



NEIGHBORHOOD

LOCATION

SPACE TYPE

CORKTOWN

ADJACENT TO FORD'S MICHIGAN CENTRAL STATION
IN CORKTOWN

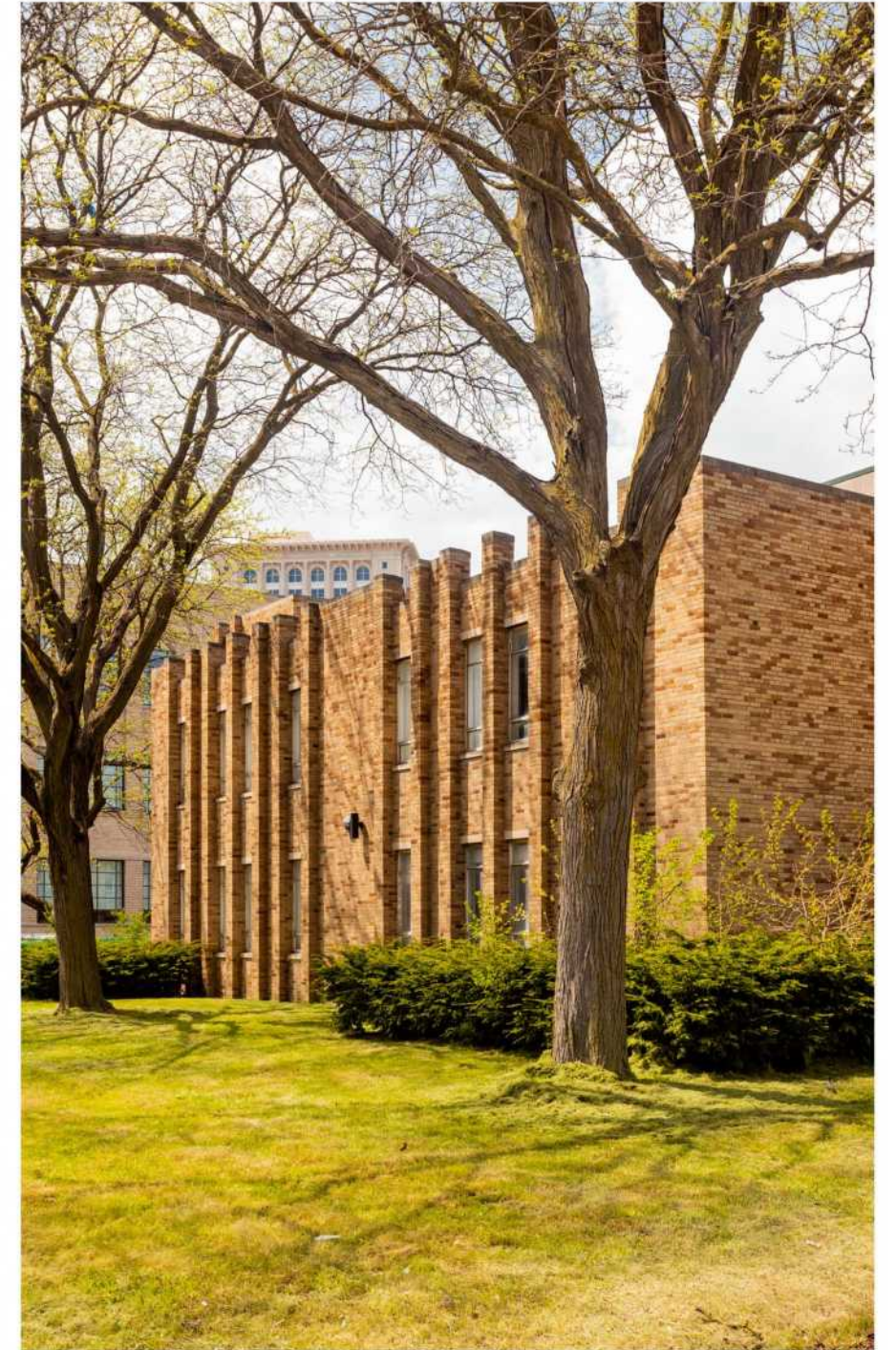
REDEVELOPMENT

Filled with tons of character and architectural beauty, the subject property is an approximately 37,670-square-foot former school building adjacent to Ford Motor Company's mobility campus in the Corktown neighborhood of Detroit, which boasts some of the strongest real estate rental and sales rates in the city. The site is positioned just one block from the new Southwest Greenway, which offers protected pedestrian and bike pathways, connecting to the future Ralph C. Wilson Centennial Park. The property will be attractive to a number of potential users and developers who want to put down roots in Detroit's most exciting neighborhood. Appealing qualities include the substantial parking capacity and flexible floor plan of the building, which allows for several demisable options and uses. It's a perfect adaptive reuse project with solid bones, the potential for an open floor plan, and additional land zoned B4.

ASKING PRICE
\$ 2,600,000
ADDRESS
2048 14TH ST, DETROIT, MI 48216
NEIGHBORS
Ford Motor Company, Michigan Central Station, Ford Motor Co.'s Book Depository, Alpino, Folk, Meta Physica Wellness Center, Rocket Data Center, Level 3 Communications, Southwest Greenway, Honeybee Market, Slows BBQ, Airspace Link, 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.

BUILDING SIZE	TOTAL LOT SIZE
37,670 SF	0.99 Acres (43,500 SF)
OPPORTUNITY ZONE	
YES	

ZONING
B4
ZONING DESCRIPTION
The B4 General Business District provides flexible zoning for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Office, residential, and retail uses are permitted within this zoning.



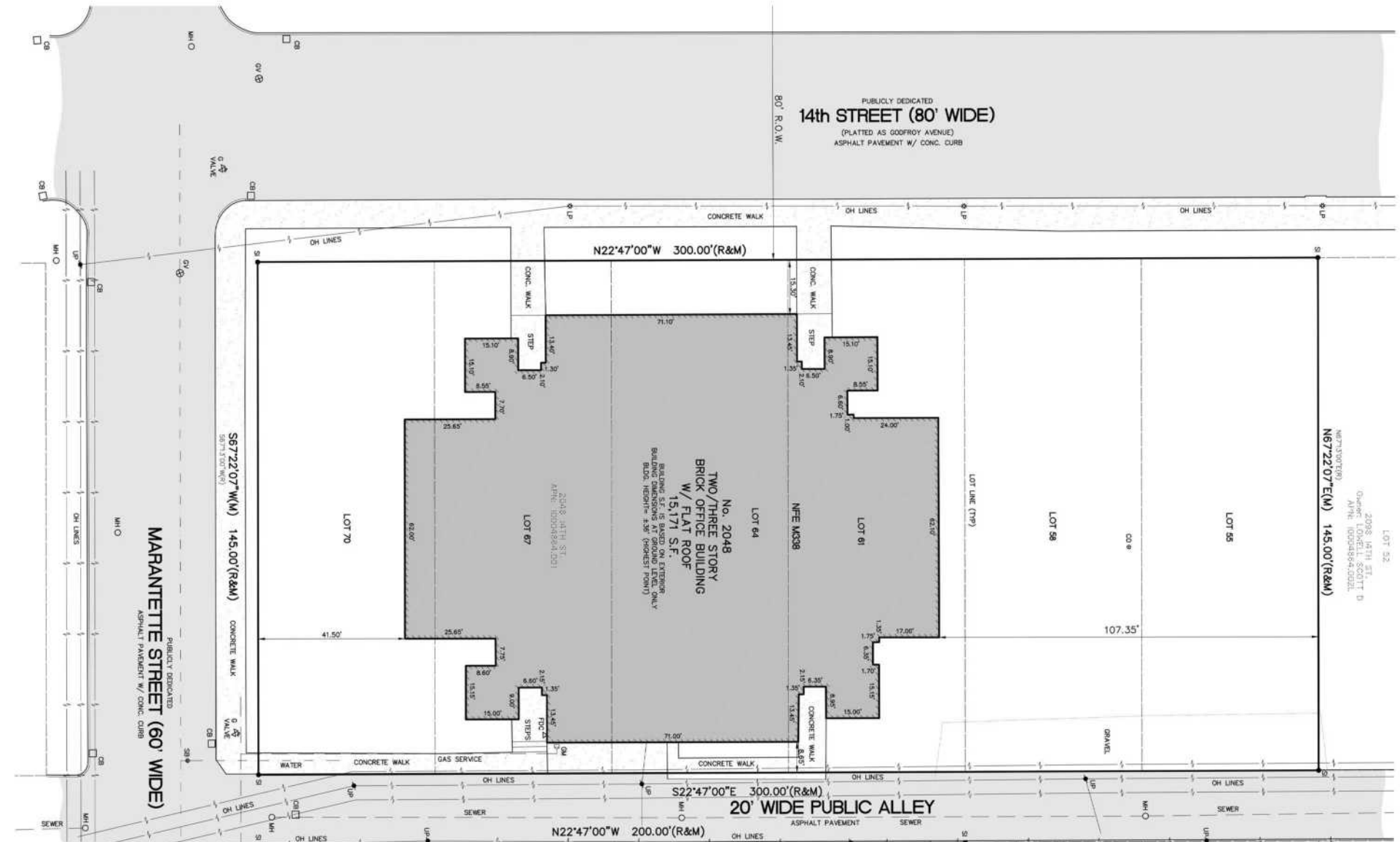
2048

14th Street

Site Survey

FEATURES

- Located directly next to Ford's Michigan Central campus
- Situated on 1 acre of land zoned B4
- Within a qualified Opportunity Zone
- Additional .65 acres locate at Marantette and Wabash can be purchased as a package





2048

14th Street

1st & 2nd Floor Plans

FEATURES

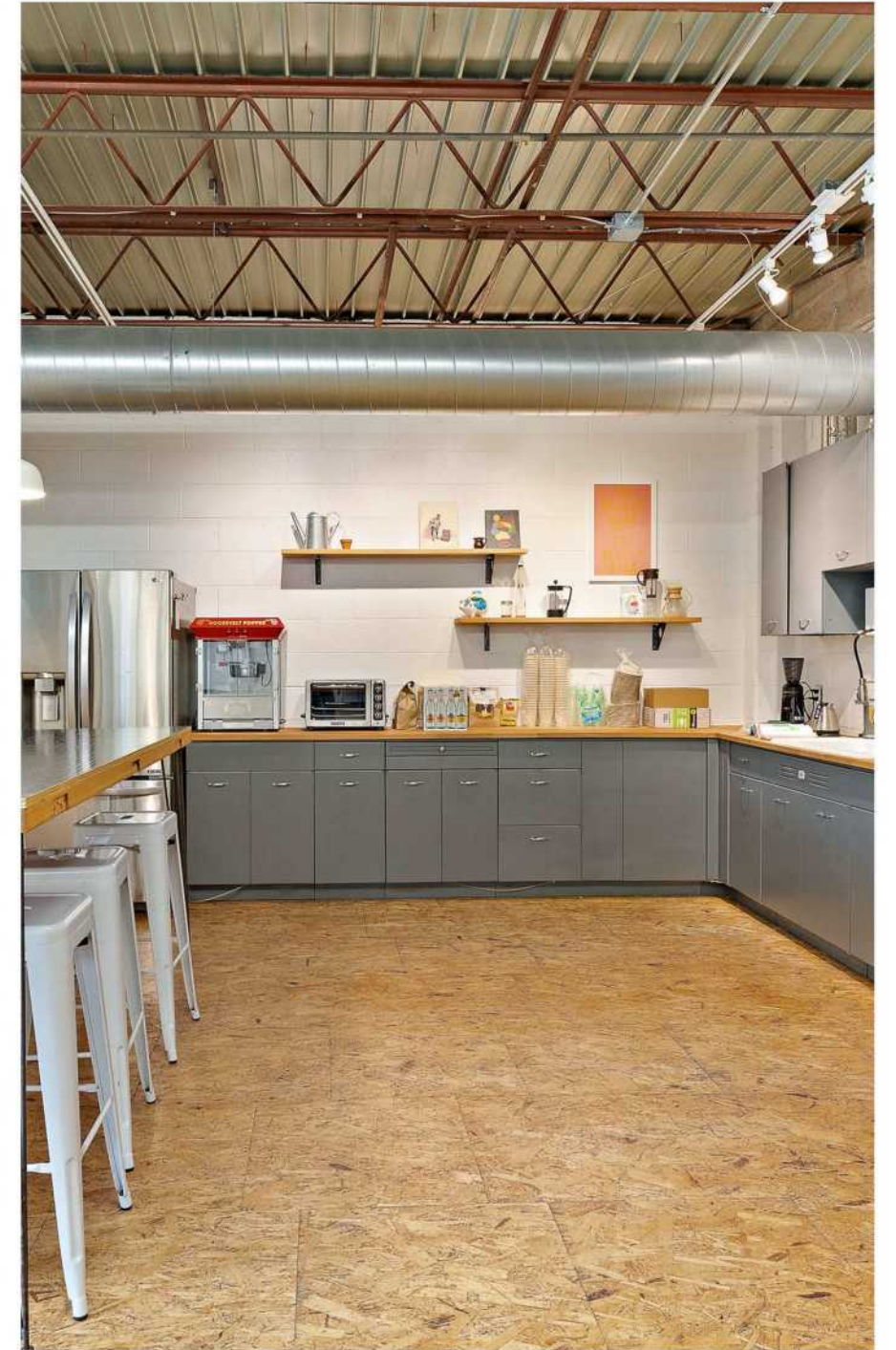
- Potential for both office and residential mixed-use redevelopment.
- Four means of egress with elevator access on all three floors.
- Limited load bearing walls allowing for flexible layouts.



FIRST FLOOR



SECOND FLOOR



2048

14th Street

3rd Floor Plans

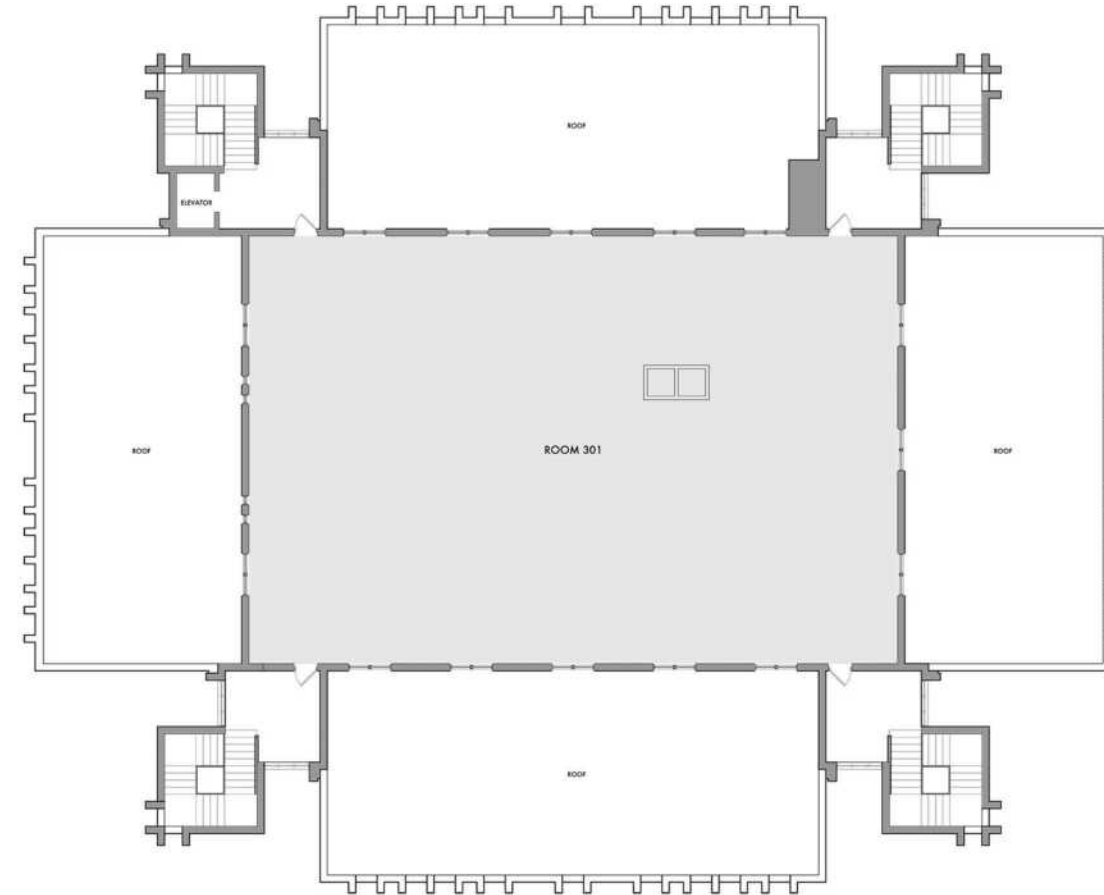
FEATURES

Existing plans for 12 residential units on the 3rd floor

Potential for rooftop patios with views of Michigan Central and Corktown

Corktown is one of the best residential rental markets in Detroit

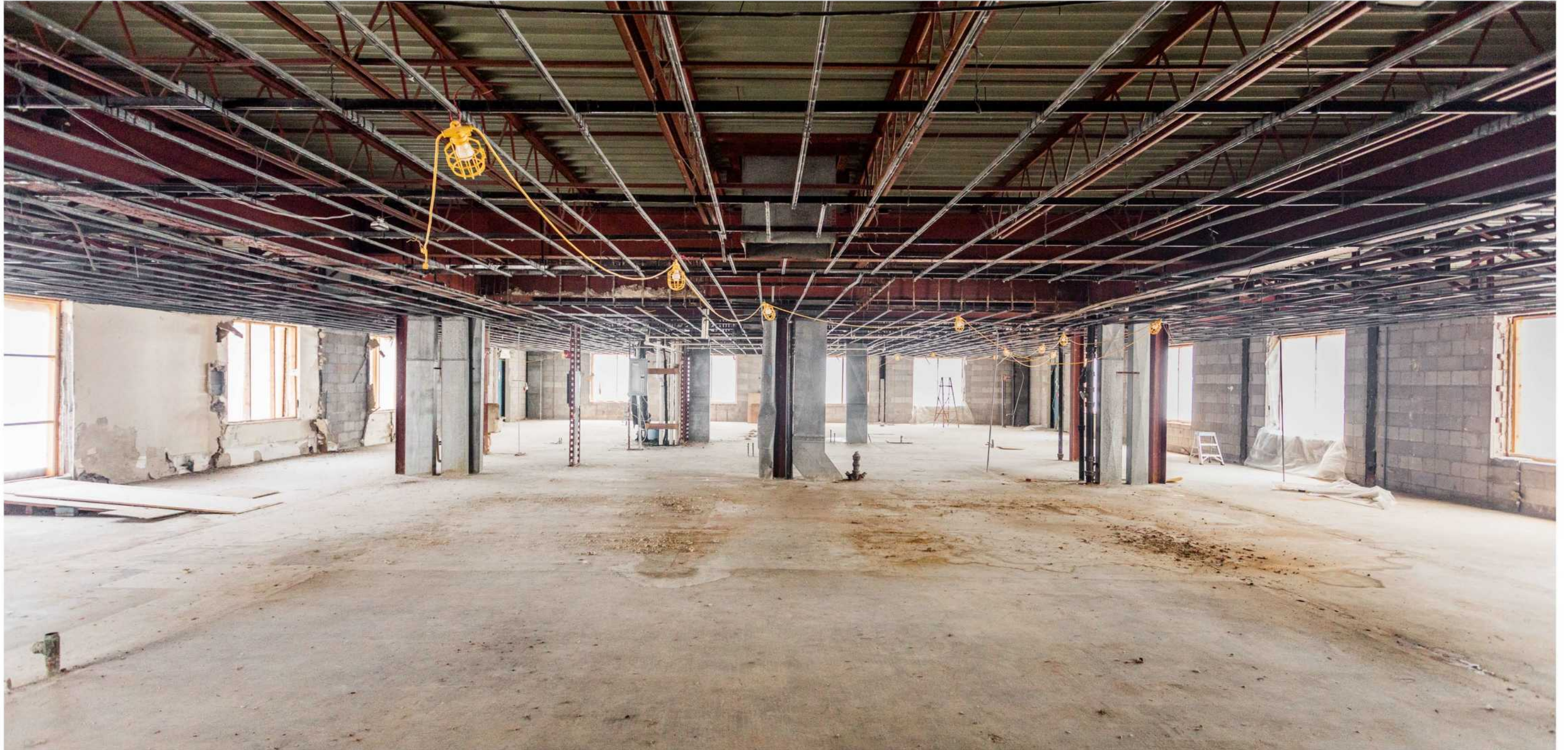
Located in a Neighborhood Enterprise Zone (NEZ)



AS BUILT PLANS



12 UNIT RESIDENTIAL PLAN



MICHIGAN CENTRAL BOOK DEPOSITORY & NEWLAB

Michigan Central is a sprawling, 30-acre walkable hub in the city's Corktown neighborhood opening June 2024. Named after Michigan Central Station, the historic railway station acquired by the Ford Motor Company in 2018, following decades of neglect, the hub will encompass a mix of new and revitalized buildings, offering facilities for inventors and investors to work with civic and government leaders to ambitiously address the future of mobility innovation. The Book Depository Building stands as the Detroit headquarters of Newlab, a global innovation center that provides prototyping labs and purpose-built workspaces for its community of members. The new space already houses 90 startups focused on next-generation solutions in mobility.

O'Connor Real Estate



AREA DEVELOPMENTS



Detroit City FC stadium planned in Corktown

The popular soccer club that draws thousands of diehard fans confirmed Thursday that it plans a new stadium on the site of the former Southwest Detroit Hospital in Corktown. The long-vacant hospital property at Michigan Avenue and 20th Street was recently purchased for \$6.5 million. a source briefed on the matter said it's expected to seat about 14,000 people. Both the men's team and women's team would use it.



The Ralph C. Wilson Centennial Park

The final part of the Detroit Riverfront Conservancy's master plan of revitalizing 5.5 miles along the river, the park is a \$75 million investment stationed on the west side of the riverfront near the site of the former Joe Louis Arena. It will consist of 22 acres of playscapes and recreational spaces.



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.

AREA DEVELOPMENTS



Godfrey Hotel Corktown

The Godfrey Hotel, part of the Curio Collection by Hilton, is described as “a 227-room luxury lifestyle hotel.” It’s located on Michigan Avenue between Trumbull and Eighth Street.



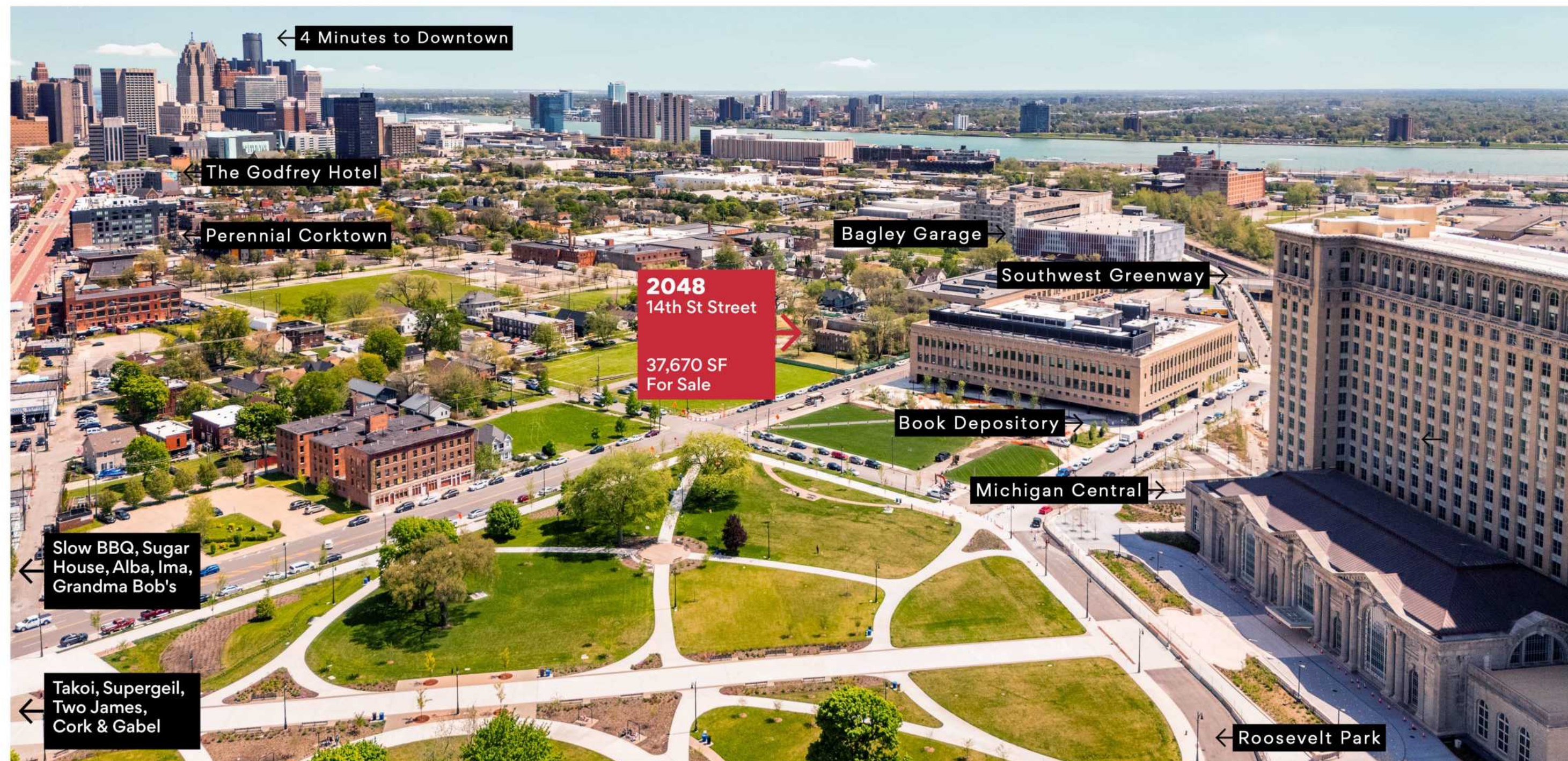
Perennial Corktown

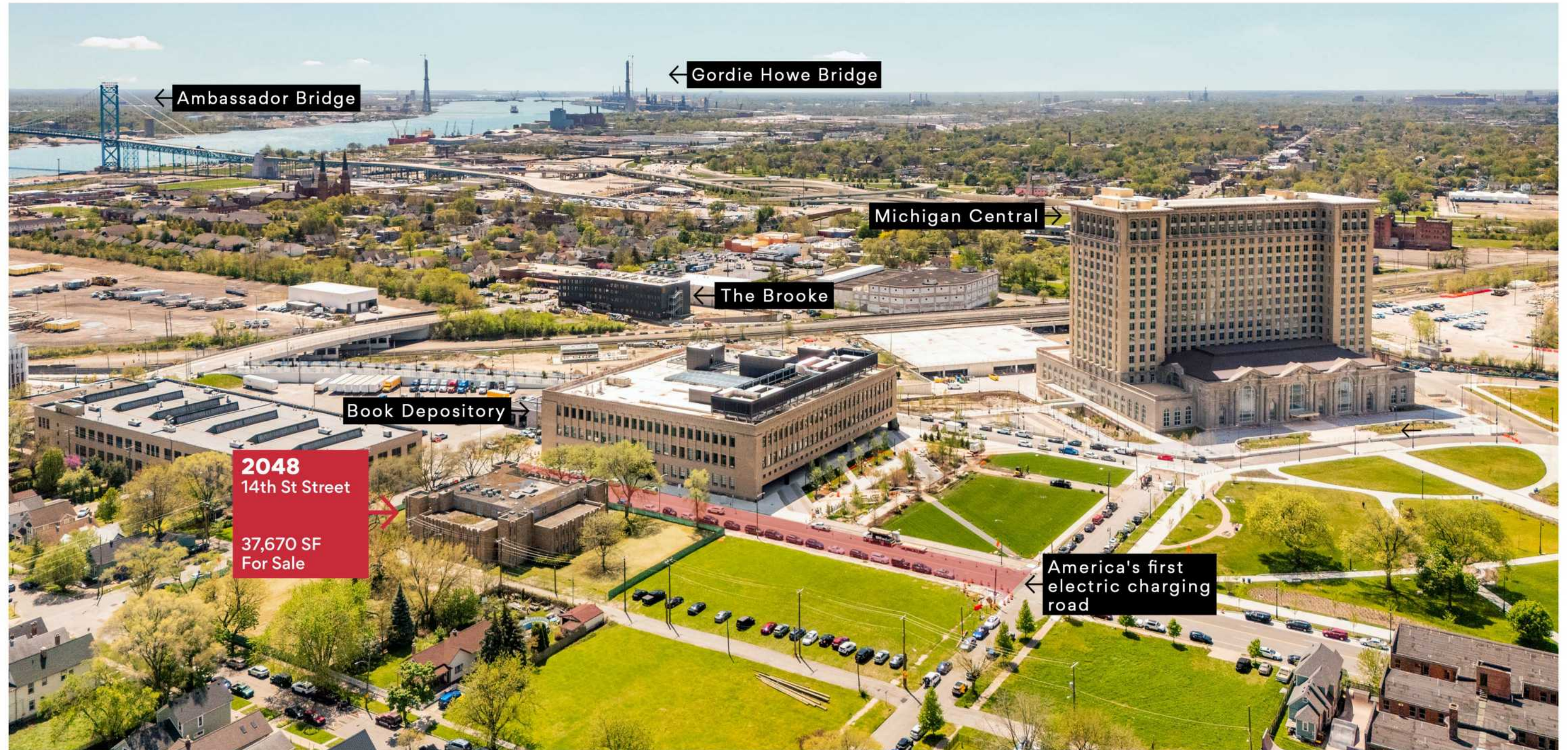
Perennial Corktown adds 188 apartment units and seven new townhomes to Detroit’s oldest neighborhood, established in 1834. Perennial Corktown is the latest phase in a larger development that also includes the recently opened Godfrey Hotel, and the ongoing renovation of the Red Arrow Soda factory building.

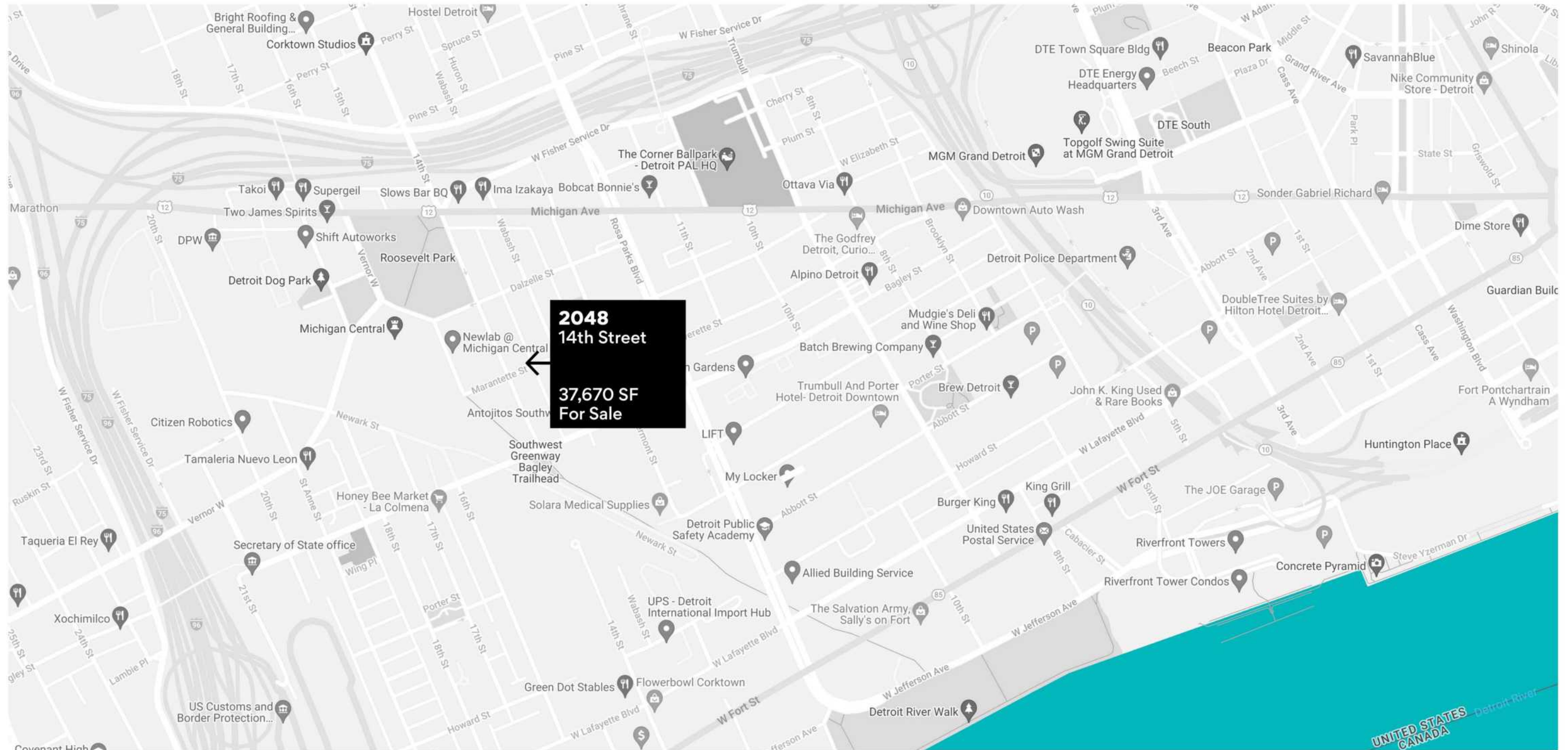


Southwest Greenway

The Southwest Greenway, open to the public in May of 2023, connects Ralph C. Wilson, Jr. Centennial Park with the Michigan Central mobility innovation district, and is a key part of the 27.5 mile Joe Louis Greenway. Running from Bagley Street to Jefferson Avenue along the historic site of May Creek and a former railway corridor, the re-imagined path connects Corktown, Mexicantown, and communities throughout Southwest Detroit directly to the riverfront.







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