O'Connor Real Estate

6811 CHARLEVOIX

oconnordetroit.com

NEIGHBORHOOD

ISLANDVIEW

LOCATION

NE CORNER OF CHARLEVOIX
AND CONCORD

SPACE TYPE

RETAIL / CREATIVE SPACE

Located in Detroit's Islandview neighborhood, 6811 Charlevoix is a modern, loft-like 1,908-square-foot building on 0.101 acres—an ideal canvas for creative, office, or boutique retail use. Renovated in 2019 and formerly home to the studio of artist Neha Vedpathak, the space retains an artistic sensibility and a clean, flexible layout. Islandview is adjacent to Indian Village and West Village and has seen a steady mix of historic preservation, new creative development, and independent businesses opening in recent years. Minutes from Belle Isle and the Riverfront, the building is surrounded by a growing constellation of galleries, cafés, and studios.

ASKING PRICE

$295,000

ADDRESS

6811 Charlevoix, Detroit, MI 48207

NEIGHBORS

Spot Lite, Brewery Faisan, 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, and two miles from Eastern Market

BUILDING SIZE	TOTAL LOT SIZE
1,908 SF	.101 Acres (4,394 SF)
YEAR BUILT	**YEAR RENOVATED**
1923	2019

BUILDING UPGRADES

Interior Updates
Completely gutted and installed insulation, framing, drywall.
New kitchenette, bathroom, LED Lighting, Ceiling fans, HVAC (roof mounted), water heater.

Exterior Updates
Roof: Coated with Elastometric, reflective, thermal barrier
All necessary tuckpointing has been professionally completed
The building's exterior has been freshly painted

Utilities
Power drop from DTE - 200AMP panel.
Water mains: 2 inch water line (with a 3/4 inch line water meter)

EXIT

EXIT

ISLAND VIEW & 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.

Adjacent to these neighborhoods, Islandview is a diverse and evolving community with a rich architectural legacy and growing energy around reinvestment. With a mix of historic homes, new developments, and proximity to the riverfront, Belle Isle, and the vibrant commercial corridors of West Village and Jefferson Avenue, Islandview is gaining attention as a walkable, centrally located neighborhood that blends authenticity with

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

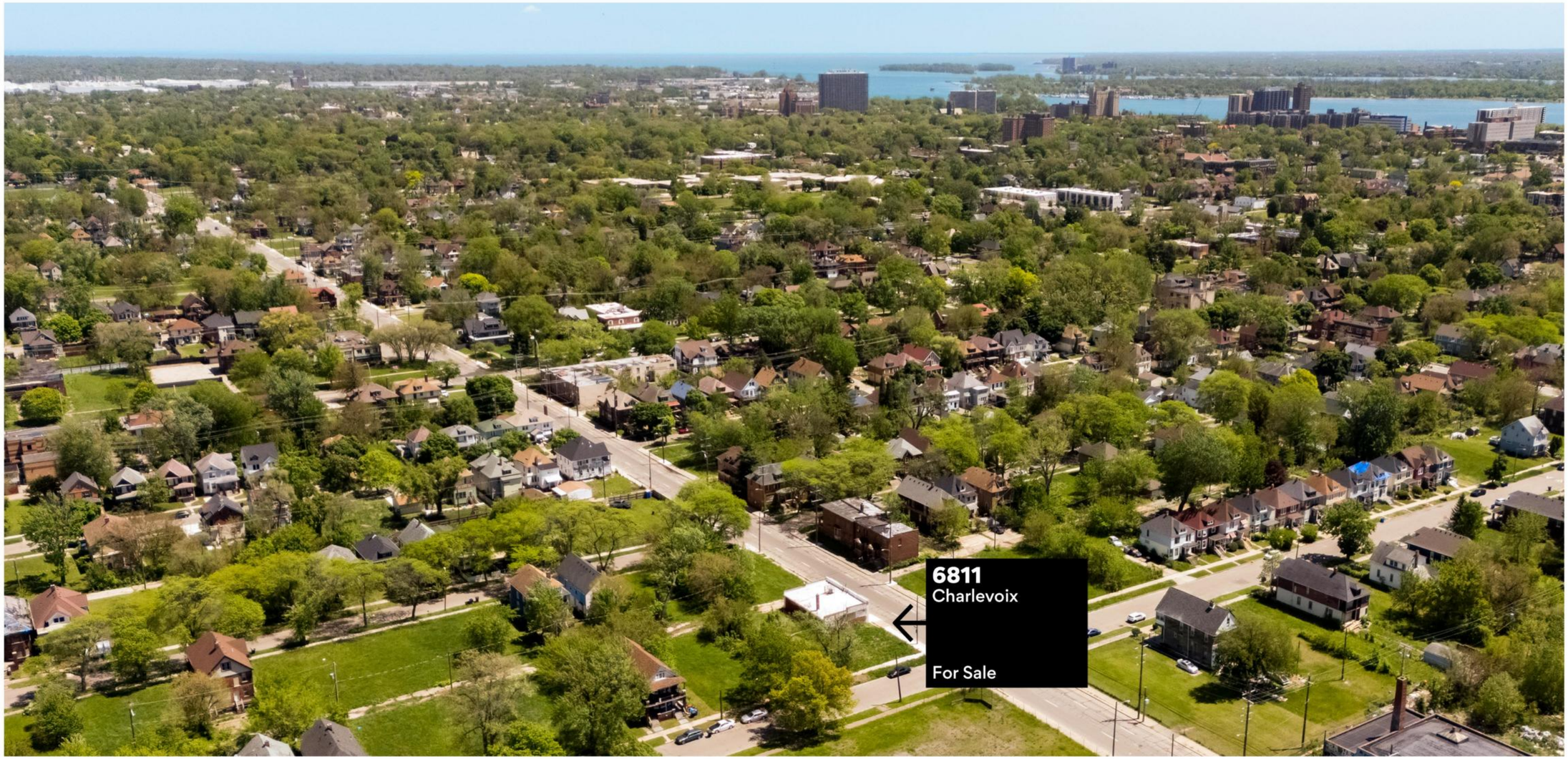
Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is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

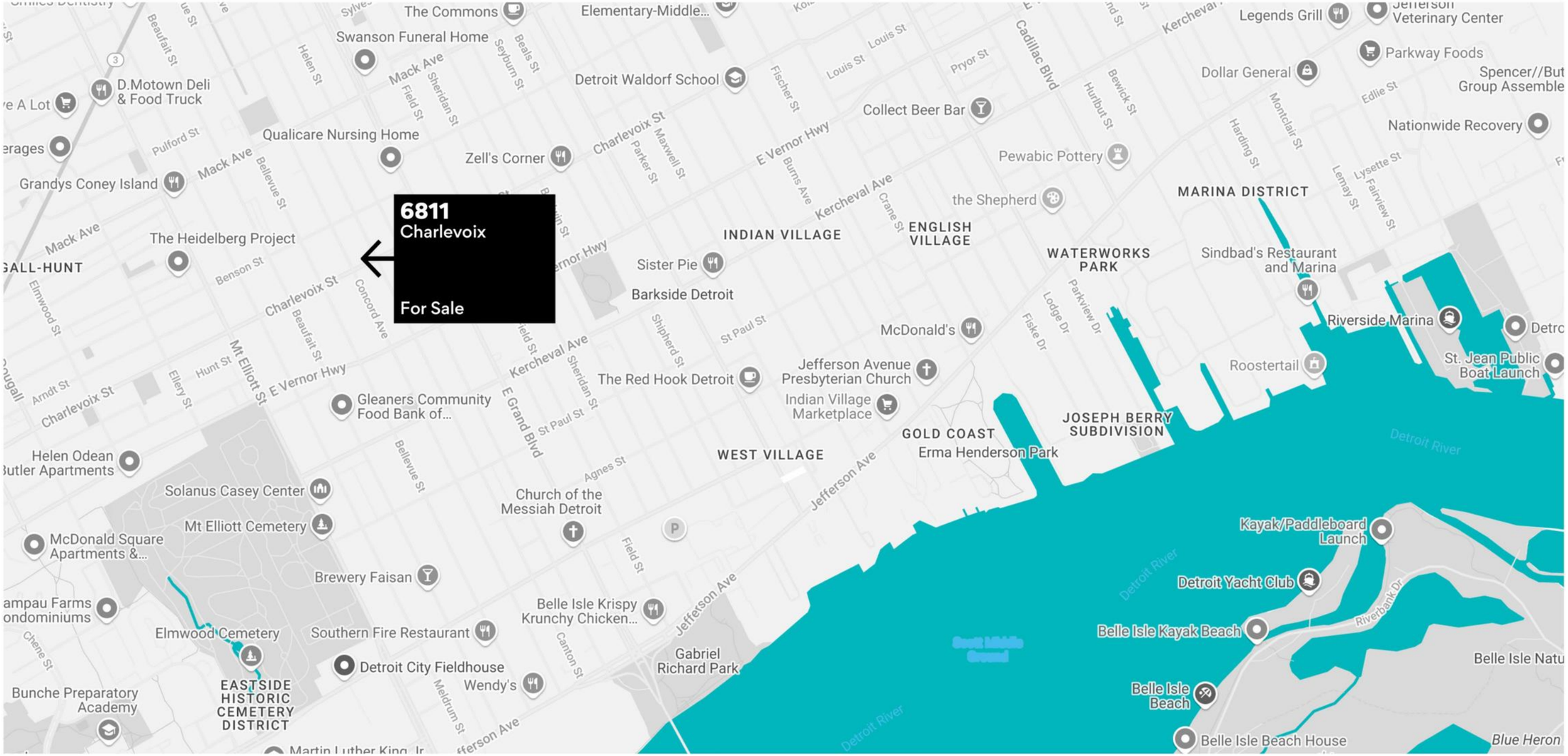
University of Michigan Center for Innovation

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.


6811
Charlevoix
For Sale


6811
Charlevoix
For Sale
The Commons
Elementary-Middle...
Swanson Funeral Home
Legends Grill
Jefferson Veterinary Center
Parkway Foods
Dollar General
Spencer//But Group Assemble
Nationwide Recovery
D.Motown Deli & Food Truck
Detroit Waldorf School
Collect Beer Bar
Qualicare Nursing Home
Zell's Corner
Pewabic Pottery
Grandys Coney Island
the Shepherd
MARINA DISTRICT
The Heidelberg Project
INDIAN VILLAGE
ENGLISH VILLAGE
WATERWORKS PARK
Sister Pie
Barkside Detroit
Sindbad's Restaurant and Marina
Riverside Marina
McDonald's
Roostertail
St. Jean Public Boat Launch
The Red Hook Detroit
Jefferson Avenue Presbyterian Church
Indian Village Marketplace
Gleaners Community Food Bank of...
JOSEPH BERRY SUBDIVISION
GOLD COAST
Erma Henderson Park
WEST VILLAGE
Helen Odean Butler Apartments
Solanus Casey Center
Church of the Messiah Detroit
Mt Elliott Cemetery
McDonald Square Apartments &...
Kayak/Paddleboard Launch
Brewery Faisan
Detroit Yacht Club
Belle Isle Krispy Krunchy Chicken...
Belle Isle Kayak Beach
Elmwood Cemetery
Southern Fire Restaurant
Gabriel Richard Park
Detroit City Fieldhouse
Belle Isle Natu
Wendy's
Belle Isle Beach
Bunche Preparatory Academy
EASTSIDE HISTORIC CEMETERY DISTRICT
Belle Isle Beach House
Blue Heron
Detroit River

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For more information about 6811 Charlevoix,
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O'Connor Real Estate

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