

FISHER THIRD REDEVELOPMENT OPPORTUNITY

828 W FISHER FREEWAY & 2421 THIRD STREET
DETROIT, MICHIGAN



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS



LANDMARK HISTORIC BUILDING IN THE HEART OF DETROIT

Historic Building in Prime-Plus Location in the Heart of Detroit – The Historic Detroit Antique Mall, built in 1901 with an old-school red brick façade, is located on Fisher Freeway at the junction of Grand River and I-75. The property is situated in a prime location, at the cusp of Midtown and Downtown.

Downtown Location with Astounding Traffic Counts – The subject site resides at the crux of Grand River and I-75, a location that yields 84,769 vehicles per day. This is a major driver of value for the site as the prospective developer identifies the highest and best use.

Unrivaled Value-Add, Development/Redevelopment Opportunity – The subject opportunity is tri-fold: redevelop the existing historic building, break ground on a newly constructed development, or do both. Historical tax credits could be available to developers looking to redevelop the existing building.

Opportunity to Own a Piece of the Detroit Comeback – It is extremely unusual for such a well-located property to be publicly advertised for sale. This is a rare and unique opportunity for investors to ride the wake of Dan Gilbert's and the Ilitch family's developments.

Located Blocks Away from The District Detroit - The property is located within blocks of "The District Detroit," the Ilitch family's highly publicized development, complete with a newly-constructed stadium for the Detroit Red Wings and Pistons, a hotel, and hundreds of to-be-developed multi-family units, as well as an array of new retail concepts.

Other Notable Landmarks – In addition to the development mentioned above, the property is located within a few blocks of a number of other landmarks including MGM Casino (across I-75), Motor City Casino, Masonic Temple, Cass Tech High School, The Fillmore, Fox Theater, The M-1 Rail, and more!

PRICING	
LISTING PRICE	BUILDING SQ. FT.
\$990,000	12,300 +/-

For more information, please contact:

GRIFFIN PITCHER

Director | Investment Division
(248) 359 0650
gpitcher@signatureassociates.com

LUKE C. TIMMIS

Director | Investment Division
(248) 359 0608
ltimmis@signatureassociates.com

**VIEW OFFERING
MEMORANDUM**



FULL-SERVICE COMMERCIAL REAL ESTATE

Brokerage Services | Tenant Representation | Investment Sales | Business Sales | Valuation
Advisory Services | Property/Asset Management | Consulting | Market Research | Marketing

www.signatureassociates.com

This information contained in this Offering is confidential, furnished solely for the purpose of review by a prospective purchaser of Fisher Third Redevelopment Opportunity, Detroit, Michigan, the ("Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Signature Associates.

828 W Fisher Freeway & 2421 Third Street – Detroit, Michigan

Landmark Historic Building For Sale

Up to 12,300
Square Feet
AVAILABLE



For more information, please contact:

GRIFFIN PITCHER
(248) 359 0650
gpitcher@signatureassociates.com

LUKE C. TIMMIS
(248) 359 0608
ltimmis@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.