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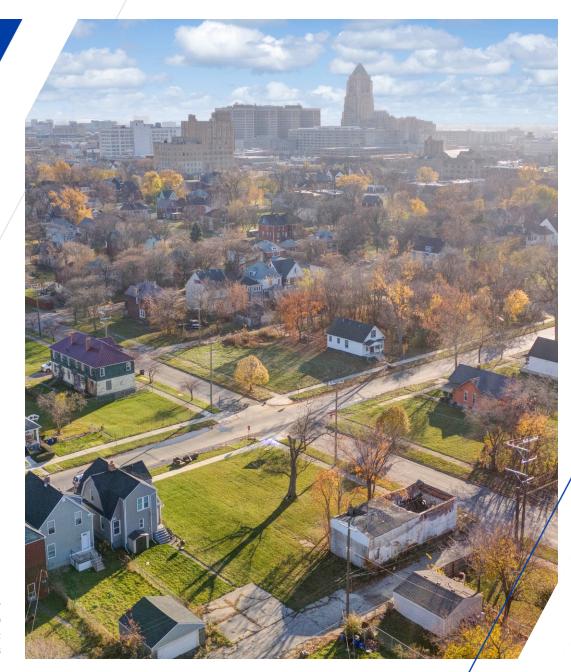
FOR SALE LA

LAND

32423 Grand River Avenue | Suite 200 Farmington , MI 48336 248.505.2509 COMMERCIALCONNECTION.REMAX-DETROIT.COM

EUCLID CORNERS

509 E EUCLID, DETROIT, MI 48202



PRESENTED BY:

ELLEN MAHONEY

Principal/Broker 248.505.2509 emahoney@remax.net MI #6504392818

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Commercial Connection and it should not be made available to any other person or entity without the written consent of RE/MAX Commercial Connection.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Commercial Connection.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Commercial Connection has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Commercial Connection has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Commercial Connection conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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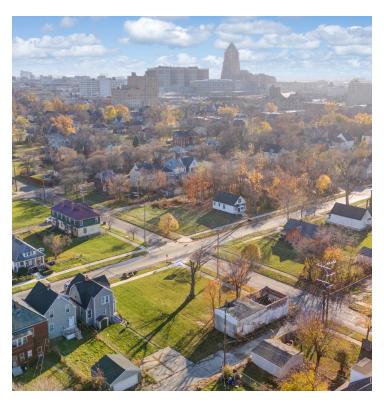
Farmington, MI 48336 248.505.2509

32423 Grand River Avenue | Suite 200

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PROPERTY INFORMATION IN THIS SECTION EXECUTIVE SUMMARY PROPERTY DESCRIPTION COMPLETE HIGHLIGHTS

EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price:	\$120,000
Available SF:	
Lot Size:	8,000 SF
Price / Acre:	\$653,400
Zoning:	R3
Market:	Detroit
Submarket:	East of Woodward Avenue

PROPERTY OVERVIEW

This project is already architected and incorporates common outdoor area with 8 units 3 stories with (5) One-bedroom, (3) two-bedroom with attached onevehicle garage and Balconies. Seller will provide all due diligence and site plan approval.

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PROPERTY HIGHLIGHTS

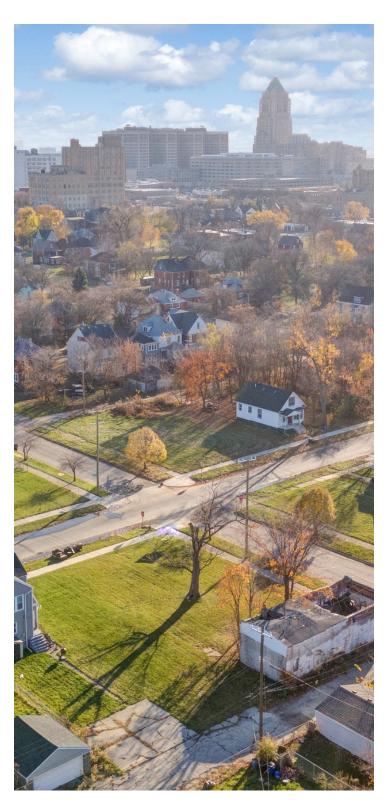
- -North End Location on a corner.
- -heavy lifting is completed.
- -Site plan approved.
- -due diligence completed.

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PROPERTY DESCRIPTION



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This project is already architected and incorporates common outdoor area with 8 units 3 stories with (5) One-bedroom, (3) two-bedroom with attached one-vehicle garage and Balconies. Seller will provide all due diligence and site plan approval.

LOCATION DESCRIPTION

Discover the endless opportunities that the Detroit market has to offer at Euclid Corners. Situated in the heart of Detroit, this vibrant area is a prime location for Land/Multifamily investors seeking promising prospects. Embrace the rich cultural tapestry of the neighborhood, with renowned attractions such as the Detroit Institute of Arts and the historic Fisher Building just moments away. Experience the dynamic culinary scene at local eateries, and explore the abundance of green spaces, fostering a strong sense of community. With its strategic positioning and diverse potential, Euclid Corners presents an enticing investment opportunity in the thriving Detroit market.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- -North End Location on a corner.
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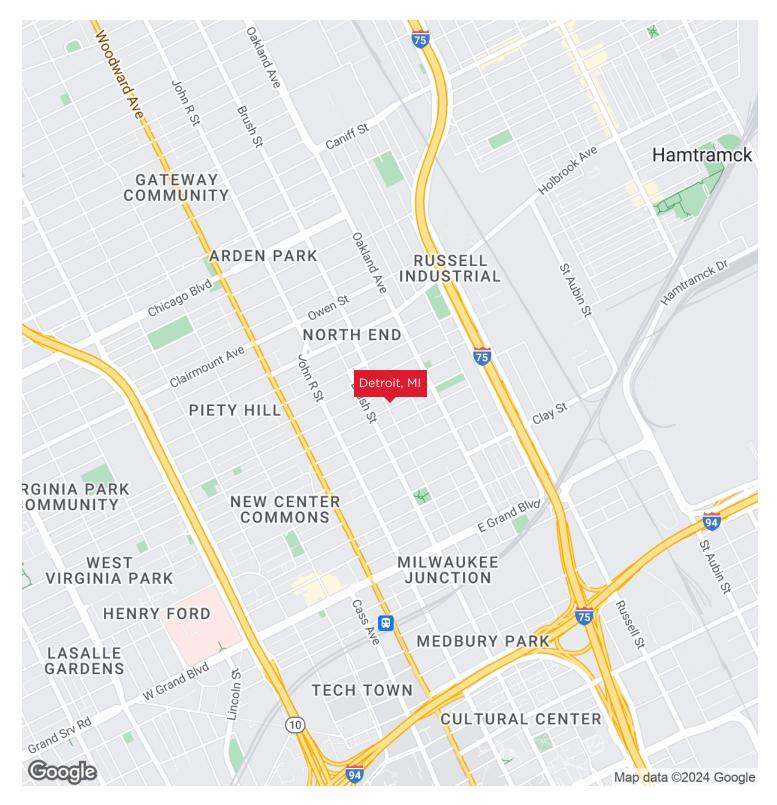
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REGIONAL MAP

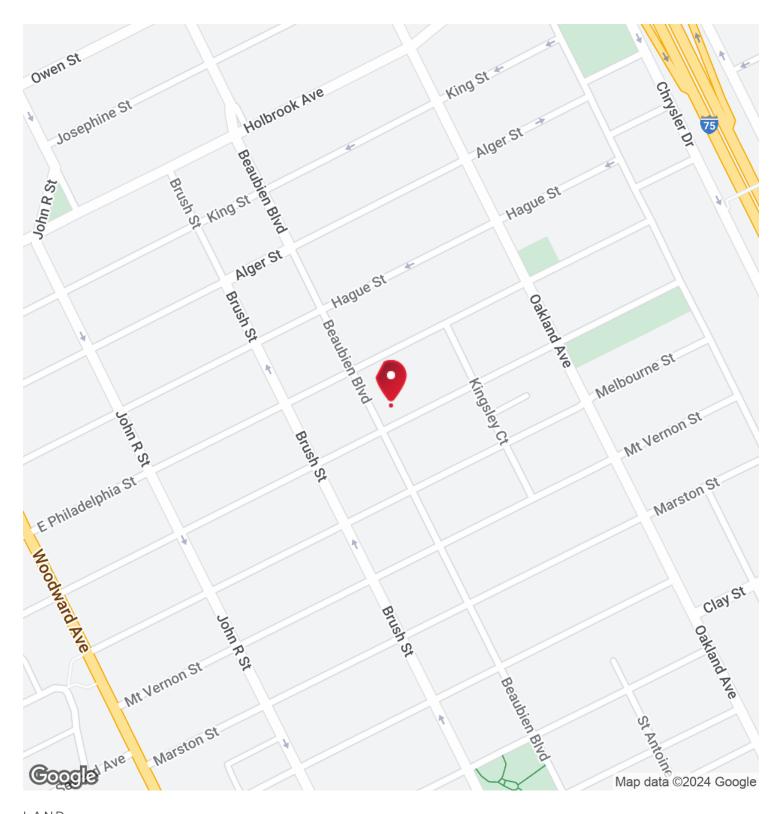


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P 8

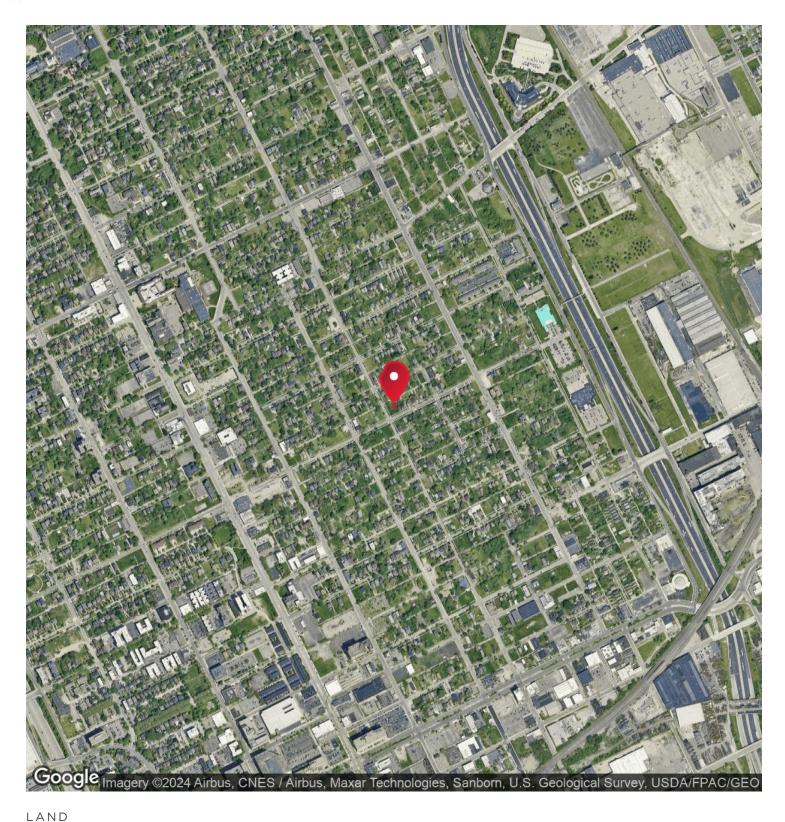
LOCATION MAP



LAND

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AERIAL MAP



FOR SALE

P 10 -

SITE PLANS

EUCLID CORNERS

RESIDENTIAL TOWNHOUSES

PREMIER GROUP ASSOCIATES SS General, the 1400 S13198170. CIVIL engineer PERGROUP 2400 Rochweiter Court, State 1400 STATE STAT



509 / 515 EAST EUCLID STREET, DETROIT, MICHIGAN 48202

Code Summary

OVERALL DESCRIPTION:
NEW CO METROLTONIA: 3 TO BY BUILDING ON EXISTING 8.25 ACRES SITE.
NEWS CO METROLTONIA: 3 TO BY BUILDING ON EXISTING 8.25 ACRES SITE.
NEST DESTINAT TO WINNOUTE DEVELOPMENT SICKLAND (3) ONE # EDRO OM
INCLUDE AN ATTACHED ONE-VIPILLE O ARADE WITH ADDITIONAL QUEST
SPACES IN THE PARSING LOT A CANOTTER REMP POWER ALEXY. A
COMMON DUTDOOR RECREATION AREAS LOCATED AT THE STREET
FROST COMMENT OF THE PROPERTY.

SCOPE & APPLICATION: THE PROVISIONS OF THE 2015 MICHIGAN RESIDENTIAL CODE SHALL APP TO TOWNHOUSE NOT MORE THAN 3 STORES ABOVE GRADE PLANE IN

DEFINITION:
SINDLE FANLLY DWELLING UNITS CONSTRUCTED IN A GROUP OF THREE OR
MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION
TO ROOF AND WITH A YARD OR PUBLIC WAY ON NOT LESS THAN TWO SIDES

BUILDING FLANNING: EACH TOWNHOUSE SHALL BE CONSIDERED A SEPARATE BUILDING AND SMALL BE SEPARATED BY A 2-HOUR FRE PESISTANCE RATED WALL AS SIMBLY.

- THE INFERRED IS JOAN, ENT EXTENDED. SUSSIBLE IN SUPPORT THE WAS THE PROPERTY OF THE PROFESSION AND THE PROFESSION OF THE PROFESSION AND THE PROFESSION OF TH
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- EACH INDIVIDUAL TOWNINGUES SHALL BE STRUCTURALLY INDIPERBORNT, WITH THE FOLLOWING ENCEPTIONS.
 FOUNDATIONS SUPPORTING ENTERIOR WALLS OR COMMON WALLS.
 STRUCTURAR, ROOF AND WALL SERVATING FROM EACH UNIT FASTENED TO THE COMMON WALL FRAMING.
- NONSTRUCTURAL WALL AND ROOF COVERINGS.
 FLASHING AT TERMINATION OF ROOF COVERING OVER COMMO WALL.



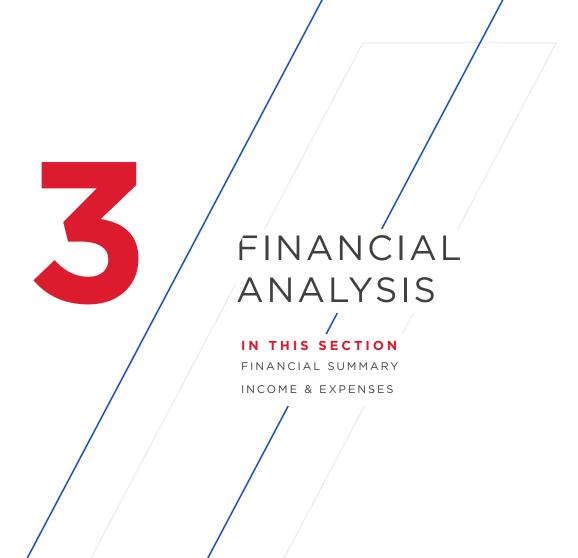
19037 SITE PLAN REVIEW SEPTEMBER 18, 2020





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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

FINANCING DATA	
OPERATING DATA	
Price per SF	\$15
Price	\$120,000

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$0
EXPENSES SUMMARY	
EXPENSES SUMMARY	
OPERATING EXPENSES	\$0
NET OPERATING INCOME	\$0





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SALE COMPS



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SALE COMPS MAP & SUMMARY



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LEASE COMPARABLES

IN THIS SECTION

LEASE COMPS

LEASE COMPS MAP & SUMMARY

LEASE COMPS



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LEASE COMPS MAP & SUMMARY



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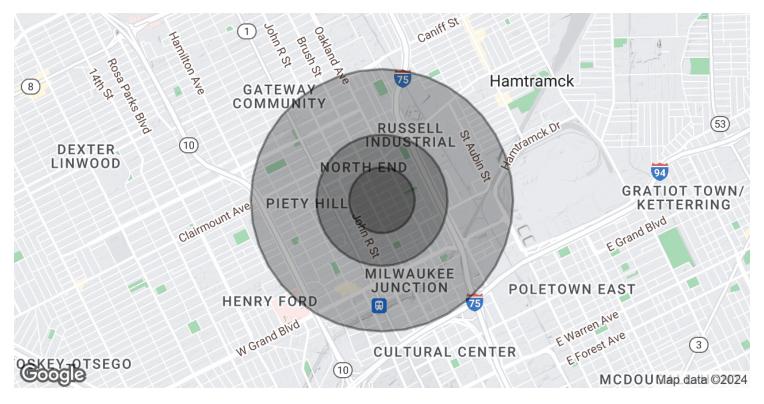
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	656	2,668	11,157
Average Age	38.0	38.9	38.3
Average Age (Male)	41.7	41.4	38.4
Average Age (Female)	39.6	40.4	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	525	2,157	7,971
# of Persons per HH	1.2	1.2	1.4
Average HH Income	\$20,741	\$21,762	\$29,455
Average House Value	\$45,184	\$52,770	\$97,078

^{*} Demographic data derived from 2020 ACS - US Census

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ADVISÓR BIOS IN THIS SECTION ADVISOR BIO 1

ADVISOR BIO 1



ELLEN MAHONEY

Principal/Broker

emahoney@remax.net

Direct: 248.505.2509 | Cell: 248.505.2509

MI #6504392818

PROFESSIONAL BACKGROUND

Opening a new commercial real estate brokerage (and the first exclusively commercial brokerage for RE/MAX of Southeastern MI) was the perfect next step in my career. After spending over Thirty (30) years working in the Commercial Real Estate and Corporate Law Departments of several prominent law firms; in house with a luxury resort condominium developer; and leading the commercial division of a Birmingham title company, I decided to dive head first into Brokerage.

I recently opened a Detroit location for the purpose of assisting my many developer clients with their projects.

EDUCATION

2015 Michigan Real Estate School Broker's License obtained 1983 Syracuse University Graduate Certificate obtained 1982 State University of New York at Potsdam Bachelor's of Science obtained 1980 Onondaga Community College Associates Degree obtained

MEMBERSHIPS

Commercial Board of Realtors Member and appointed to Board of Directors Birmingham Bloomfield Chamber of Commerce Board of Director State Bar of Michigan Affiliate Member Advisory Board Member for Life Remodeled, Detroit MI Former Board Member and Chair of Outreach for Commercial Real Estate Women of Detroit

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