



**3 BUILDING
PORTFOLIO
DIRECTLY
ADJACENT
TO FORD'S
TRAIN STATION
CORKTOWN
—
FOR SALE**

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O'Connor Real Estate is pleased to offer this exceptional redevelopment opportunity consisting of three buildings directly adjacent to Ford's Michigan Central Station - the centerpiece of Ford's 30-acre walkable community. The campus is part of its plan to reshape the future of global mobility by bringing together partners, regional assets and innovators. This three-building portfolio offers a rare opportunity for developers to advance alongside Ford.



3 Building Portfolio Directly Adjacent To Ford's Train Station

\$1,700,000

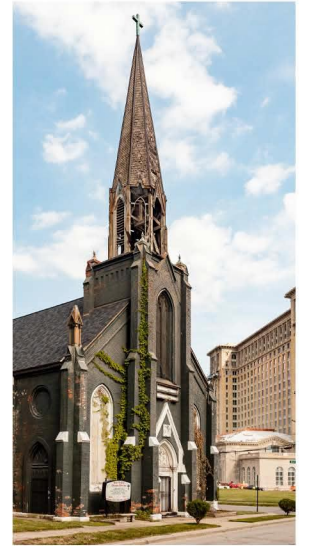
13,973 Total Square Feet | .414 Acres

Laying the creative groundwork for forthcoming development, Assemble Sound started the stabilization and visionary planning of the buildings (including a new roof on the church). The portfolio consists of the 6,100-square-foot church building, a 4,135-square-foot school building, a 3,260-square-foot house, and a 2,590-square-foot buildable lot, as well as half the alleyway which has been vacated.

Property Highlights

- Opportunity Zone
- 3 Total Buildings + Lot
- Zoned B2
- Located adjacent to Ford Motor Company's Corktown Campus

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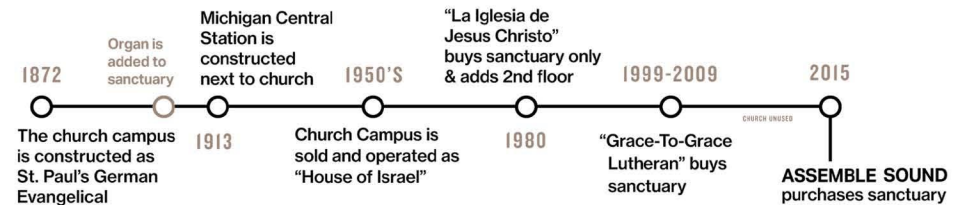


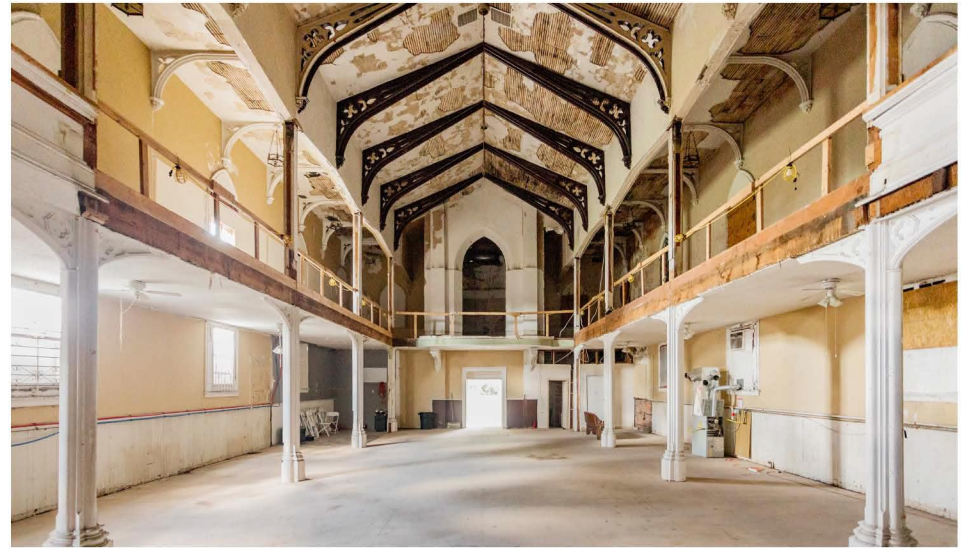
2300 17th Street Corktown

6,100 Square Feet

The church was originally constructed in 1872 as St. Paul's German Evangelical with a campus that contained the main sanctuary and the adjacent school and rectory buildings. In the 1950s, the church was sold to the House of Israel, who operated on the campus until selling the Sanctuary as a standalone building to La Iglesia de Jesus Christo in the early 1980s. Featuring a striking nave with plenty of in-tact details, the building is a great opportunity for food and beverage use, event venue or creative office.

1st Floor Size	3,900 SF
2nd Floor Size	2,200 SF
Total	6,100 SF
Year Built	1872
Zoning	B2







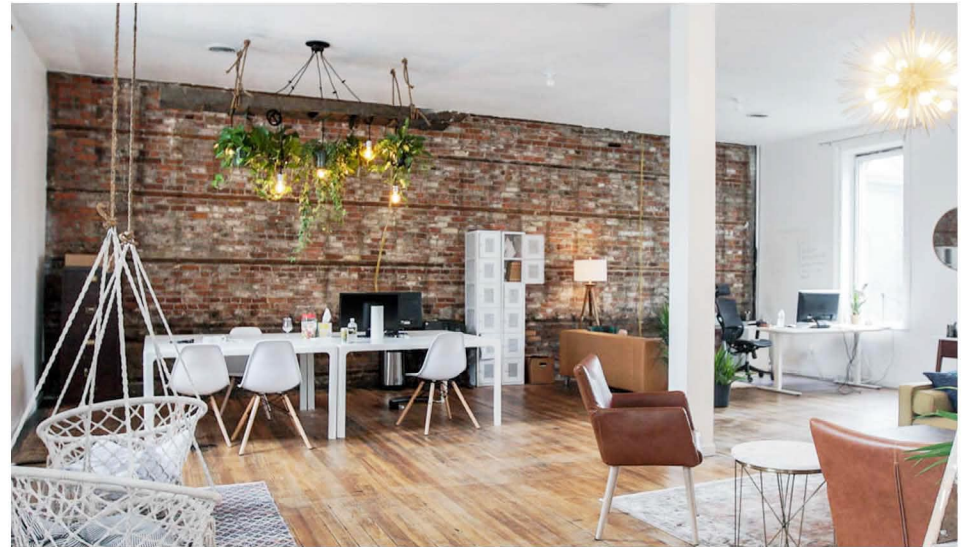
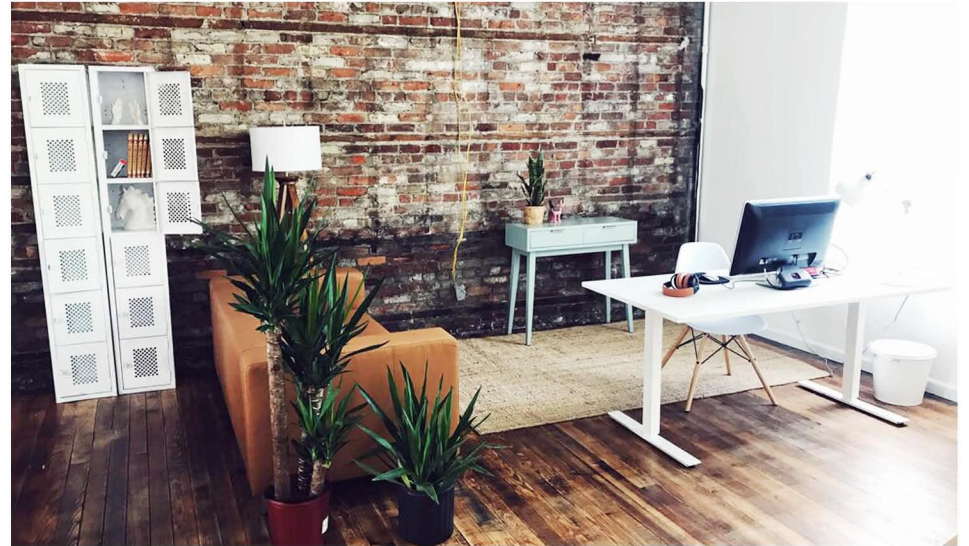
2310 17th Street Corktown

4,135 Square Feet

The school building was built alongside the church in 1872 and features copious amounts of original brick and woodwork detail. Benefiting from this extremely convenient and desirable location, this building could be redeveloped into one to four residential units or as a creative office building.

1st Floor Size	2,435 SF
2nd Floor Size	1,700 SF
Total	4,135 SF
Year Built	1872
Zoning	B2

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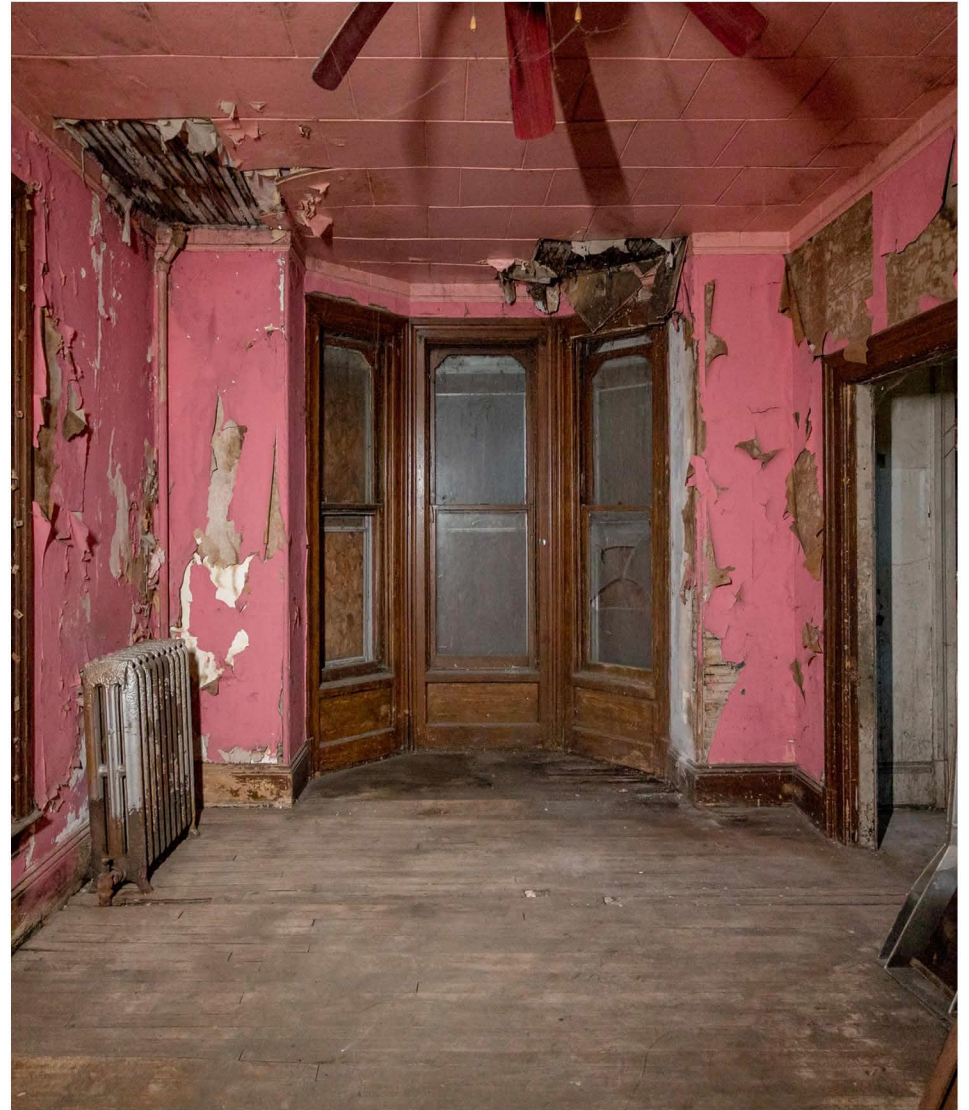


2324 17th Street Corktown

3,260 Square Feet

Built alongside the church this historic house features incredible original brick and woodwork inside and out, providing a project full of architectural detail and potential. This building could be redeveloped into a standalone or multiple residential units.

1st Floor Size	1,660 SF
2nd Floor Size	1,600 SF
Total	3,260 SF
Year Built	Unknown
Zoning	B2





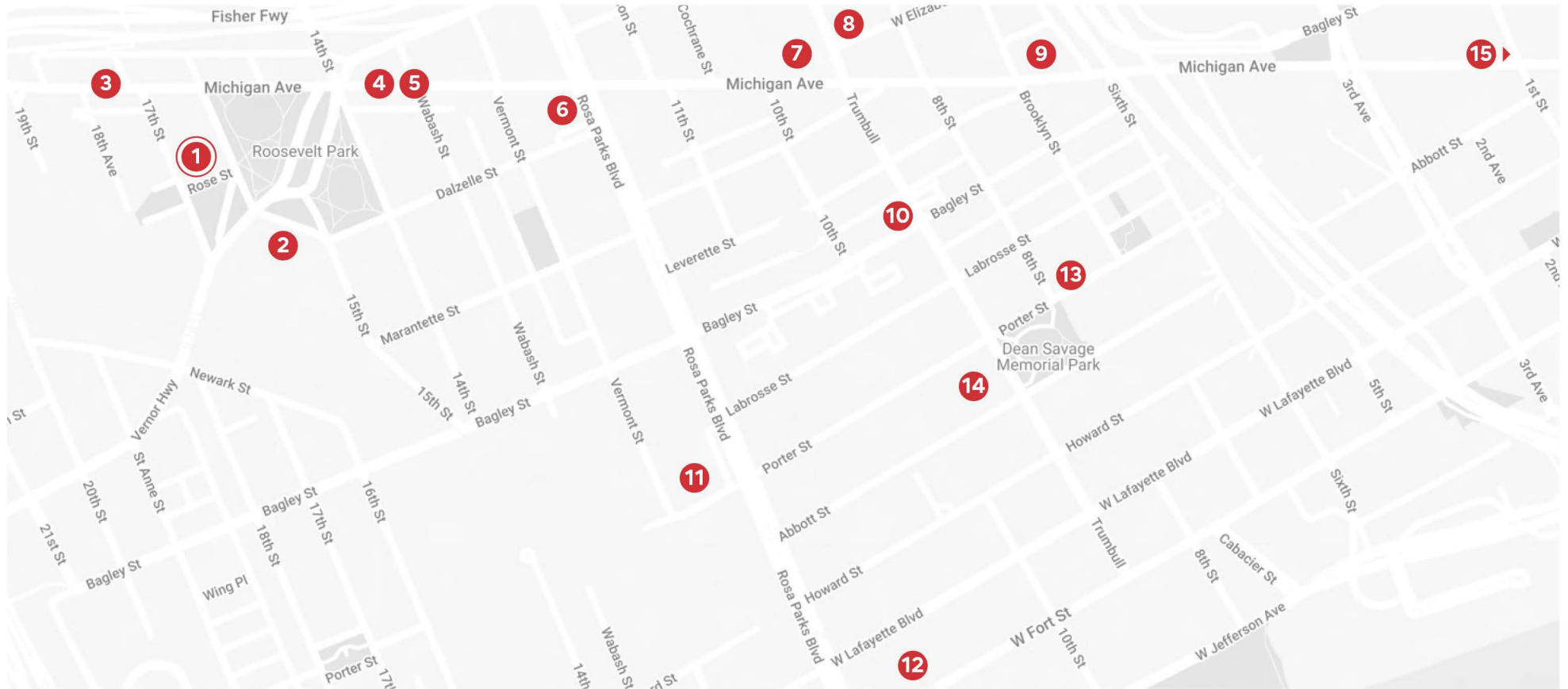
Corktown

The oldest neighborhood in Detroit, Corktown was named after the Irish immigrants who settled there in the 1830s (from County Cork). Located just west of downtown, Corktown's rich history can be seen in the diverse architecture, spanning humble worker's rowhouses to the candy-colored Victorians that line the residential blocks. Corktown was also home to other ethnic communities, including a Maltese population, who followed three men who arrived from Malta in the early 1900s. Perhaps the neighborhood's biggest claim to fame was as the home of the since demolished Tiger Stadium, where the Detroit Tigers played from 1912 through 1999, and bars and restaurants along Michigan Avenue still exist as part of the celebratory commercial infrastructure for the historic ballpark.



Originally a much larger neighborhood, Corktown suffered a handful of urban renewal projects, including the construction of numerous highways and some industrial facilities, which eliminated and cut up dozens of residential blocks. Today, the existing historic neighborhood, listed on the National Register of Historic Places, finds itself at the center of another growth spurt. Thriving commercial development along Michigan Avenue continues to seam together historic businesses with brand-new ones, and several recent large-scale projects — including the rehabilitation of the old train station by Ford Motor Company — offer a promising example of building re-use and neighborhood evolution. The site of the former ballpark has even come to life as multi-use development for housing and a stadium/headquarters for youth sports.

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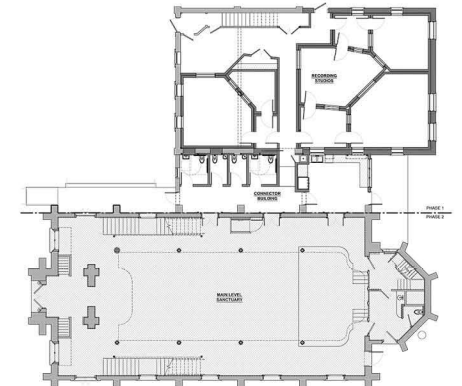
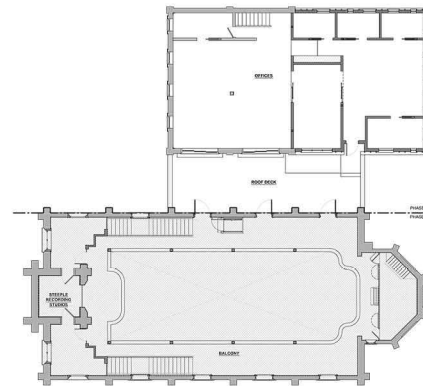
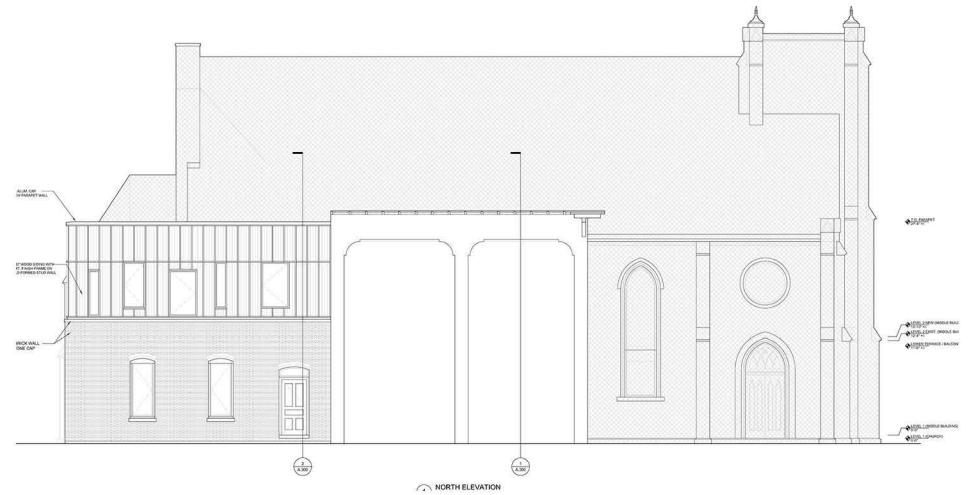


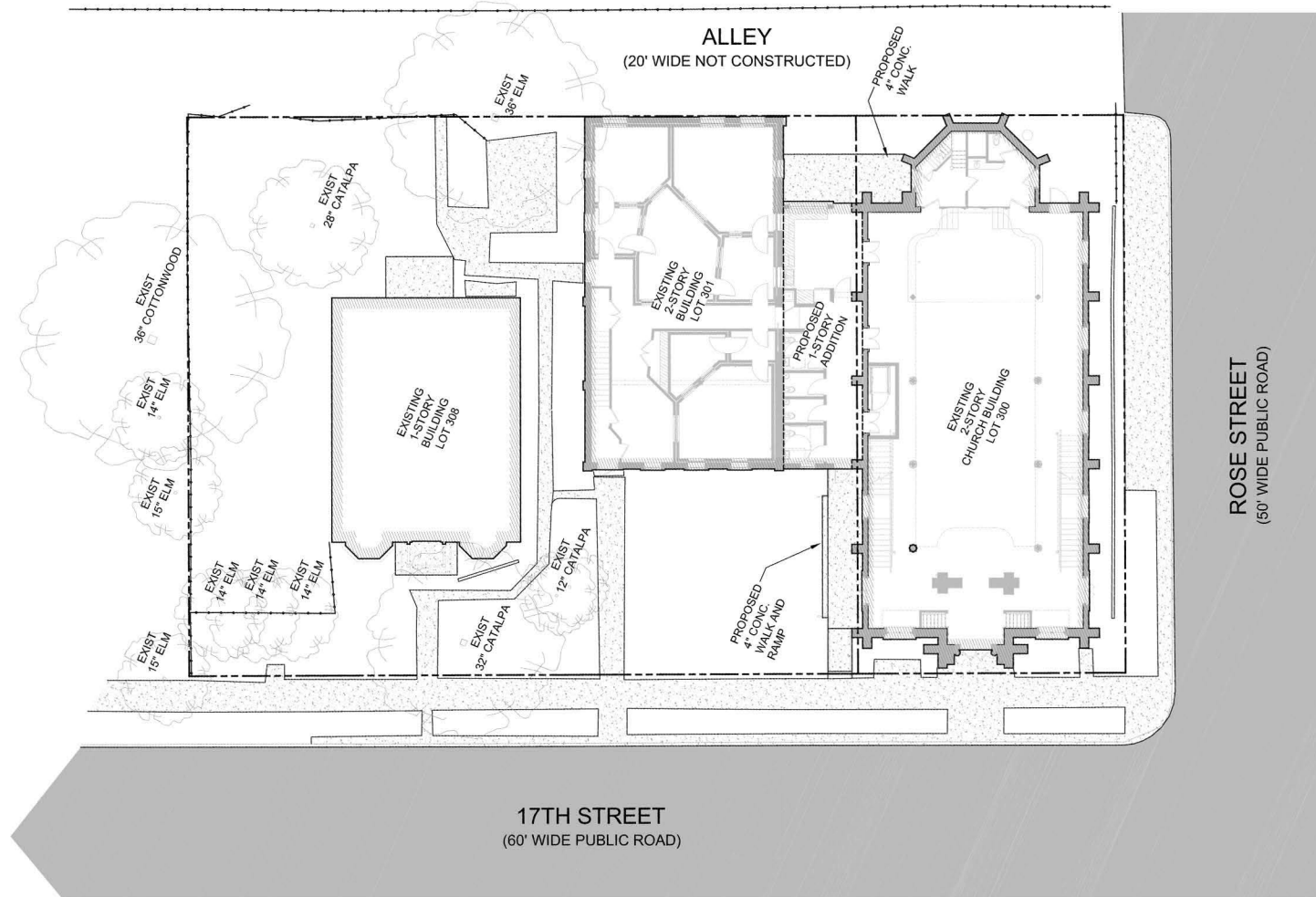
Area Retailers & Institutions

- | | | | |
|---|---|---|---|
| <p>1 2300 17th Street</p> <p>2 Ford's Michigan Central Station</p> <p>3 Takoi, Two James Spirits</p> <p>4 Slows BBQ, O'Connor, LJ's, Mercury Bar, Grandma Bob's</p> | <p>5 Ima Noodles, MotorCity Wine</p> <p>6 Ford's Factory at Corktown</p> <p>7 The Corner Detroit Apartments</p> <p>8 Elton Park: Upscale Apartments</p> <p>9 James Oliver Coffee</p> | <p>10 Folk Detroit, Mama Coo's Mink, Lady of the House</p> <p>11 Quicken Loans Data Center</p> <p>12 The Assembly / Modern Apartments and Office</p> | <p>13 Mudgie's Deli, Batch Brewing</p> <p>14 Trumbull + Porter Hotel, Brew Detroit</p> <p>15 1 Mile+/- to General Motors, Quicken Loans, Bedrock, Blue Cross Blue Shield</p> |
|---|---|---|---|



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