

3105

HOLBROOK AVENUE

HAMTRAMCK

FOR SALE



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O'Connor Real Estate

O'Connor Real Estate is pleased to offer the sale of the Post #1 P.L.A.V. Polish Legion of American Veterans building, located at 3105 Holbrook Street in Hamtramck. This incredible two-story, all-brick building is full of well-preserved historic detail. The first floor features a 1950's marble bar; a phone booth; new finish flooring throughout the bar space; and a fully renovated office space. The second floor is an amazing auditorium with original parquet wood flooring and elevated stage. The property also includes a basement with an original walk-in safe along with an outdoor patio area.

O'Connor Real Estate



3105 Holbrook Street

Hamtramck

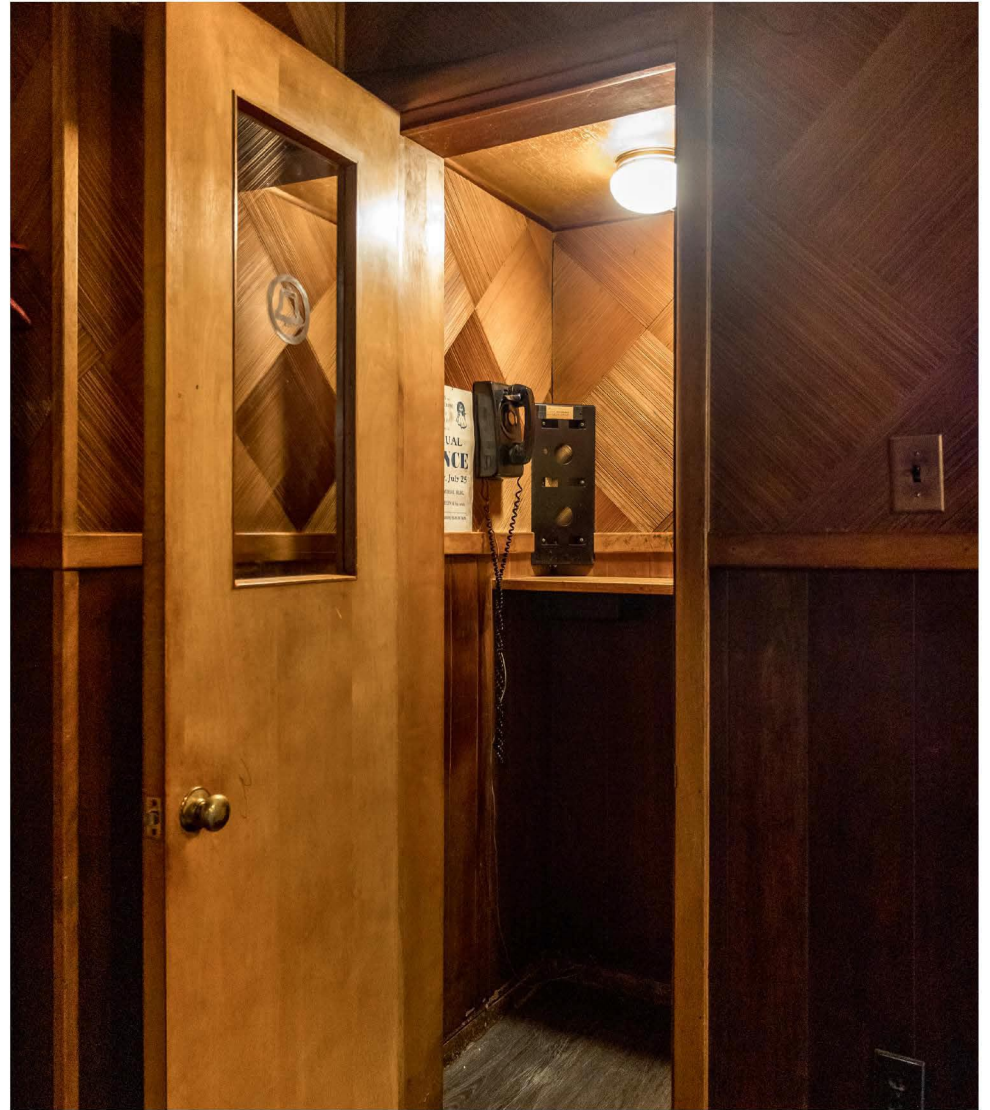
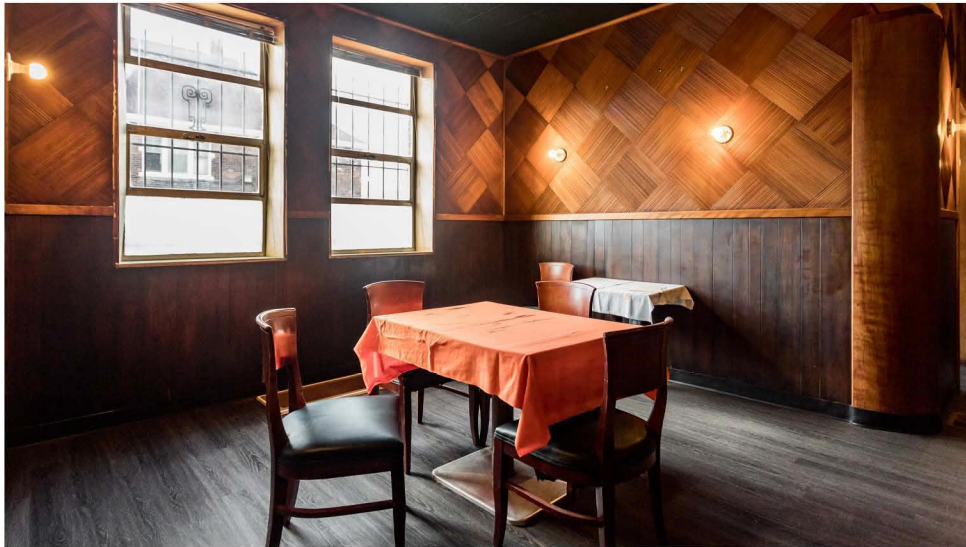
\$699,000

7,404 Square Feet | .16 Acres

3105 Holbrook Street has undergone significant work and updates, including: four new forced air units and three ductless heating and cooling units and new air condensers (2012); renovated rear of first floor for offices, break room and barrier-free toilet room; electrical upgrades including new panels on all three floors; plumbing work (2013). The renovated first floor bar area includes two reconstructed barrier-free toilet rooms; updated underbar equipment; new compressor and door seals for bar coolers. Additional updates: two new hot water heaters and utility sinks in the basement (2019), masonry tuck point east and west walls and openings (2019); patio fence enclosure and electrical installed (2021).

First Floor	3,702 Square Feet
Second Floor	3,702 Square Feet
Basement	2,386 Square Feet
Fenced Patio	2,400 Square Feet
Off Street Parking	3 Spaces
Parcel Area	7,284 Square Feet (71' x 104')
Zoning	C-2 Multi-Use District



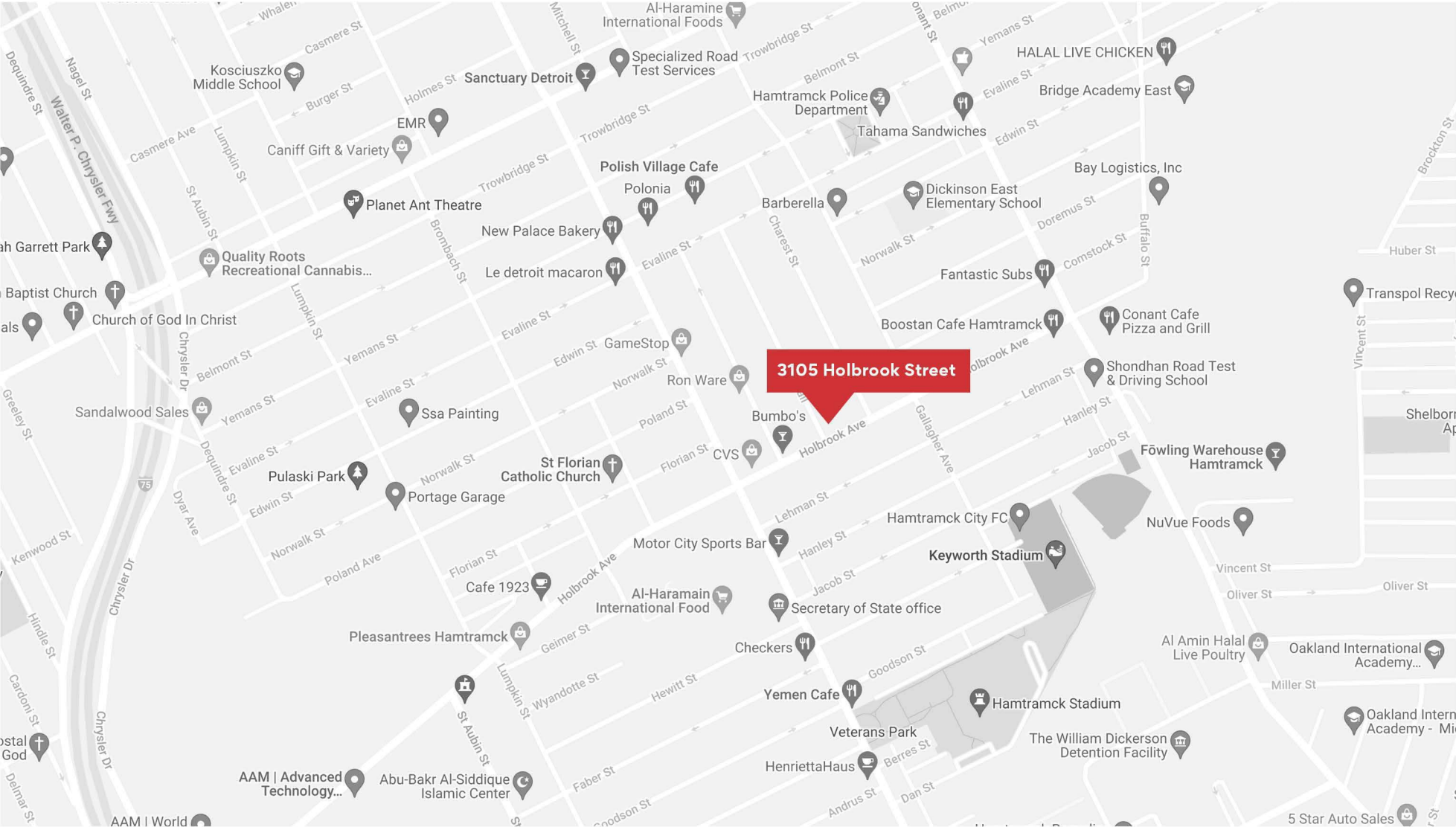






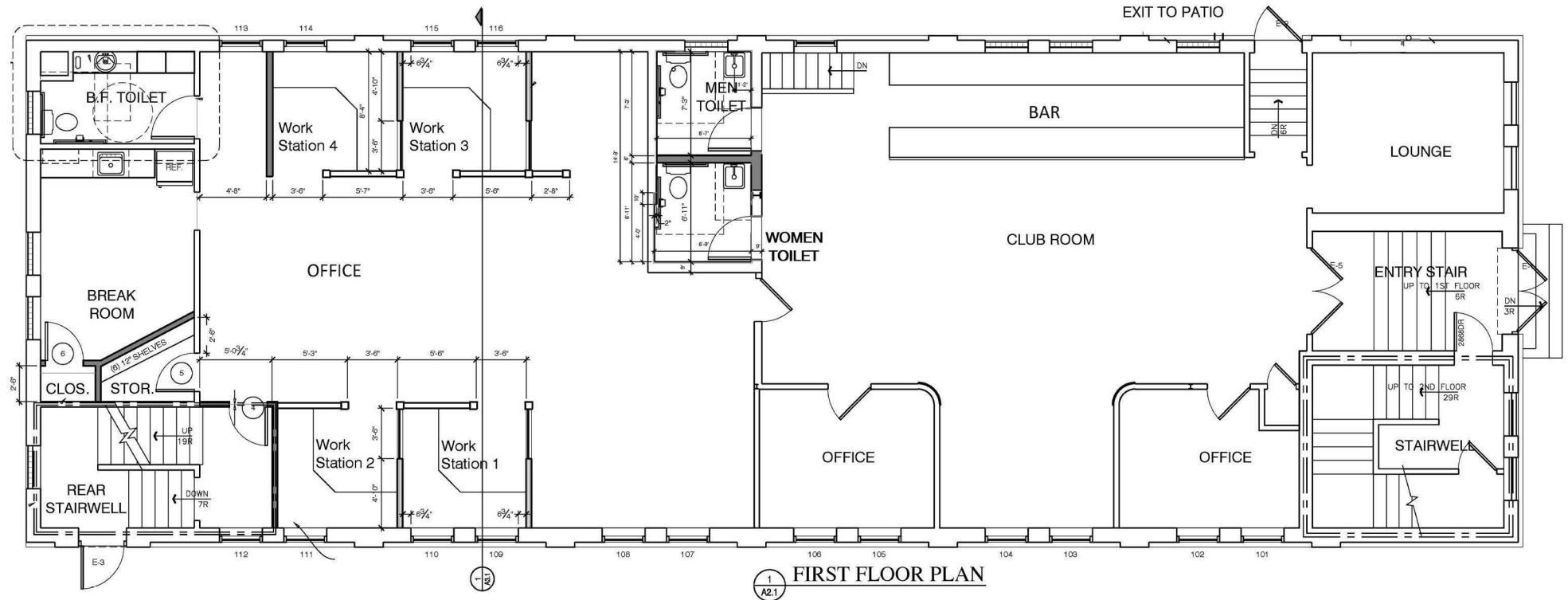


3105 HOLBROOK STREET - AREA MAP



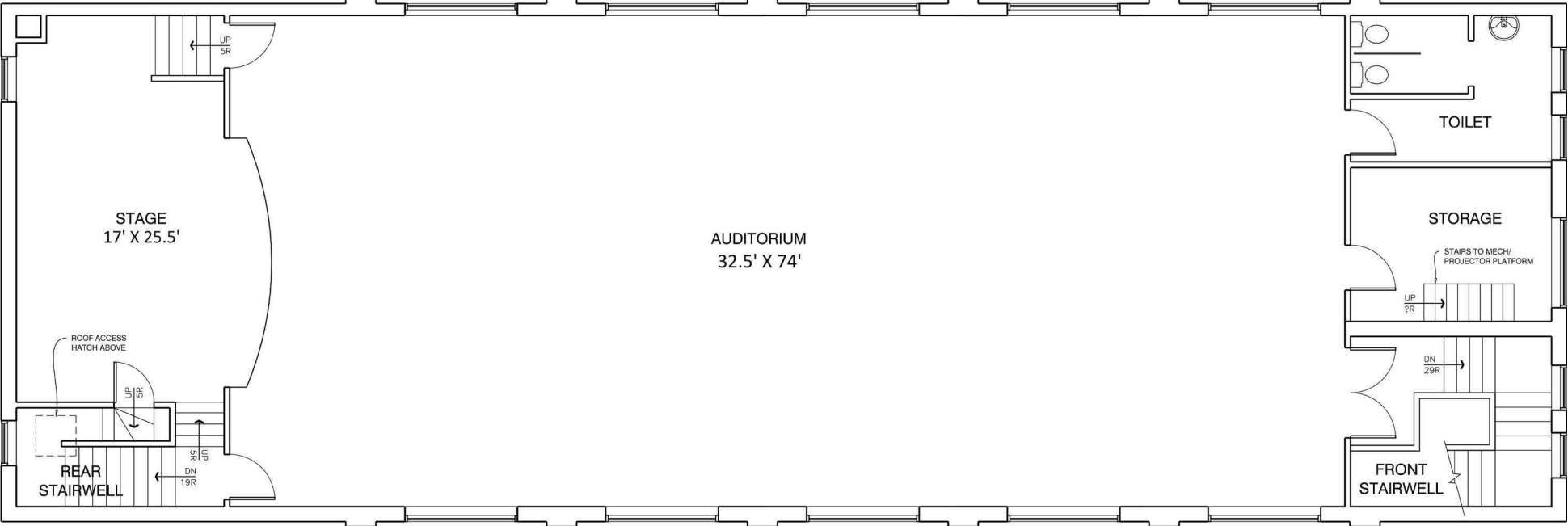
3105 HOLBROOK STREET

FIRST FLOOR PLAN



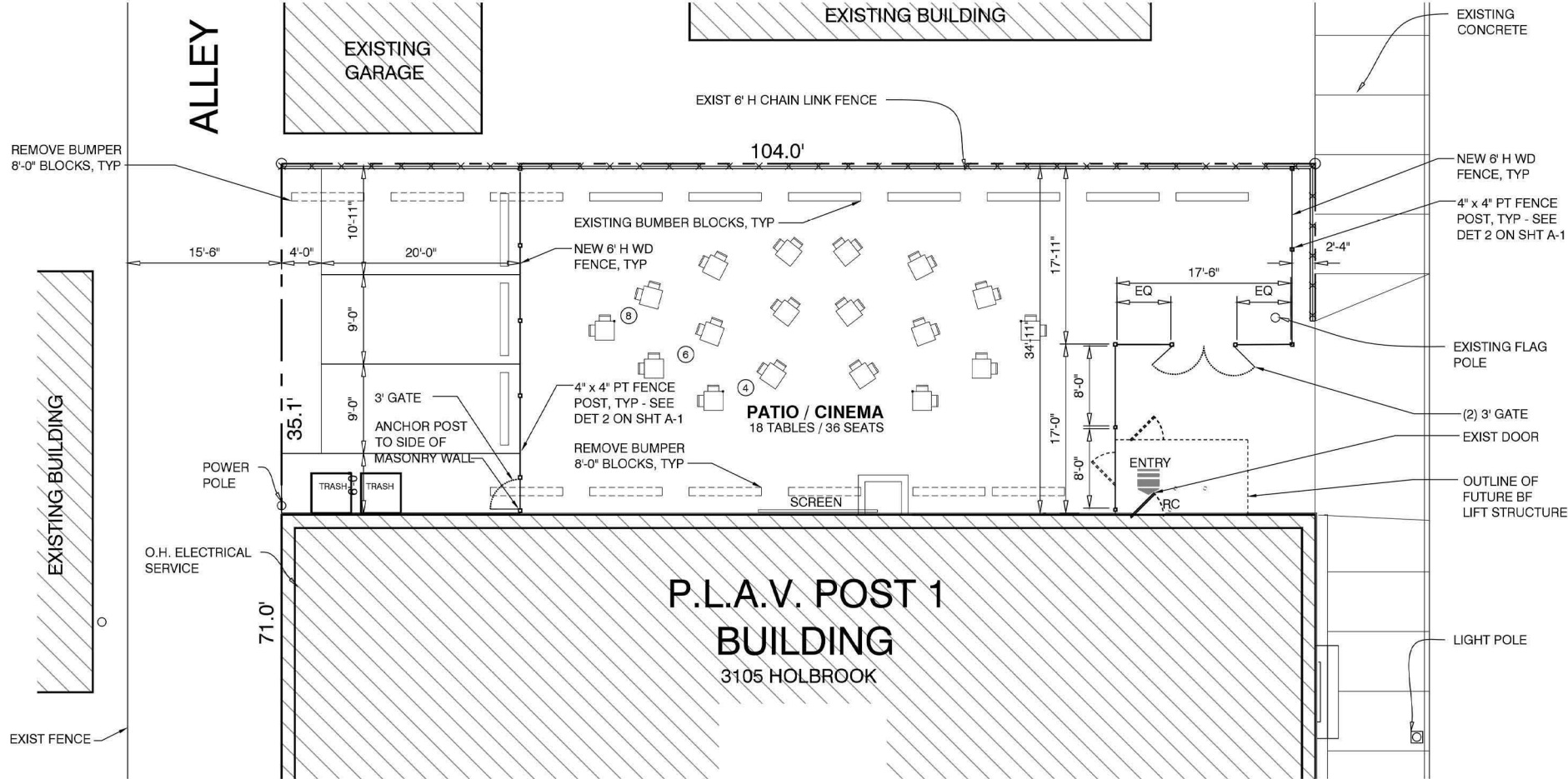
3105 HOLBROOK STREET

SECOND FLOOR PLAN



3105 HOLBROOK STREET

SITE PLAN



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