

4379

**MICHIGAN AVENUE
SOUTHWEST DETROIT**

—
FOR SALE



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O'Connor Real Estate

O'Connor Real Estate is pleased to present 4379 Michigan Ave., one of only a few properties facing Michigan Avenue with M4 Industrial zoning and a 17,000-square-foot parking lot, which holds approximately 60 cars in the rear (accessible from 29th Street).



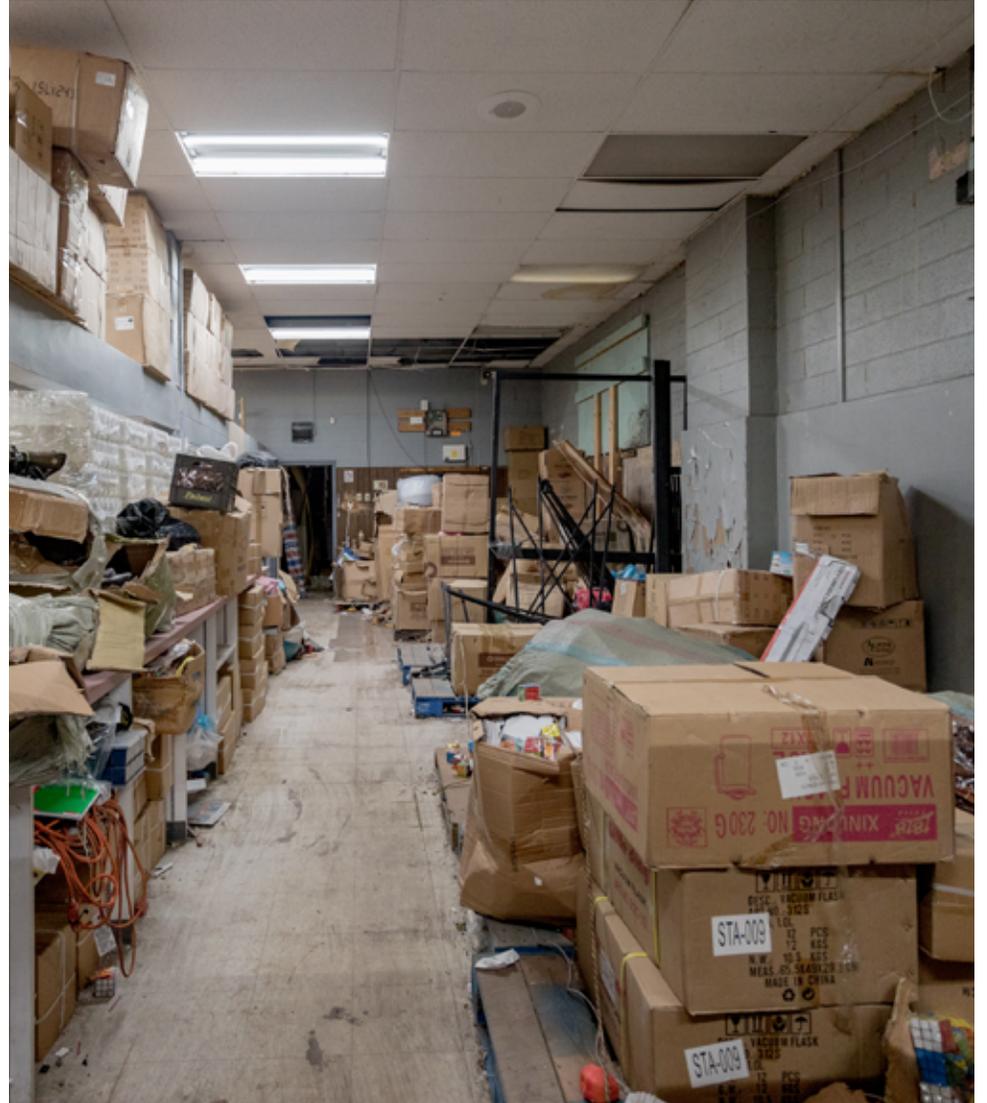
4379 Michigan Avenue Southwest Detroit

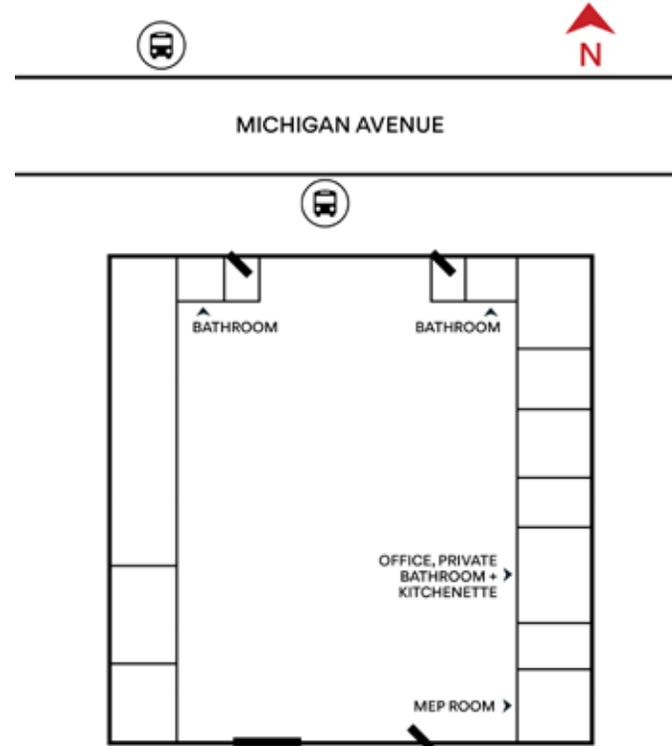
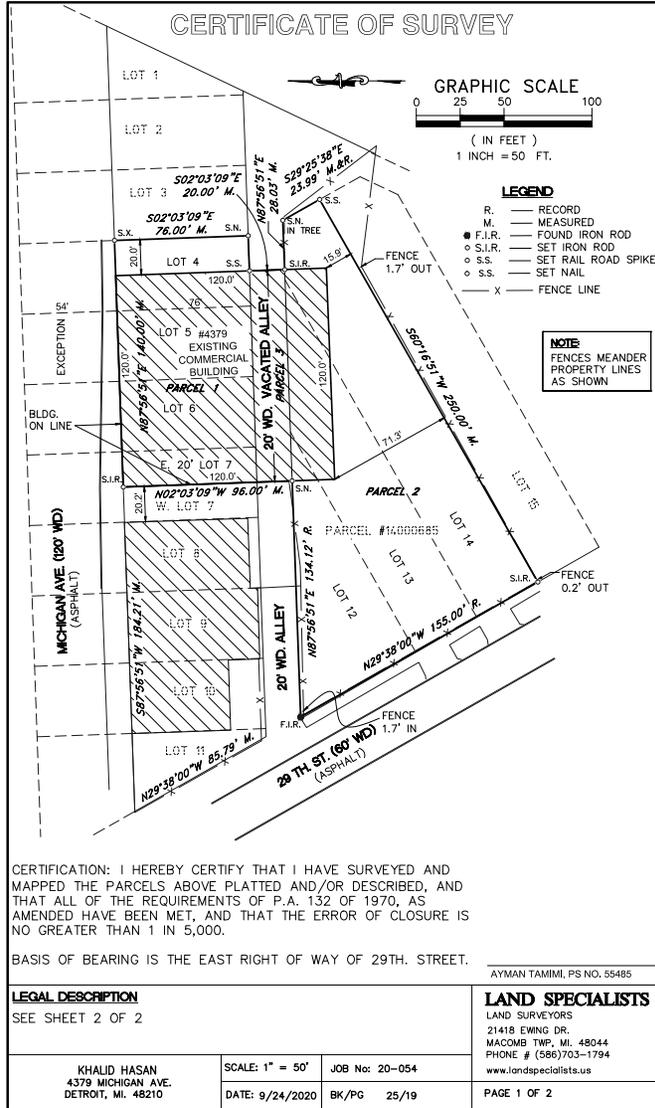
\$1,150,000

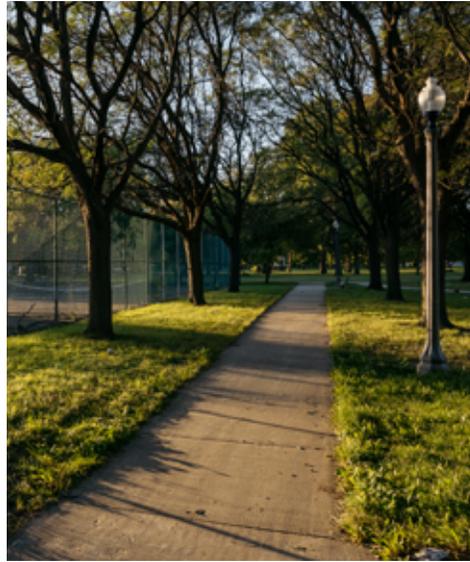
15,000 SF | 17,000 SF PARKING LOT | BUILT IN 1960'S

Built to be an unemployment office in the 1960s, the building offers a unique floor plan with a large open area in the middle and many smaller rooms surrounding. The building is approximately 15,000-square-feet with 13.5-foot-tall ceilings; a roll-up door that is less than a year old, located on the rear and opening to the parking lot; and a roof that had the gravel removed in 2016 with new insulation as well as an EPDM rubber roof installed on the entire building. The property currently has two industrial forced air furnaces, three bathrooms with a kitchenette area, and a functioning 200-amp panel with a hardwired security system. Over the years the building has been used as a plasma center, flea market and a warehouse for dry goods storage.









Southwest & Corktown Neighborhoods

Southwest Detroit has long been a vibrant community full of local shops, great food and people. In recent years, it's seen a lot of interest from investors such as the \$175 million cannabis compound less than a mile away. It will surely benefit from the recently announced \$25 million Michigan Avenue overhaul slated to begin in 2024 from Woodward Ave to I-96 with the potential for expansion to Dearborn. Just two miles away, in Corktown, Ford is expected to invest more than \$950 million into the Michigan Central campus, including housing, office space, public green space, retail, community rooms and more.



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