

4701

**MICHIGAN AVENUE
SOUTHWEST DETROIT**

FOR SALE



Property
Description

03

Exterior
Photos

05

Interior
Photos

06

Neighborhood
Profile

07

Area
Map

08

Contact

09

O'Connor Real Estate

O'Connor Real Estate is pleased to present 4701 Michigan Avenue, an 8,700-square-foot building zoned B4, which is geared, as much as possible, toward street-level pedestrian-generating uses along with 3437 Goldner, a 9,400-square-foot fenced-in parking lot zoned R2, which is designed to promote a suitable environment for homes and activities connected with family life.



4701 Michigan Avenue & 3437 Goldner

Southwest Detroit

\$650,000

8,700 SF | 9,400 SF PARKING LOT | BUILT IN 1956

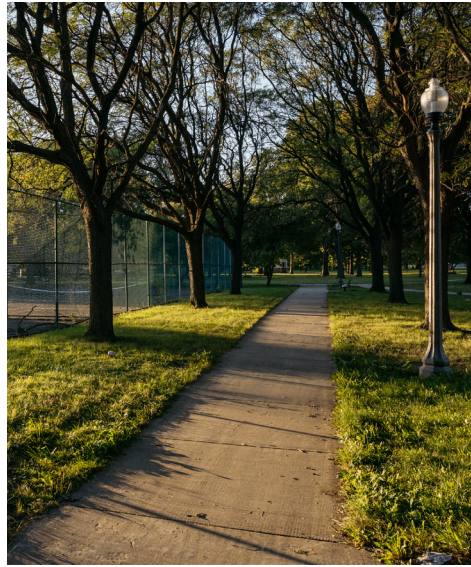
Built in 1956, the building is currently a water-tight, expansive space with 200 amp service; industrial hanging heating units; multiple double doors off of the parking lot; five individual bathrooms split between two different sections of the building; and a pillbox office featured on top of the southwestern roof. The space could easily be divided into two or three separate units that open to Michigan Avenue with the addition of the original glass storefront to revive its original integrity. Most recently used for storage, this space would be ideal for any small business needing a storefront with parking either on Michigan Avenue or in the private lot behind the building.

4701 MICHIGAN AVENUE - EXTERIOR PHOTOS



4701 MICHIGAN AVENUE - INTERIOR PHOTOS



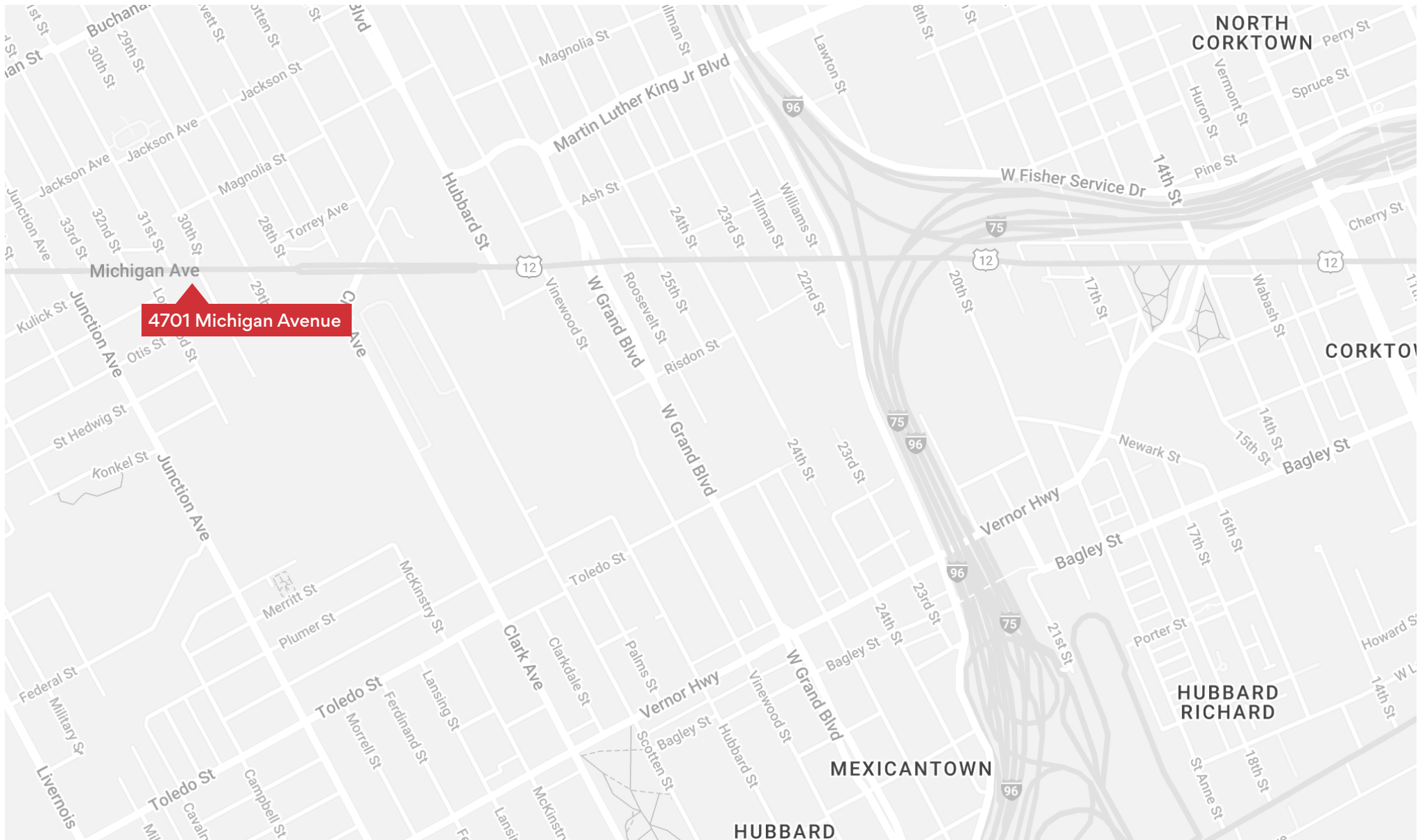


Southwest & Corktown Neighborhoods

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.



4701 MICHIGAN AVENUE - AREA MAP



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