



NEIGHBORHOOD

RIVERTOWN

LOCATION

ON JEFFERSON AVE IN
RIVERTOWN

SPACE TYPE

OFFICE

2930 E Jefferson Ave offers a great location along Jefferson in Detroit's Rivertown District. The property features 6,800 square feet of office and creative space with a yoga room, full kitchen, many private offices and conference rooms, a usable basement, and an elevator that is maintained and regularly inspected by the City of Detroit. A new rubber roof was installed in 2023, along with modern HVAC systems, including rooftop units from 2015 and air conditioning compressors from 2020. The building includes onsite parking, high-speed internet, and an 80-amp Tesla charger. The electrical infrastructure comprises several service panels and substantial unused panels from a former radio station setup, which was home to Howard Stern's radio show.

ASKING PRICE

\$ 499,000

ADDRESS

2930 E Jefferson Ave, Detroit, MI 48207

NEIGHBORS

Breadless, Red Hook Coffee, Empacho Argentinian Street Food, Bucharest Grill, Atwater Brewery, Detroit Riverwalk, Aretha Franklin Amphitheatre, Belle Isle, Meijer, Harbor Town, and the Lofts at Rivertown

BUILDING SIZE

6,800 SF

TOTAL LOT SIZE

0.22 (9,792 SF)

ON SITE PARKING

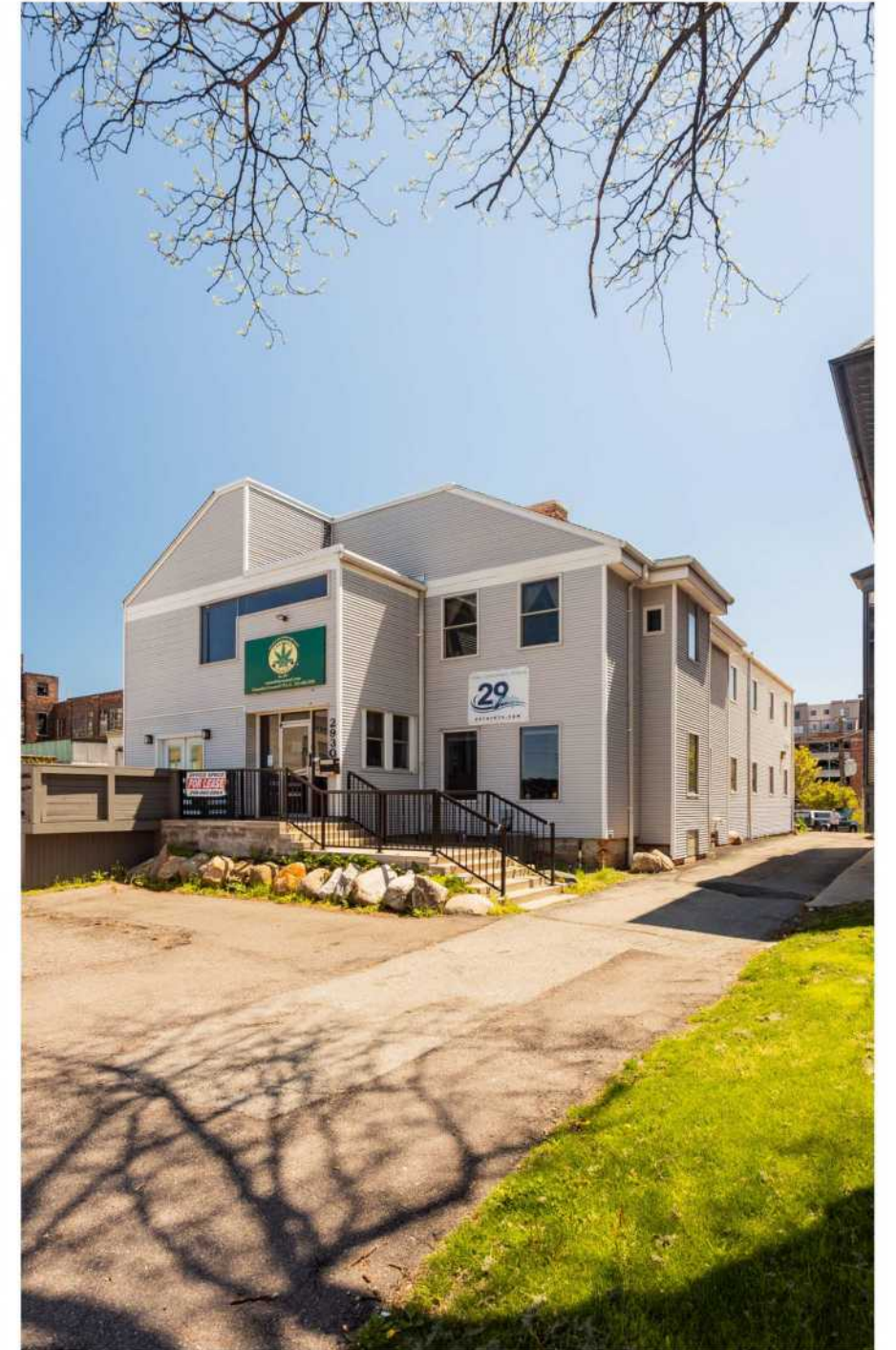
8 Spaces

ZONING

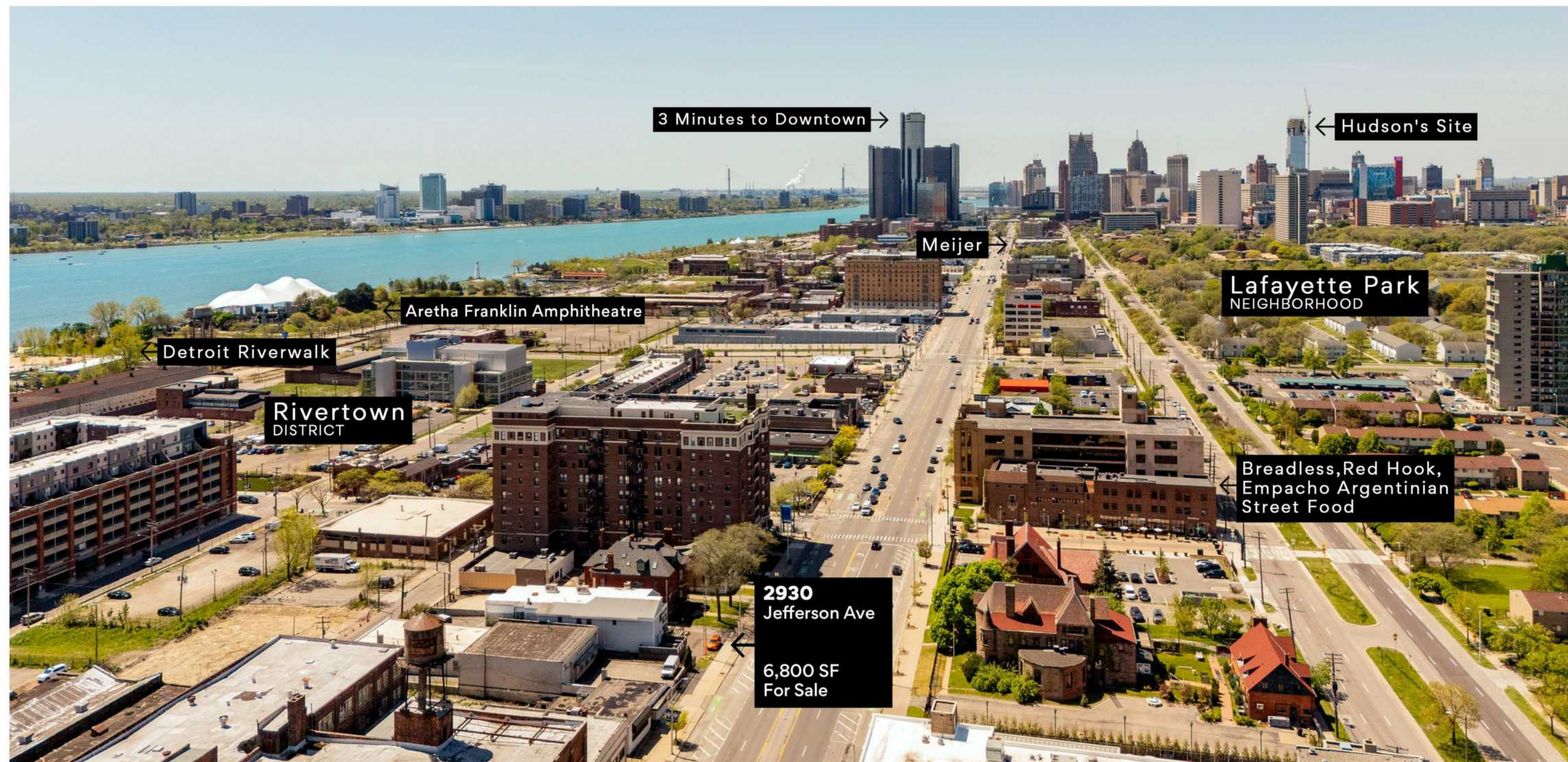
SD-4

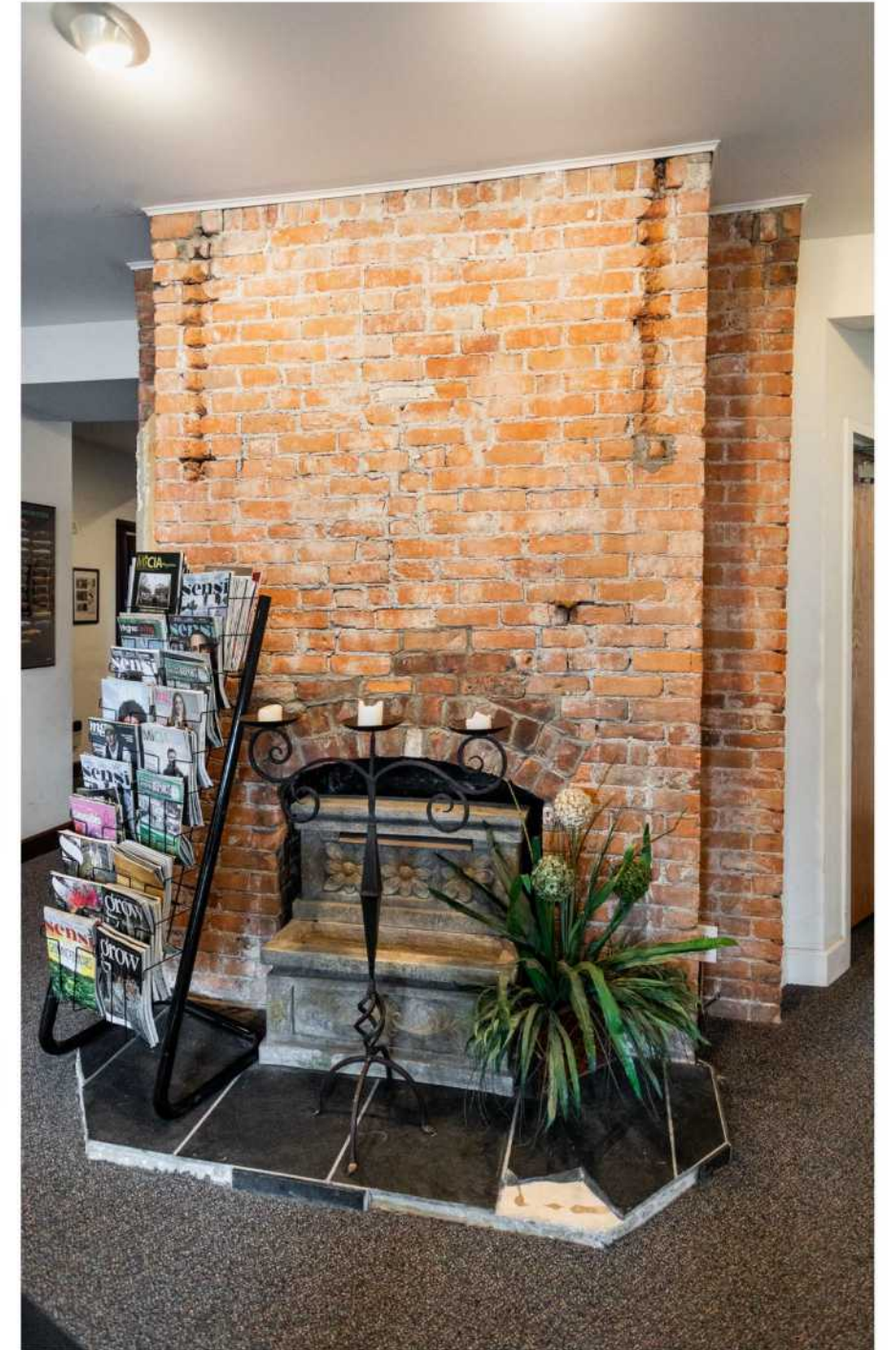
ZONING DESCRIPTION

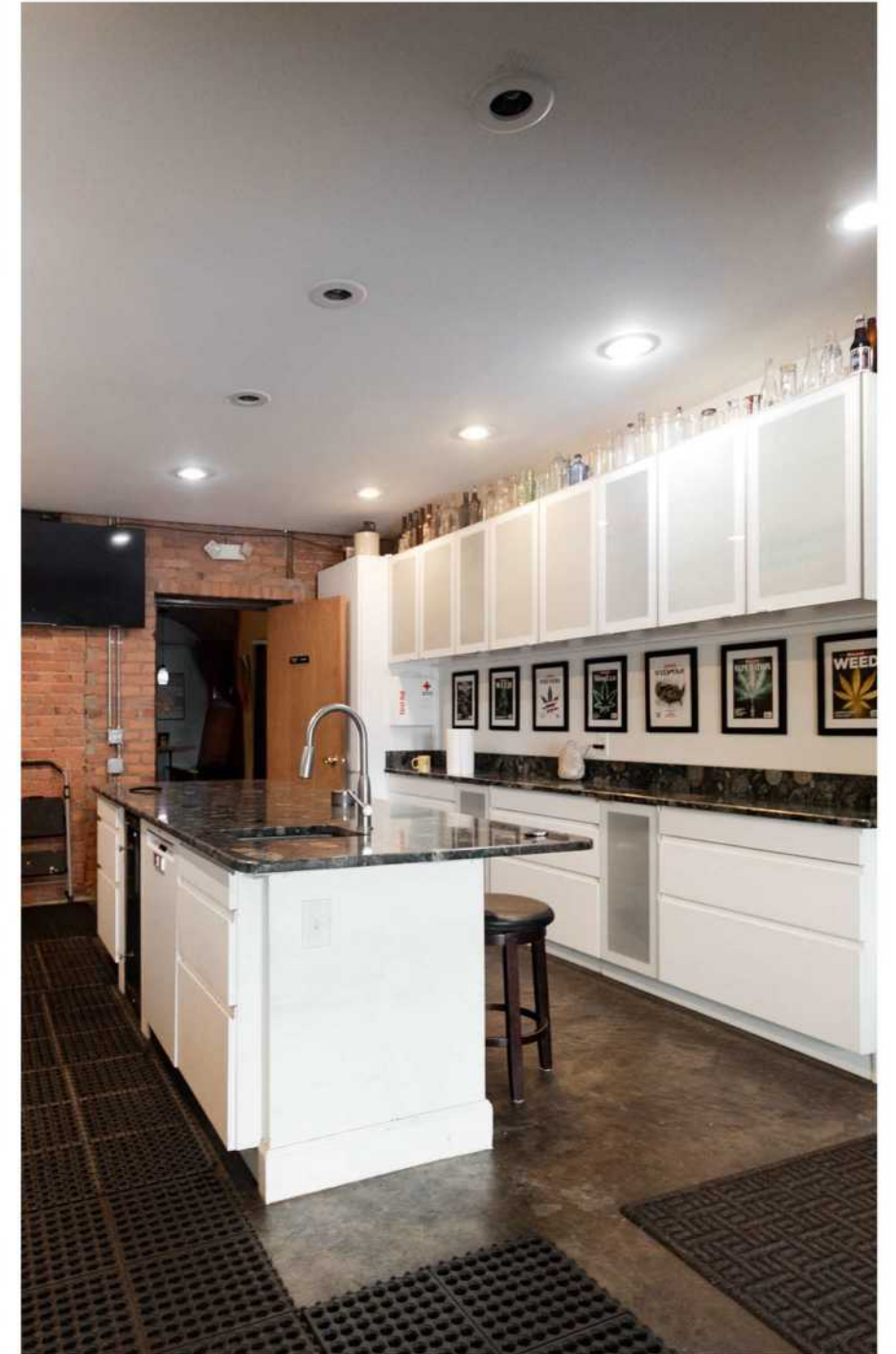
The SD4 District is intended for areas indicated in the Detroit Master Plan as appropriate for high intensity residential and commercial mixed-use development due to regional significance and unique locational attributes and amenities, such as the Riverfront.

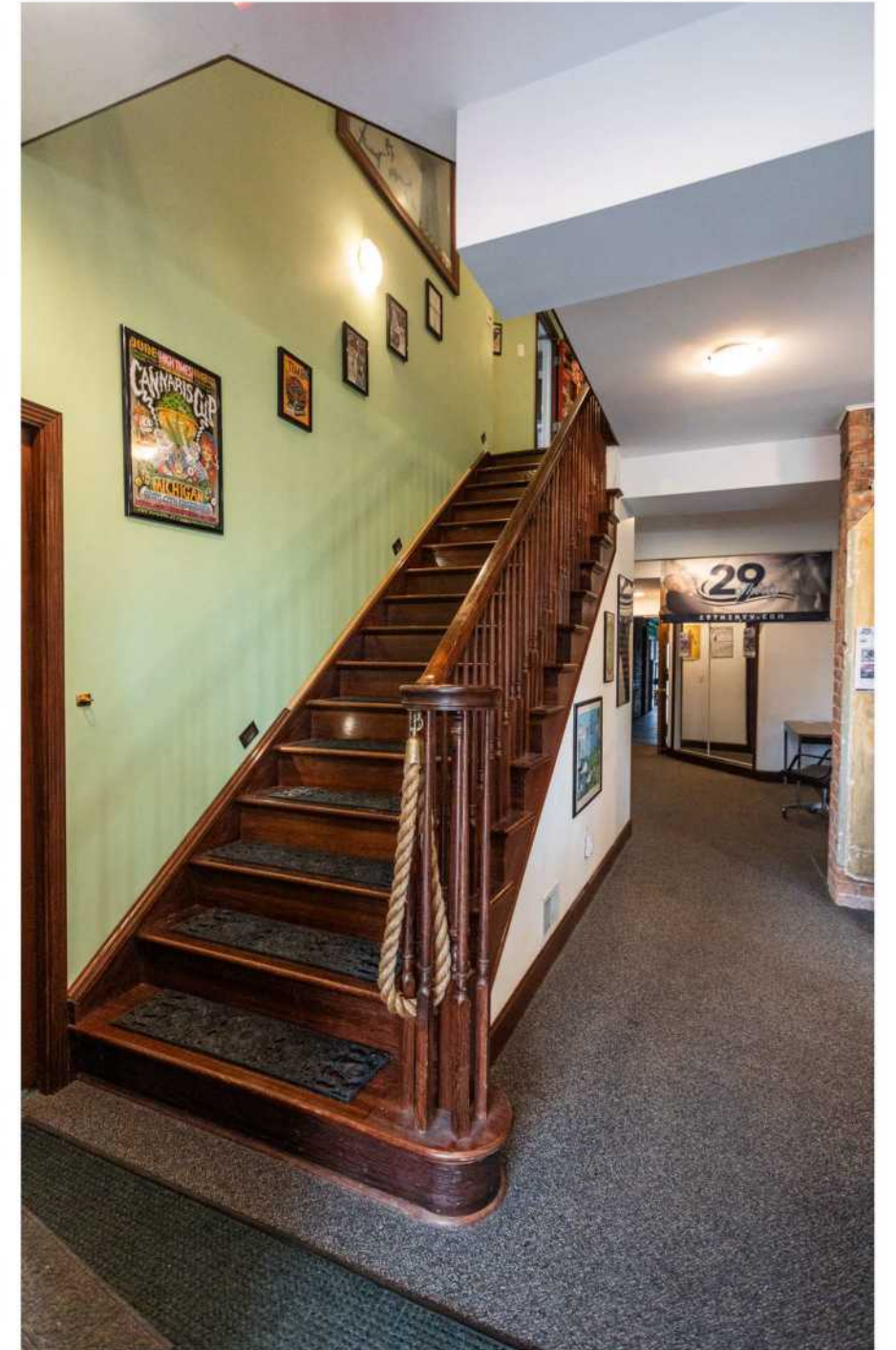


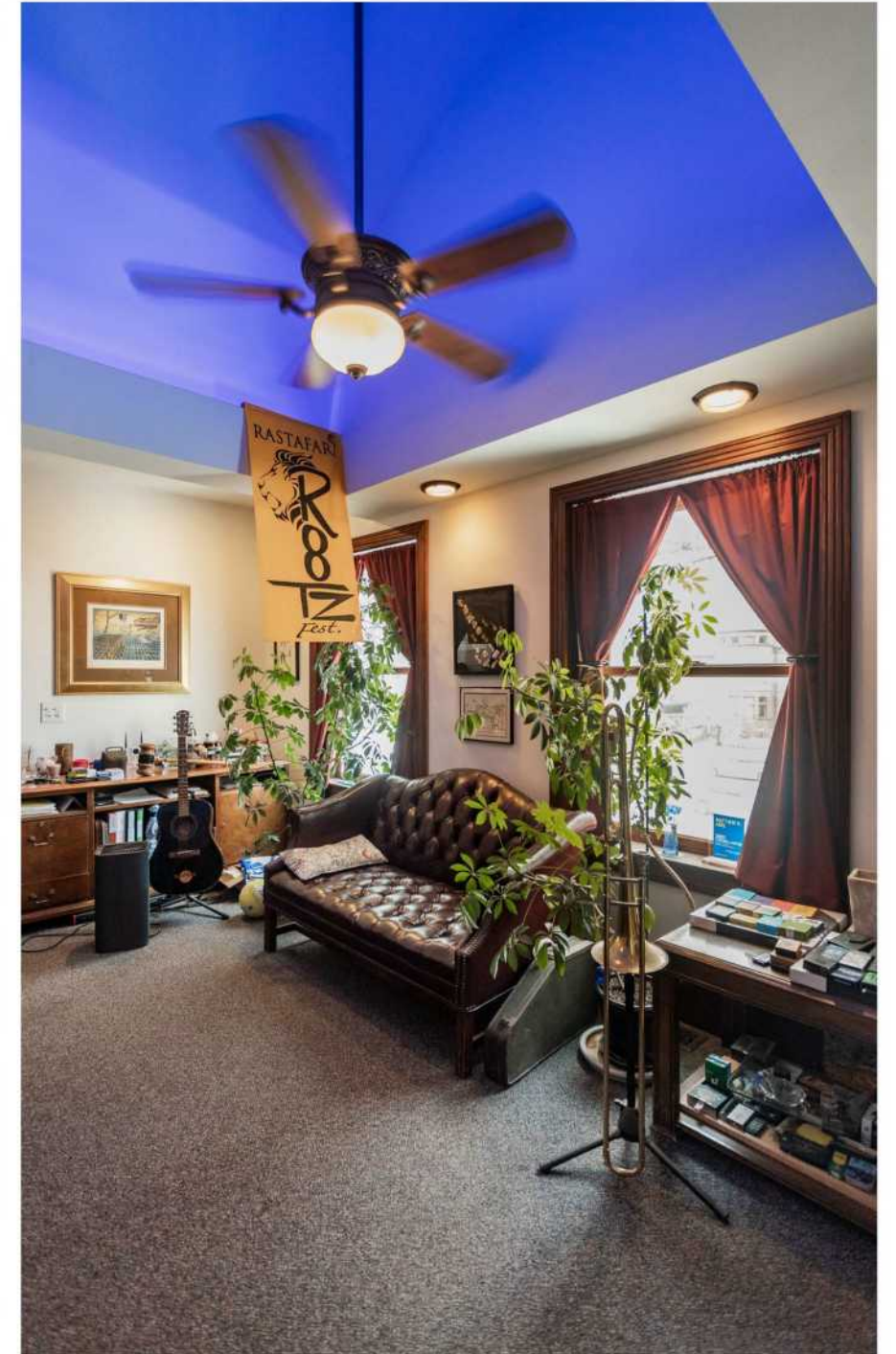












AREA DEVELOPMENTS



Saint Charles Residences

The century-old St. Charles Borromeo School on Townsend Street in Islandview has been converted into 25 upscale condominiums while a phase two development, the Saint Charles Terraces, will provide 10 newly constructed apartments. Additional development is planned.



Lantern

A new mixed-use arts hub is being realized in East Village through the redevelopment of a 100-year-old vacant industrial complex that will house two local arts non-profits and include approximately 5,300 square feet of affordable artist studios, an art gallery, and 4,000 square feet of creative retail – all connected by a 2,000-square-foot courtyard.



Detroit Riverwalk – Uniroyal Promenade

The recently completed Uniroyal Promenade brings extends the East Riverfront Riverwalk to 3.5 miles and the Belle Isle Bridge. Nationally recognized as the best riverwalk in the country, 3 million people visit annually to explore the parks, plazas, pavilions, and open green spaces.

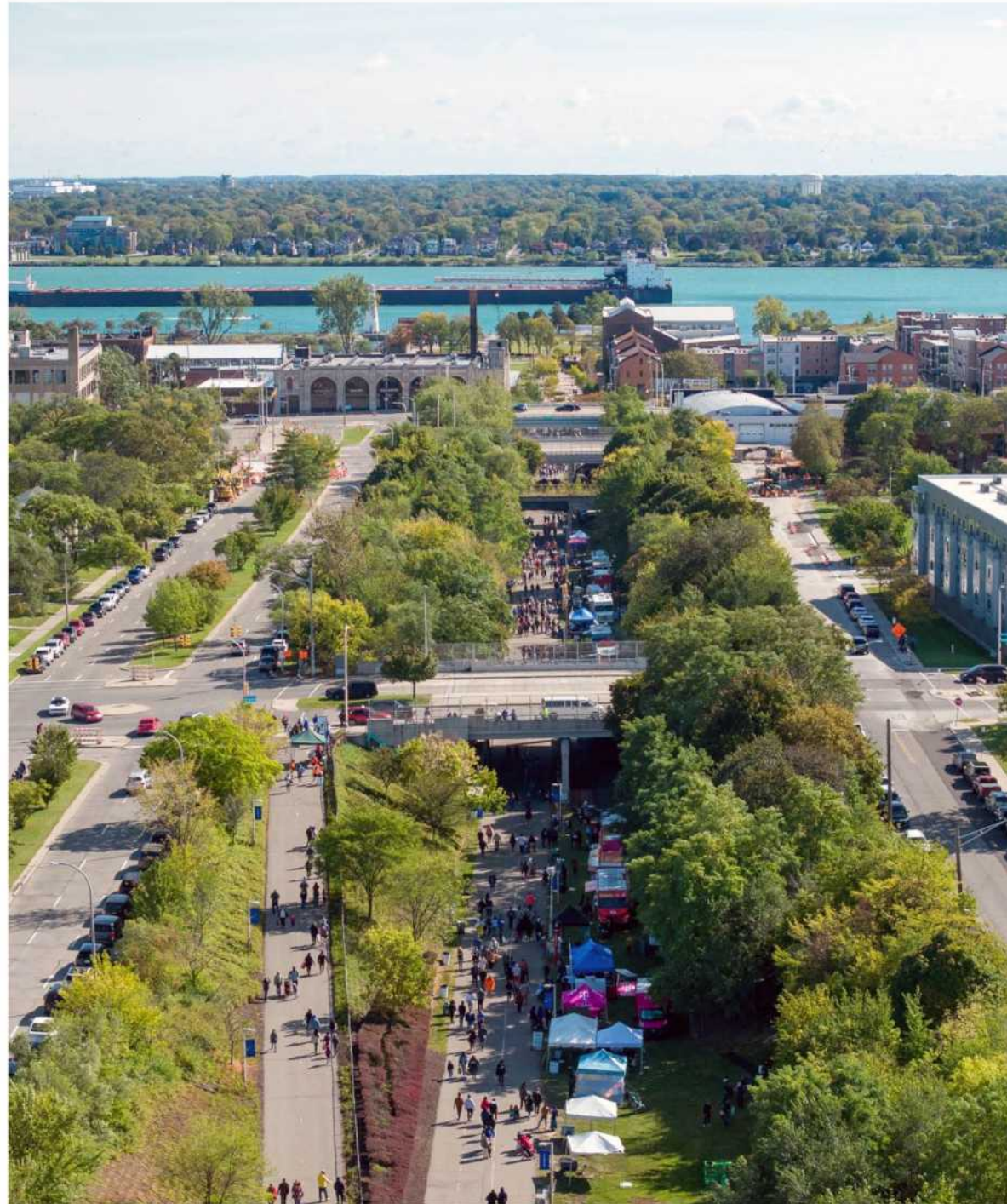
RIVERTOWN, BELLE ISLE, AND THE VILLAGES

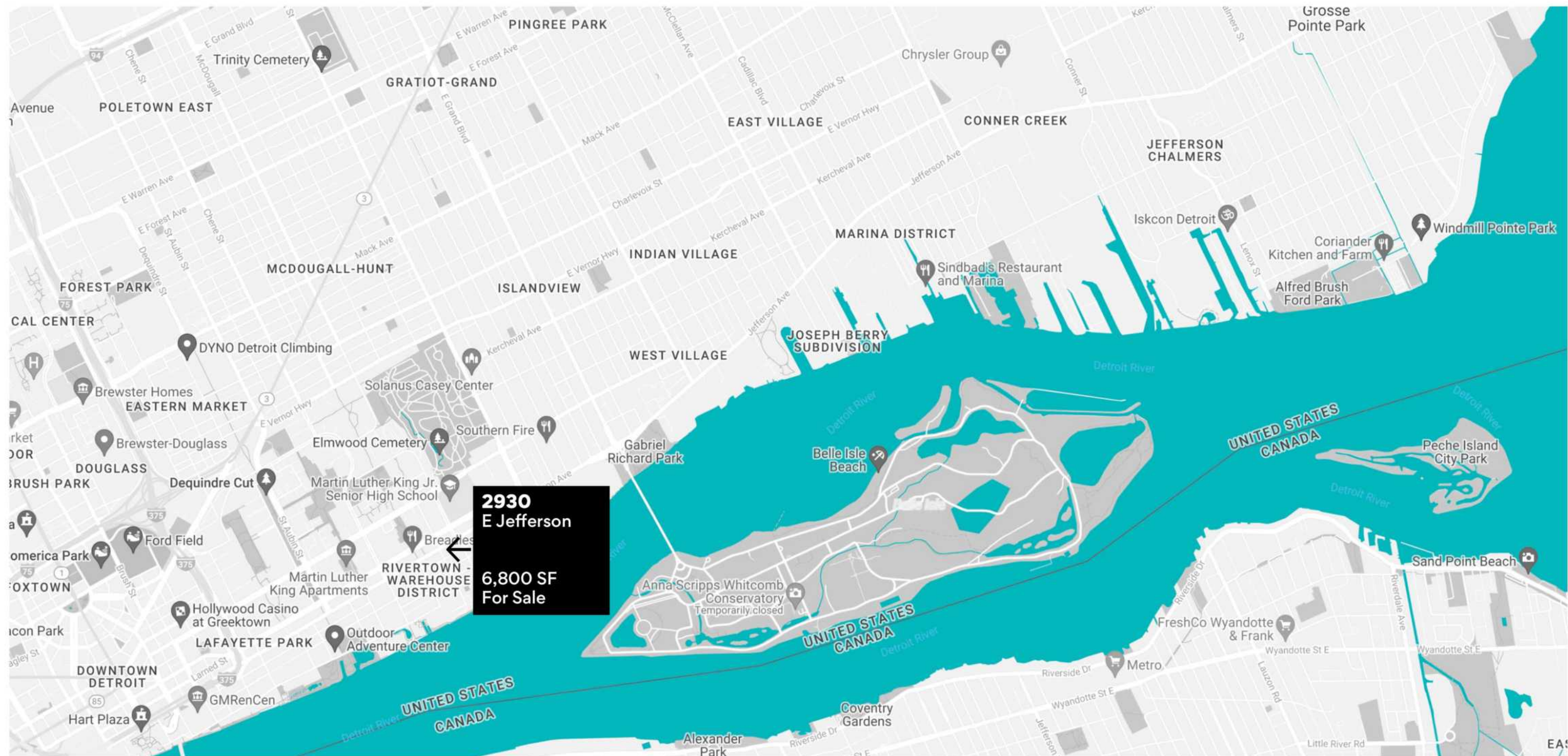
Belle Isle is the second most visited state park in the nation with over 5 million people per year coming to enjoy the plethora of activities offered by the 948-acre island. In the last 10 years, the park benefited from substantial infrastructure and ecological investments and was recently allocated another \$20 million in future funding from the State of Michigan.

Designated a Strategic Neighborhood by the City of Detroit, the Islandview and Greater Villages (West Village, Indian Village, East Village) neighborhoods received significant public and private investment in the last five years. Some examples of public investment include streetscape improvements, utility upgrades, reimagined parks, and a \$4.2 million-dollar overhaul of a community center. From affordable housing to luxury condominiums, including both renovation and new construction activity, this area has become one of Detroit's most sought after neighborhoods.

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