



NEIGHBORHOOD

MIDTOWN

LOCATION

ON 2ND AVE BETWEEN SELDEN
AND BRAINARD

SPACE TYPE

RETAIL

Located one block from Selden Standard on 2nd Avenue in Midtown, this one-story, 3,139-square-foot building sits on a 3,800-square-foot (0.087-acre) lot with prime 2nd Avenue frontage. Only a couple short blocks from favorites like SheWolf, Rocco’s Italian Deli, Barcade, Seasons and more, the convenient, highly walkable location is also adjacent to Midtown’s cultural district, providing easy access to Detroit’s world-class museums.

Environmental due diligence has been completed, including Phase I and Phase II Environmental Site Assessments, a Baseline Environmental Assessment (BEA), and a due care plan. Additionally, the ceiling has been treated with an anti-mold spray and has not seen fire damage. Seller financing may be available to qualified purchasers.

ASKING PRICE	BUILDING SIZE	LOT SIZE	ZONING
\$500,000	3,139 SF	.087 Acres (3,800 SF)	SD-2
ADDRESS	YEAR BUILT	ZONING DESCRIPTION	
3711 2nd Ave, Detroit, MI 48201	1955	This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces.	
NEIGHBORS			
Bronx Bar, Cass Park, Detroit Historical Museum, Detroit Institute of Arts, Detroit Symphony Orchestra, Fisher Building, Flood's Bar & Grille, Fox Theatre, Golden Fleece Restaurant, Grey Ghost Detroit, Harbor House Detroit, Heidelberg Project, HopCat, Javier's Downtown, Jolly Pumpkin Pizzeria and Brewery, La Feria Detroit, Ladder 4, Little Caesars Arena, MATI, Museum of Contemporary Art Detroit, Seasons Market & Cafe, Selden Standard, SheWolf, Slows To Go, TABLE No. 2 Restaurant, Temple Bar, The Ford Piquette Avenue Plant, The Scarab Club, Third Man Records			

3711 2ND

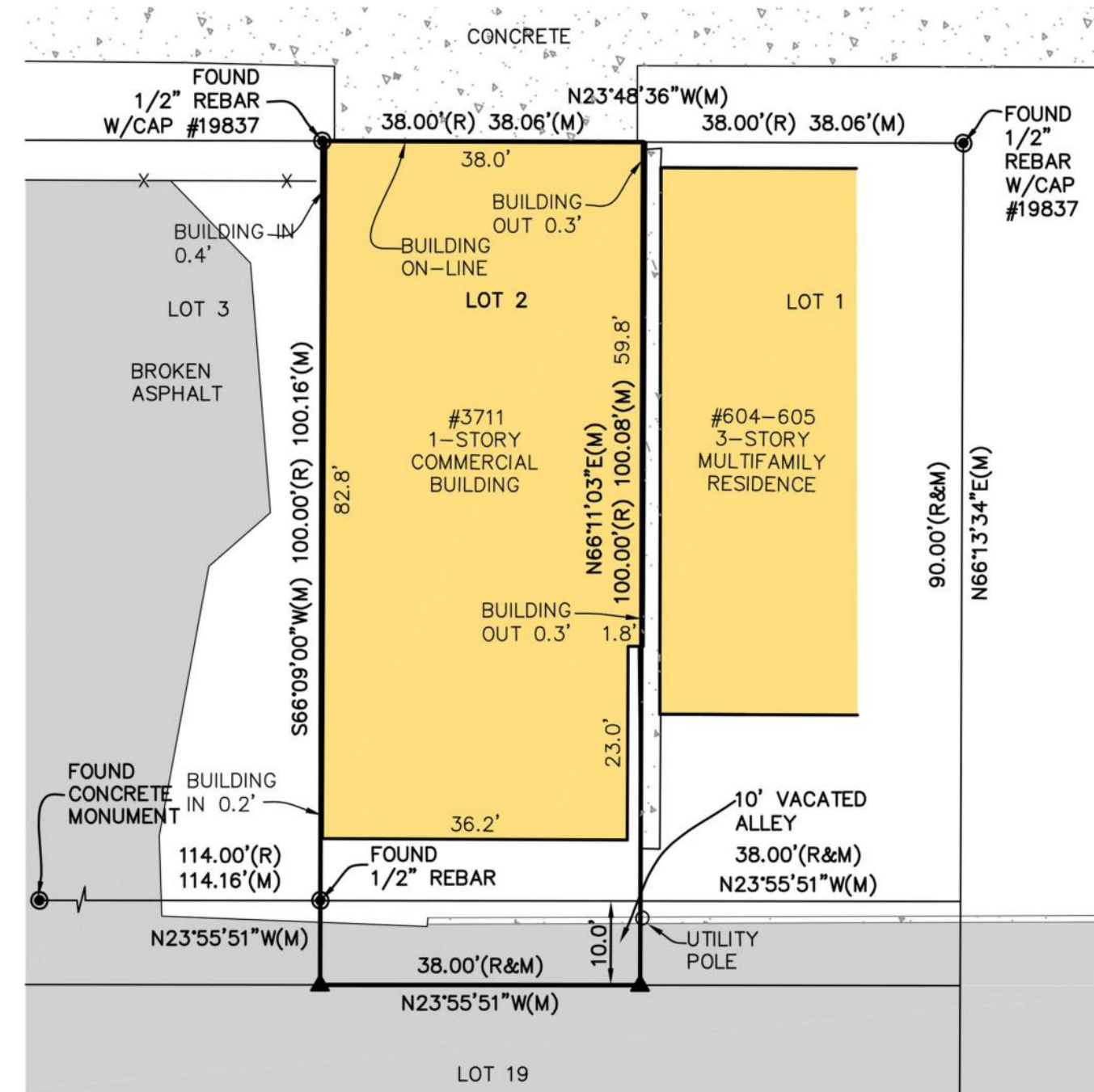
ALTA Survey

BUILDING IMPROVEMENTS

Prime Midtown Detroit retail property with frontage on 2nd Ave, within walking distance to restaurants, retail, and cultural attractions.

Environmental due diligence completed, including Phase I and II assessments, a Baseline Environmental Assessment (BEA), and a due care plan.

Seller financing available for qualified purchasers







MIDTOWN

Midtown Detroit is a dynamic, rapidly evolving neighborhood that seamlessly blends historic charm with modern energy. As one of the city's most walkable districts, it attracts a diverse mix of residents, including students, professionals, creatives, and entrepreneurs. Its tree-lined streets feature a mix of historic apartment buildings, contemporary developments, and adaptive reuse projects, all reflecting Midtown's ongoing growth.

Anchored by Wayne State University and the Detroit Medical Center, Midtown boasts a stable economic foundation, now further strengthened by a \$3 billion joint development between Michigan State University and Henry Ford Health. This transformative project will introduce cutting-edge medical research, education, and innovation, reinforcing Midtown's position as a major hub for healthcare and technology.

With a well-connected transit network, including QLINE streetcar access and proximity to major thoroughfares, Midtown remains one of Detroit's most desirable places to live, work, and invest.

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AREA DEVELOPMENTS



New Henry Ford Hospital

Henry Ford Health is leading a \$2.5 billion investment in New Center, anchored by a new \$1.8 billion hospital at the intersection of the M-10 Freeway and Grand Boulevard. The state-of-the-art facility will span over one million square feet and rise to nearly the height of the 489-foot Fisher Building. Construction is set to begin in 2024 and conclude in 2029.



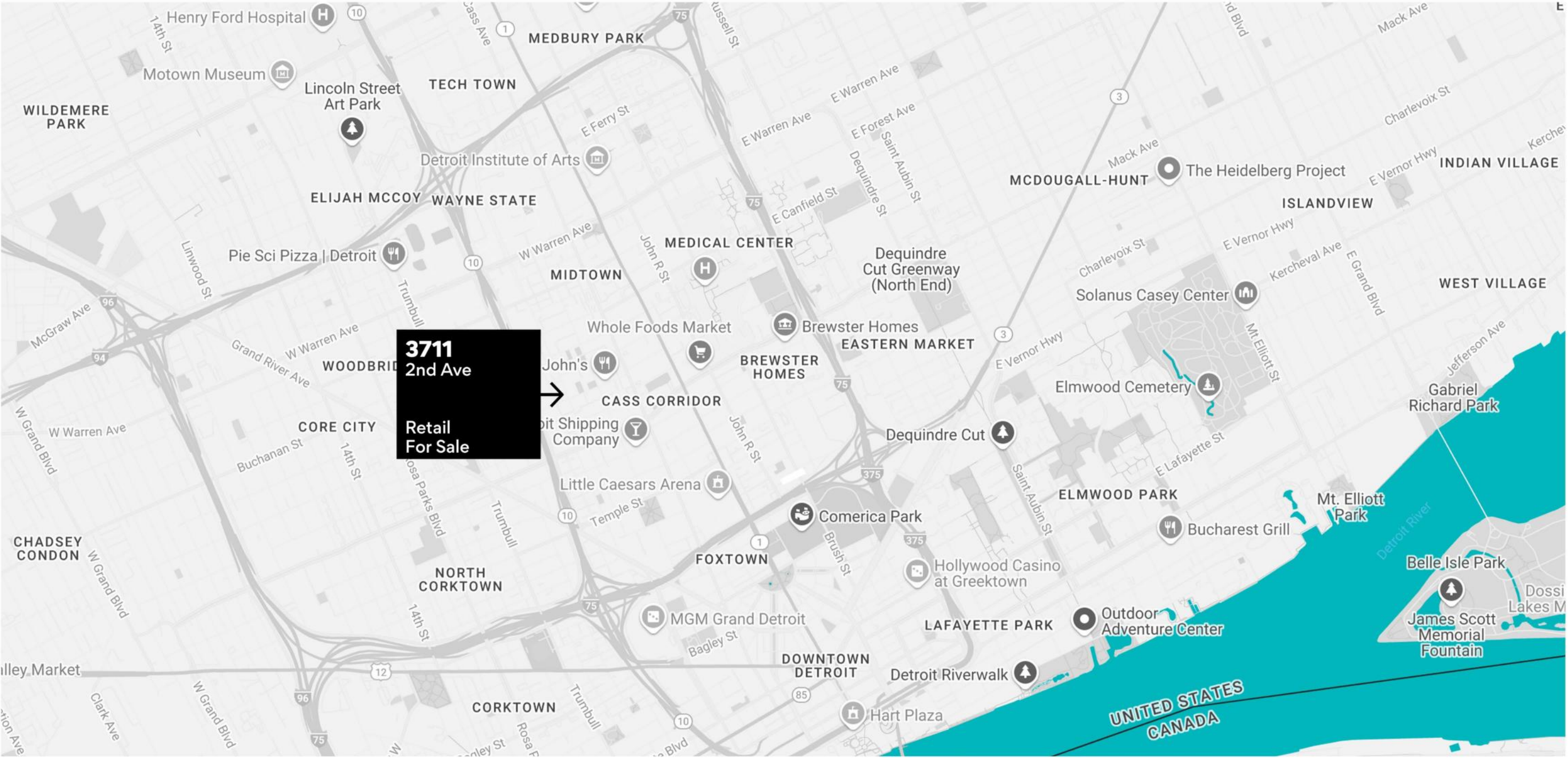
Fisher Body Plant No. 21

The transformation of the long-vacant Fisher Body 21 Plant is one of the most ambitious redevelopment projects of an abandoned Detroit building in recent years. This adaptive reuse will convert the 600,000-square-foot plant into 435 apartments and commercial spaces, with construction expected to begin in 2024.



University of Michigan Center for Innovation

The University of Michigan is constructing a \$250 million, 200,000-square-foot building to support graduate education, talent-driven community development, and public engagement. It is part of the larger \$1.5 billion District Detroit development, which includes six new buildings and the adaptive reuse of four historic properties.



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For more information about 3711 2nd Ave,
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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