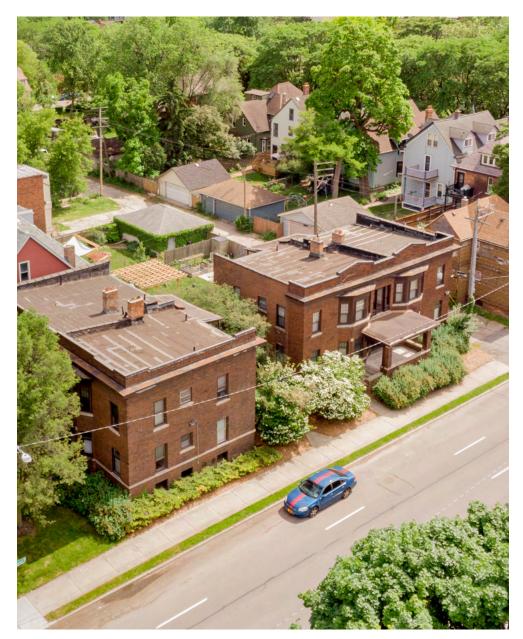


O'Connor Real Estate

O'Connor Real Estate is pleased to offer for sale the Crozier & Audrey apartment buildings in the historic Woodbridge neighborhood. Anchoring the vibrant corner of Commonwealth and West Forest, the two quadplex buildings are home to eight apartments that feature charming original details with modern updates and a lush green courtyard for the residents.

O'Connor Real Estate



### 4563 Commonwealth & 1621 W Forest Woodbridge

### **\$1,455,000** 8 UNITS | BUILT IN 1913

The Crozier & Audrey buildings are located within the historic Woodbridge neighborhood of Detroit, and just a few blocks from Wayne State University. The two brick quadplex apartment buildings anchor the corner of Commonwealth & West Forest and are designed alike with a large covered front porch, original cornice wrapping the facade, bay windows, wood trim work, and a landscaped courtyard for the residents. There are original hardwood floors throughout the eight apartments, and also feature terrazzo bathroom floors, stainless appliances and rear patios. Two of the apartments have been updated with modern kitchens and spa-like bathrooms with zero entry showers. The unfinished garden level features resident storage and could be finished into two additional apartments.

#### FEATURES

- Fully occupied multi-family
- Walkable Woodbridge neighborhood
- Close proximity to Wayne State University
- Easy access to major freeways

#### TOUR DATE

Wednesday 6/22 1:30 PM - 3:30 PM

#### CALL FOR OFFERS

Monday 6/27 - 5:00 PM











#### THE CROZIER & AUDREY BUILDINGS - APARTMENT PHOTOS



#### THE CROZIER & AUDREY BUILDINGS - APARTMENT PHOTOS





#### THE CROZIER & AUDREY BUILDINGS - UPDATED APARTMENT PHOTOS



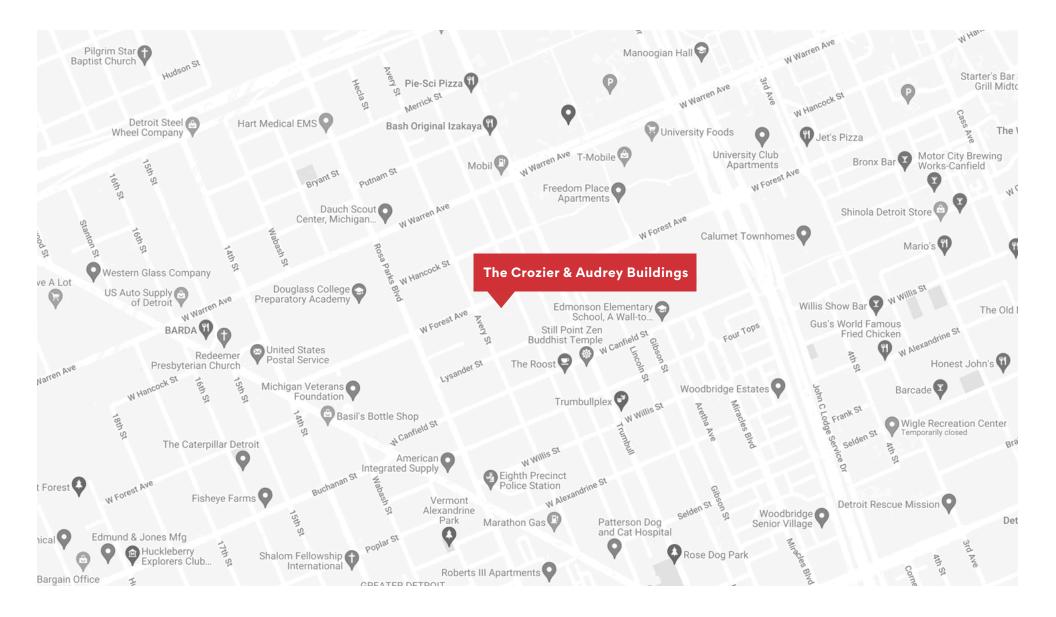
#### THE CROZIER - 4563 / 65 COMMONWEALTH

#### EXPENSES

Units	Lease Expiration	\$/Rent	\$/Annually	Cleaning	\$1,236
Unit #1	4/1/2022	\$1,495	\$17,940	Insurance	\$2,136
Unit #2	5/31/2024	\$1,495	\$17,940	Repairs	\$3,321
Unit #3	6/30/2022	\$1,295	\$15,540	Landscaping	\$715
Unit #4	3/31/2022	\$1,295	\$15,540	Supplies	\$2,734
	Totals	\$5,580	\$66,960	Taxes	\$2,734
				Utilities	\$4,216
THE AUDREY -	1621 / 23 WEST FOREST			TOTALS	
THE AUDREY - T	1621 / 23 WEST FOREST Lease Expiration	\$/Rent	\$/Annually	<b>TOTALS</b> Current GOI	\$129,960
			<b>\$/Annually</b> \$17,940		\$129,960 \$17,092
Units	Lease Expiration	\$/Rent	-	Current GOI	
Units Unit #5	Lease Expiration 6/30/2022	<b>\$/Rent</b> \$1,095	\$17,940	Current GOI Total Expenses	\$17,092
<mark>Units</mark> Unit #5 Unit #6	Lease Expiration 6/30/2022 5/31/2023	<b>\$/Rent</b> \$1,095 \$1,295	\$17,940 \$17,940	Current GOI Total Expenses	\$17,092

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#### THE CROZIER & AUDREY BUILDINGS - AREA MAP



### James Tumey

# CELL 586 419 6271

EMAIL jtumey@oconnordetroit.com

## **2122 Michigan Avenue**

OFFICE 313 963 9891

## oconnordetroit.com

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