O'Connor Real Estate

1817 FISCHER

oconnordetroit.com

NEIGHBORHOOD

EAST VILLAGE

LOCATION

SE CORNER OF FISCHER
AND KERCHEVAL

SPACE TYPE

MULTIFAMILY

This beautiful brick four-unit building in East Village offers a rare opportunity in a prime upcoming location just blocks from The Shepherd's rapidly expanding arts campus and next door to the newly constructed Greatwater Homes. Each of the four apartments features two bedrooms, one bathroom, and approximately 1,050 square feet, with a full basement below. From 2018 to 2022, the current owners completed extensive upgrades in preparation for final finishes, including: full masonry stabilization; all new windows and roofing; fire suppression, a new poured concrete basement floor; all new drywall (with no exposed lead-based paint); some cabinetry installation; and significant structural and non-structural framing. Each unit has individually metered mechanical, electrical, and plumbing systems, all approved with green stickers. The building is primed for completion and offers an excellent opportunity for investors or owner-occupants to customize the interiors to their specifications. Additionally, the adjacent .103-acre lot (1811 Fischer) is available for purchase ($50,000), offering potential for private parking, outdoor space, or future development.

fire suppression

fire suppression

ASKING PRICE

$360,000

ADDRESS

1817 Fischer Street, Detroit 48214

NEIGHBORS

Greatwater Homes, the Shepherd, Sister Pie, Marrow, Eugenie, Red Hook, the Shepherd, Two Birds, Velvet Tower, La Fonda, The Empowerment Plan, Greatwater Homes, the Shepherd, Collect Beer Bar, Signal Return, Belle Isle, Butzel Family Recreation Center, Saint Charles, Faircloth, Metropolitan Bar + Kitchen

TOTAL UNITS

(4) 1,050 SF Units

UNIT MIX

(2) Bed / (1) Bath

YEAR BUILT

1921

YEARS RENOVATED

2018 - 2022

BUILDING UPGRADES

- Stabilized all masonry
- Replaced all windows
- Fire suppression
- Replaced roofing
- (4) AC Condensers on roof
- New poured concrete basement floor
- Some cabinetry installed
- All new drywall.
- No exposed LBP remains in the building
- All new individually-metered MEP's with green stickers
- Significant structural and non-structural framing

1817 FISCHER
Property Details

GROSS BUILDING AREA

4,200 SF

ACRES

0.103

 # OF BUILDINGS

1

TOTAL NUMBER OF UNITS

4

HEATING & COOLING

Forced air

ELECTRIC & GAS

Separately Metered

PARKING SPACES

4

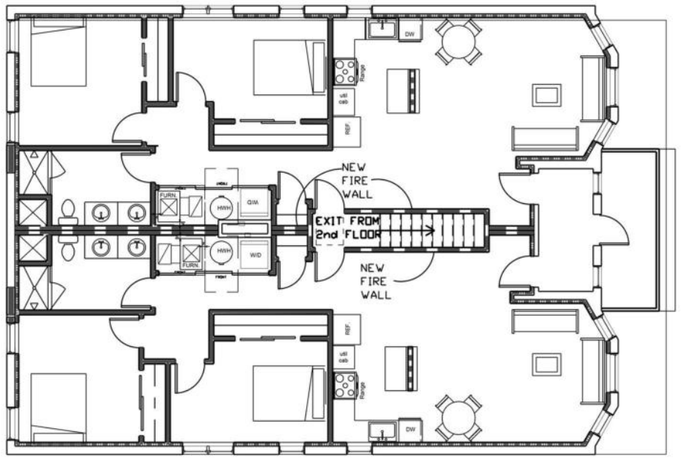
1817
FISCHER
Floor Plans

FEATURES

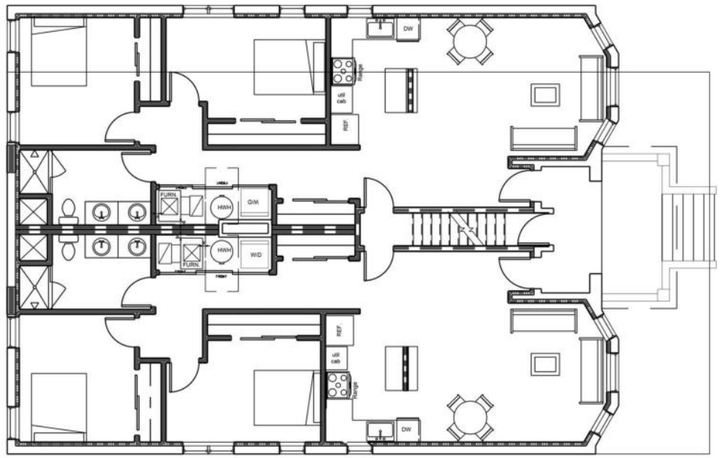
Four 2-bed, 1-bath units (1,050 SF each) in Detroit's East Village with extensive upgrades completed from 2018–2022.

Individually metered MEP systems approved with green stickers; ready for interior customization.

Optional adjacent .103-acre lot available for $50K, ideal for parking, outdoor space, or future development.



NORTH SECOND FLOOR PLAN
1/8" = 1'-0"



NORTH FIRST FLOOR PLAN
1/8" = 1'-0"

THE VILLAGES

West Village is a vibrant, historic neighborhood known for its early 20th-century architecture, walkability, and mix of independent shops, cafes, and restaurants. Its strong sense of community and proximity to Belle Isle and downtown make it one of Detroit's most desirable residential areas. Just east, Indian Village is a prestigious historic district celebrated for its grand, architect-designed homes and leafy boulevards, offering a quieter, more residential atmosphere. Little Village, tucked between the two, is an emerging enclave where reinvestment is driving a fresh wave of development. Anchored by projects like The Shepherd arts campus, The Lantern bookstore and café, and new infill housing by Greatwater Homes, the neighborhood is quickly becoming a hub for creativity, design, and thoughtful urban living.

DEVELOPMENTS IN THE VILLAGES

the Shepherd

The campus grounds, designed by the Office of Strategy + Design (OSD), include a boutique bed and breakfast (ALEO), McArthur Binion's Modern Ancient Brown Foundation, a public skatepark designed by Tony Hawk, and a sculpture park honoring the late Detroit artist Charles McGee. The Shepherd is part of Library Street Collective's ongoing commitment to Detroit's Little Village neighborhood.

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.

Greatwater Homes

Greatwater hopes to build out an initial phase of 23 houses on both sides of Fischer Street over the next year to a year and a half. The houses would be built on spec in three general styles or can be customized. If demand holds up, the development firm could ultimately build as many as 200 houses in the area.

DETROIT DEVELOPMENTS

Hudson's Site

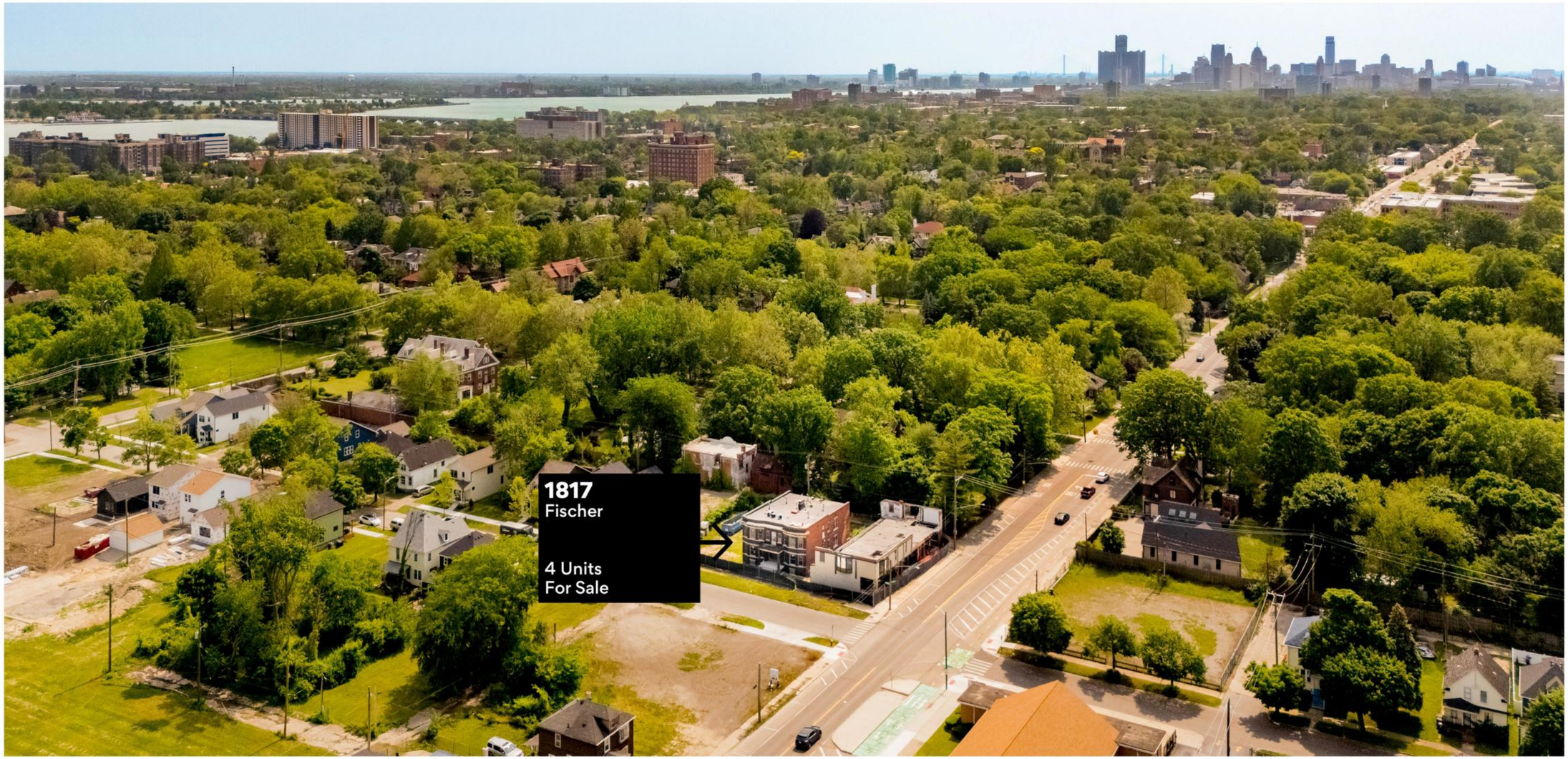
Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is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

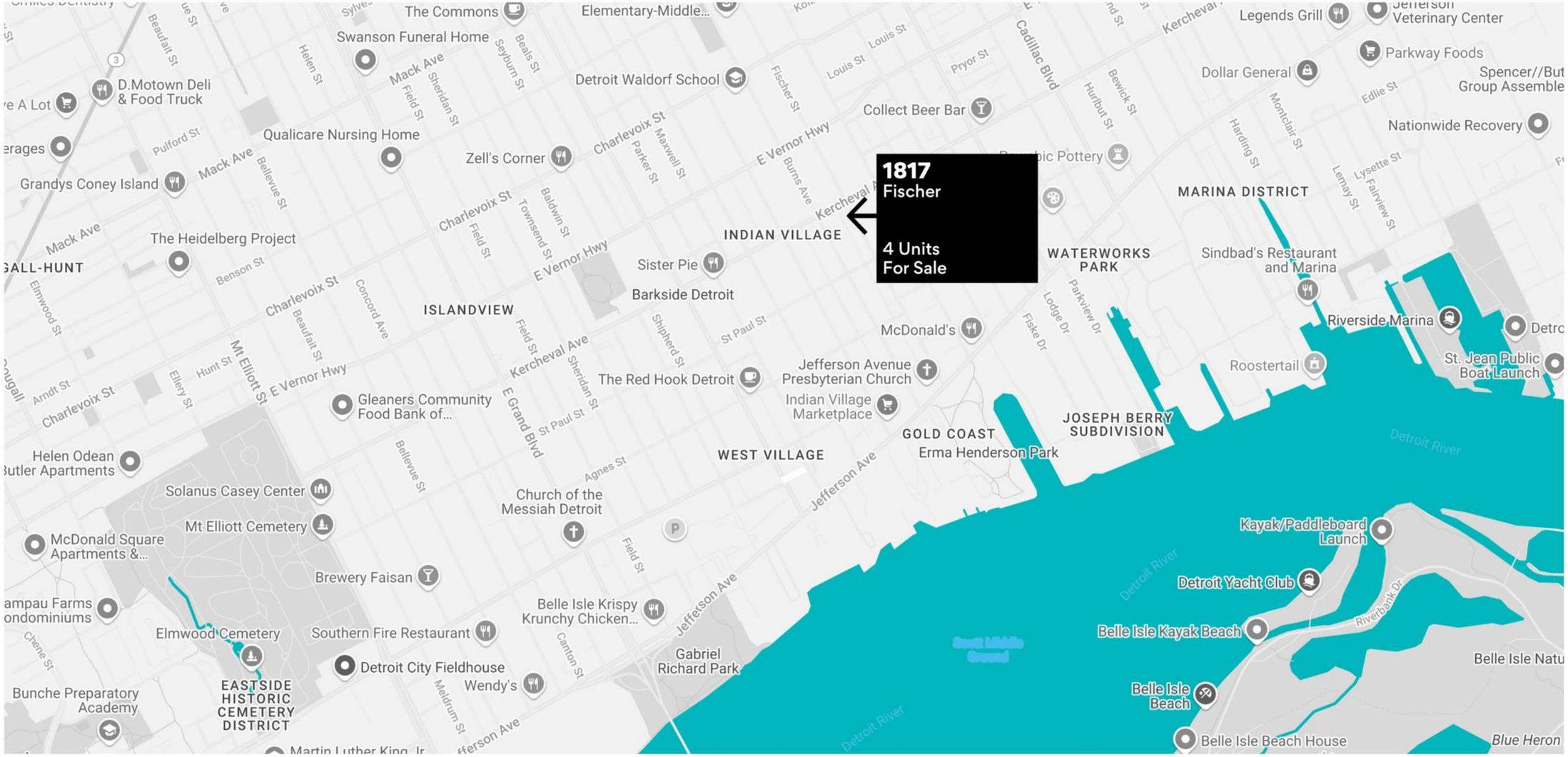
University of Michigan Center for Innovation

The $250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger $1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.

Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.


1817
Fischer
4 Units
For Sale


1817
Fischer
4 Units
For Sale
INDIAN VILLAGE
ISLANDVIEW
WEST VILLAGE
GOLD COAST
WATERWORKS PARK
MARINA DISTRICT
JOSEPH BERRY SUBDIVISION
EASTSIDE HISTORIC CEMETERY DISTRICT
The Commons
Elementary-Middle...
Swanson Funeral Home
Detroit Waldorf School
Collect Beer Bar
Qualicare Nursing Home
Zell's Corner
Grandys Coney Island
D.Motown Deli & Food Truck
The Heidelberg Project
Sister Pie
Barkside Detroit
McDonald's
The Red Hook Detroit
Jefferson Avenue Presbyterian Church
Indian Village Marketplace
Gleaners Community Food Bank of...
Erma Henderson Park
Church of the Messiah Detroit
Solanus Casey Center
Mt Elliott Cemetery
McDonald Square Apartments &...
Brewery Faisan
Belle Isle Krispy Krunchy Chicken...
Southern Fire Restaurant
Elmwood Cemetery
Detroit City Fieldhouse
Wendy's
Gabriel Richard Park
Bunche Preparatory Academy
Helen Odean Butler Apartments
Legends Grill
Jefferson Veterinary Center
Parkway Foods
Dollar General
Spencer//But Group Assemble
Nationwide Recovery
Sindbad's Restaurant and Marina
Riverside Marina
Roostertail
St. Jean Public Boat Launch
Kayak/Paddleboard Launch
Detroit Yacht Club
Belle Isle Kayak Beach
Belle Isle Beach
Belle Isle Beach House
Detroit River
Blue Heron

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For more information about 1817 Fischer,
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O'Connor Real Estate

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