



**THE CROZIER AND  
AUDREY BUILDINGS  
WOODBRIDGE**

**FOR SALE**

Property  
Overview

**03**

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Property  
Description

**04**

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Building  
Photos

**05**

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Apartment  
Photos

**09**

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Updated  
Apartment Photos

**12**

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Rent Roll  
And Expenses

**14**

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Area  
Map

**15**

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Contact

**16**

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**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 - 4563 / 65 COMMONWEALTH****EXPENSES**

<b>Units</b>	<b>Lease Expiration</b>	<b>\$/Rent</b>	<b>\$/Annually</b>		
Unit #1	4/1/2022	\$1,495	\$17,940	Cleaning	\$1,236
Unit #2	5/31/2024	\$1,495	\$17,940	Insurance	\$2,136
Unit #3	6/30/2022	\$1,295	\$15,540	Repairs	\$3,321
Unit #4	3/31/2022	\$1,295	\$15,540	Landscaping	\$715
	<b>Totals</b>	\$5,580	\$66,960	Supplies	\$2,734
				Taxes	\$2,734
				Utilities	\$4,216

**THE AUDREY - 1621 / 23 WEST FOREST****TOTALS**

<b>Units</b>	<b>Lease Expiration</b>	<b>\$/Rent</b>	<b>\$/Annually</b>		
Unit #5	6/30/2022	\$1,095	\$17,940	Current GOI	\$129,960
Unit #6	5/31/2023	\$1,295	\$17,940	Total Expenses	\$17,092
Unit #7	7/31/2022	\$1,465	\$15,540	Current NOI	\$112,868
Unit #8	Vacant	\$1,395	\$15,540		
	<b>Totals</b>	\$5,250	\$63,000		

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