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FOR SALE | LAND

# EUCLID CORNERS

509 E EUCLID, DETROIT, MI 48202

RE/MAX COMMERCIAL CONNECTION

32423 Grand River Avenue | Suite 200

Farmington, MI 48336

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COMMERCIALCONNECTION.REMAX-DETROIT.COM



PRESENTED BY:

**ELLEN MAHONEY**

Principal/Broker

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## 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 or 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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# 1

## PROPERTY INFORMATION

### IN THIS SECTION

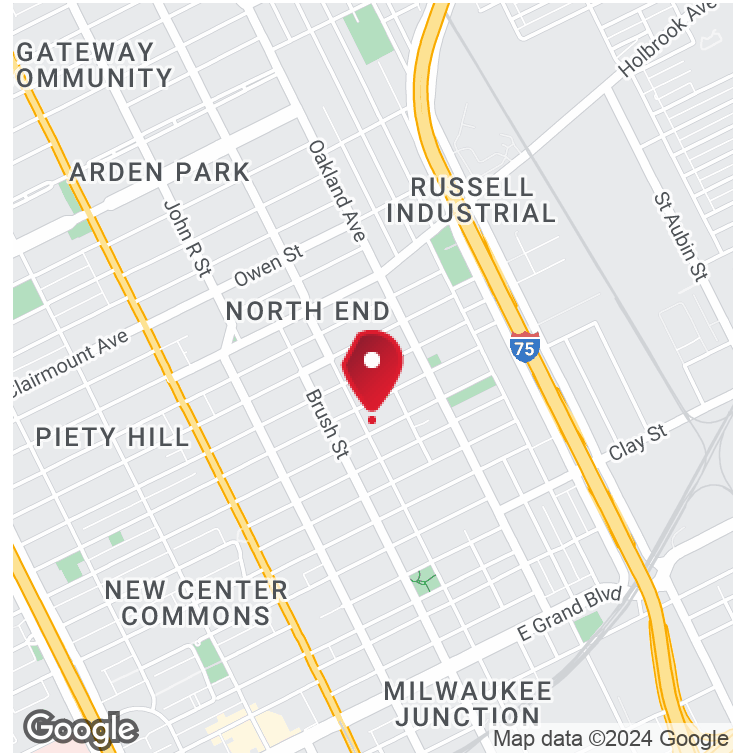
EXECUTIVE SUMMARY

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 one-vehicle garage and Balconies. Seller will provide all due diligence and site plan approval.

## PROPERTY HIGHLIGHTS

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

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

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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- -due diligence completed.



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# 2

## LOCATION INFORMATION

### IN THIS SECTION

REGIONAL MAP

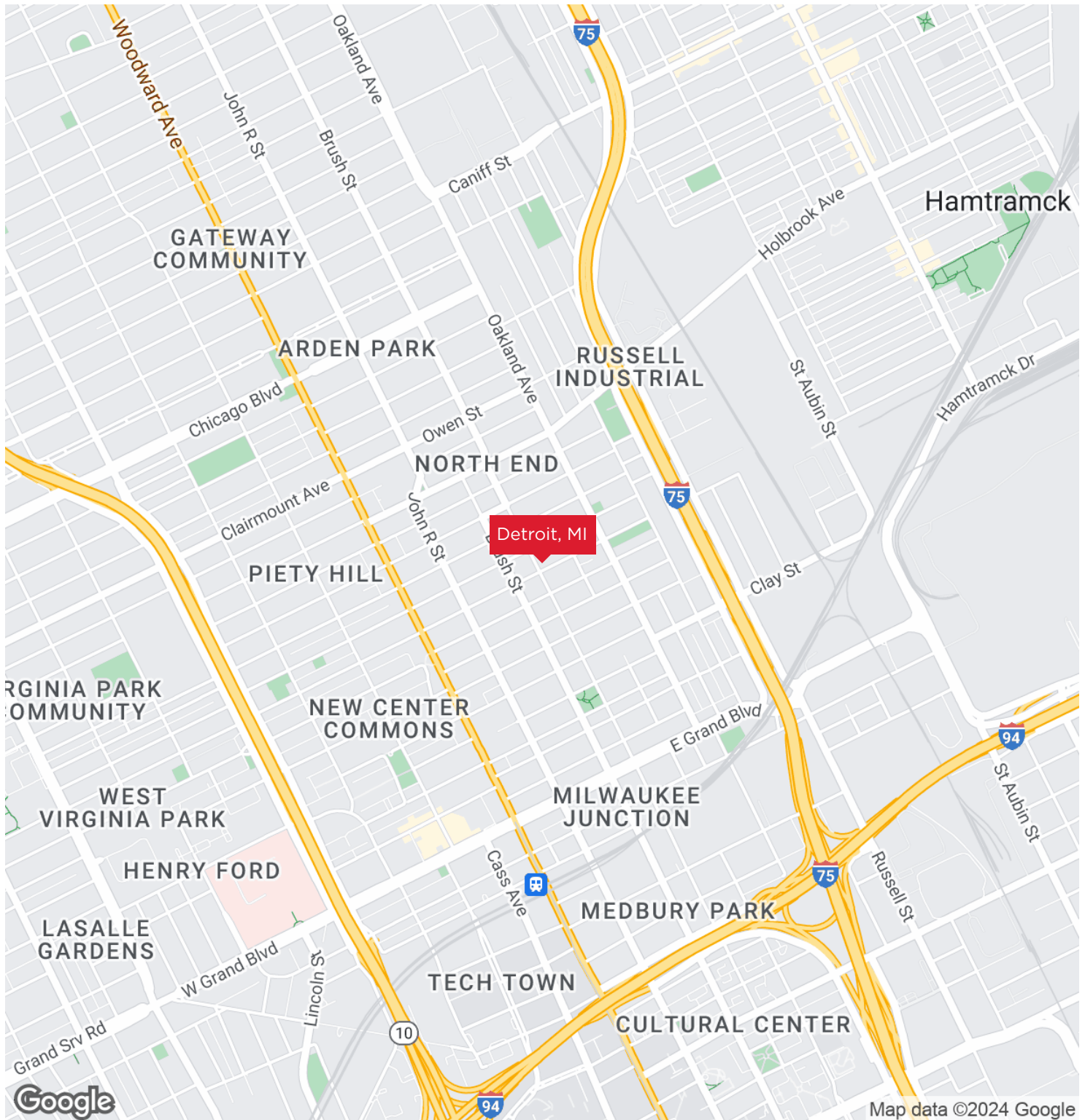
LOCATION MAP

AERIAL MAP

SITE PLANS



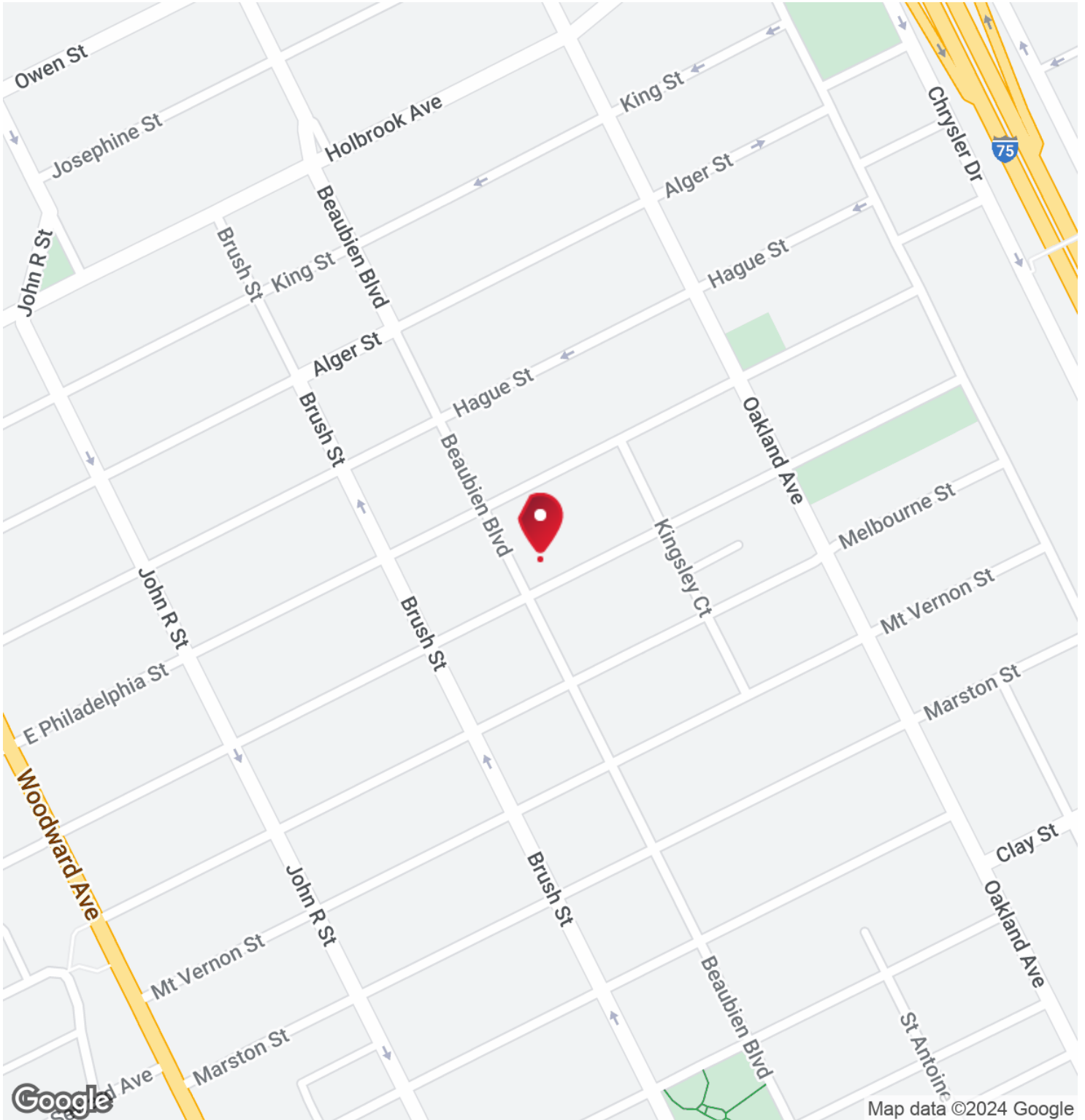
# REGIONAL MAP



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# LOCATION MAP



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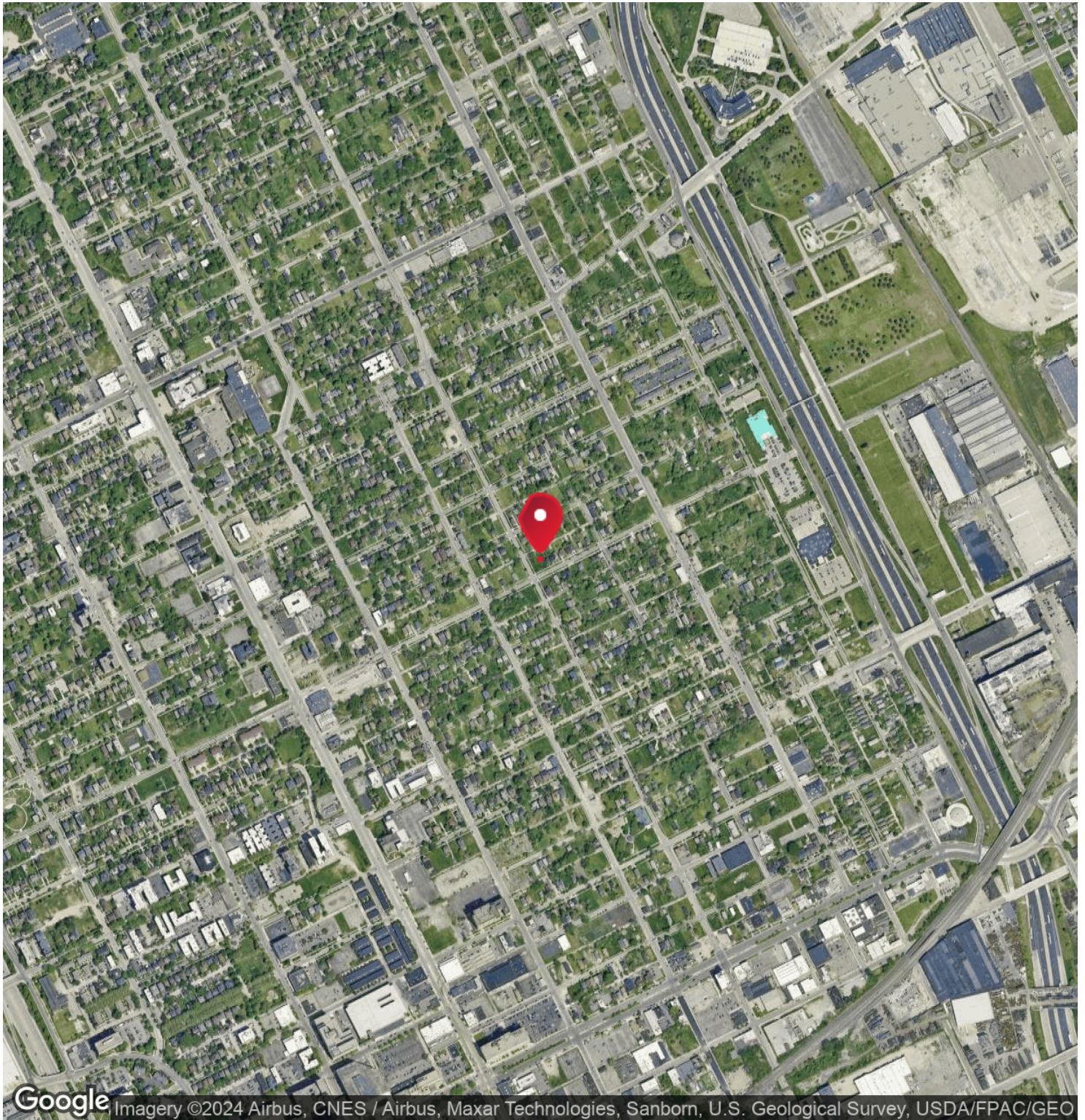
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# AERIAL MAP



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## FINANCIAL ANALYSIS

### IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$120,000
Price per SF	\$15

## OPERATING DATA

## FINANCING DATA

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# // INCOME & EXPENSES

## INCOME SUMMARY

GROSS INCOME	\$0
--------------	-----

## EXPENSES SUMMARY

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$0
----------------------	-----

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# SALE COMPARABLES

## IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

# //SALE COMPS



It turns out, you don't have any Comps Selected!

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# SALE COMPS MAP & SUMMARY



It turns out, you don't have any Comps Selected!

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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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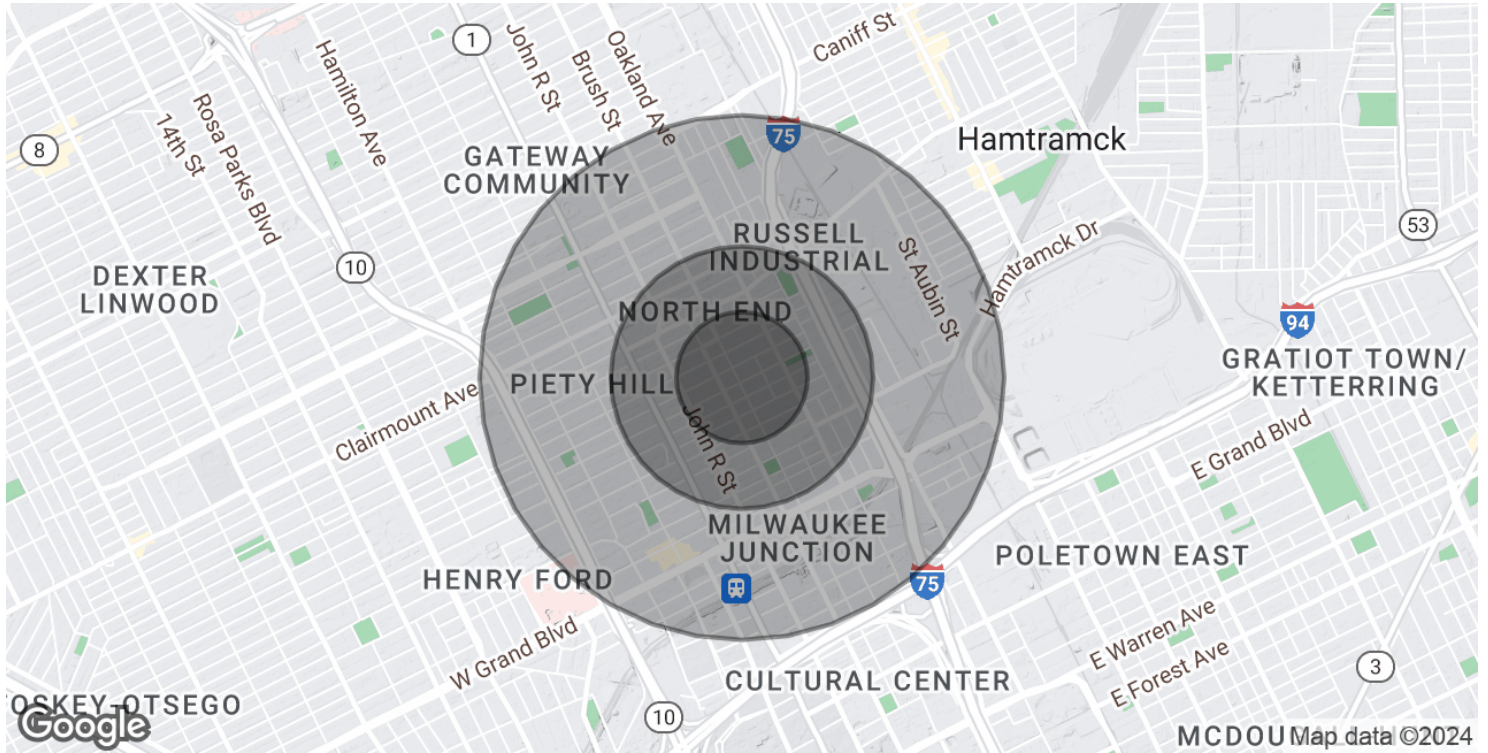
## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT



# 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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## ADVISOR 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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