



NEIGHBORHOOD

CORKTOWN

LOCATION

ON 17TH STREET BETWEEN BAGELY AND NEWARK

SPACE TYPE

LAND

Located at 1735 17th, this .272-acre parcel sits directly behind Ford Motor Company's \$1 billion Michigan Central Station redevelopment in Corktown. Zoned M4, this land offers versatile development potential, ideal for residential or commercial projects. Its prime location, adjacent to this significant revitalization, provides an excellent investment prospect in one of Detroit's evolving neighborhoods.

ASKING PRICE

**\$200,000** (\$16.86/SF)

ADDRESS

1735 17TH ST, DETROIT, MI 48216

NEIGHBORS

Ford Motor Company, Michigan Central Station, Alpino, Folk, Meta Physica Wellness Center, Rocket Data Center, Level 3 Communications, Southwest Greenway, Honeybee Market, Slows BBQ, Airspace Link, Ford Motor Co.'s Book Depository, New Lab Michigan Central, Detroit Bus Company, IMA, Metropolis Cycles, Mercury Burger Bar, Grandma Bob's, Corktown Health Center, Detroit Public Safety Academy and UPS Detroit International Import Hub.

LOT SIZE

**0.272 Acres** (11,861 SF)

OPPORTUNITY ZONE

YES

ZONING

**M4**

PROPERTY TAXES

**\$ 427.45**



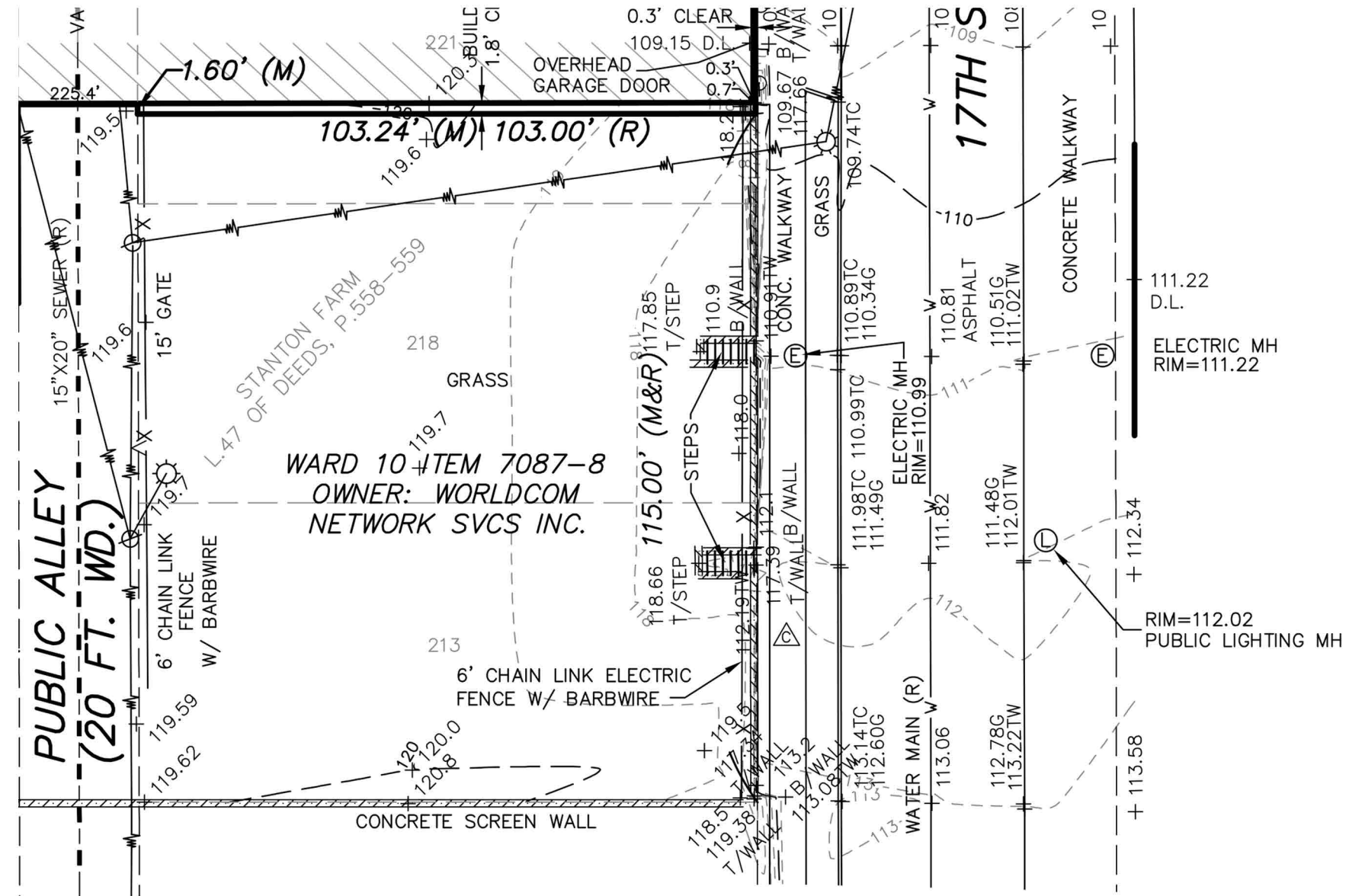
# 1735 17TH STREET Corktown

## FEATURES

Located within a qualified opportunity zone

Directly adjacent to Ford's \$1B investment in Corktown

.272 Acre Parcel







# CITY OF DETROIT

Known for its rich history, stunning architecture, and renowned riverfront, downtown Detroit's renaissance continues to attract people to live, work, and play in the "D". Campus Martius anchors a vibrant business district while the city's numerous parks, stadiums, and theatres are spurring greater demand for housing, hotels, retail, and restaurants.

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# AREA DEVELOPMENTS



## Ford's Michigan Central Station

Ford's Michigan Central Station, currently undergoing a nearly \$1 billion renovation. Ford's Corktown Campus promises to bring 5,000+ new jobs to the neighborhood and will create a need for 1,100 new residential units.



## Hudson's Site

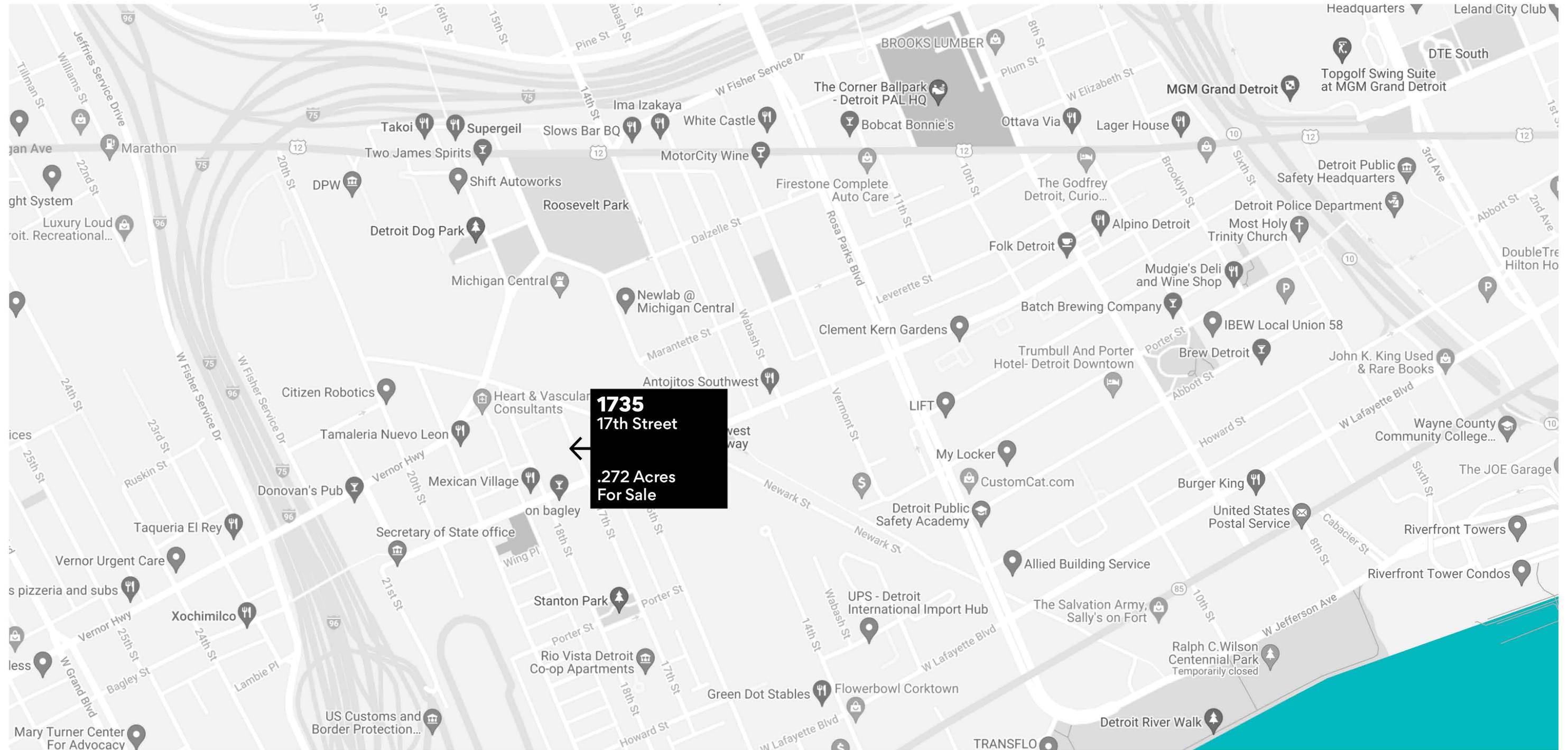
Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



## Gordie Howe International Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.





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For more information about 1735 17th St,  
please contact O'Connor Real Estate

**Vincent Mazzola**  
**+ 313 704 2678**  
**vincent@oconnordetroit.com**

**Ryan Cooley**  
**+ 313 963 9891**  
**ryan@oconnordetroit.com**

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