FISHER THIRD REDEVELOPMENT OPPORTUNITY



828 W FISHER FREEWAY & 2421 THIRD STREET DETROIT, MICHIGAN



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 llitch family's developments.

Located Blocks Away from The District Detroit - The property is located within blocks of "The District Detroit," the llitch 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:

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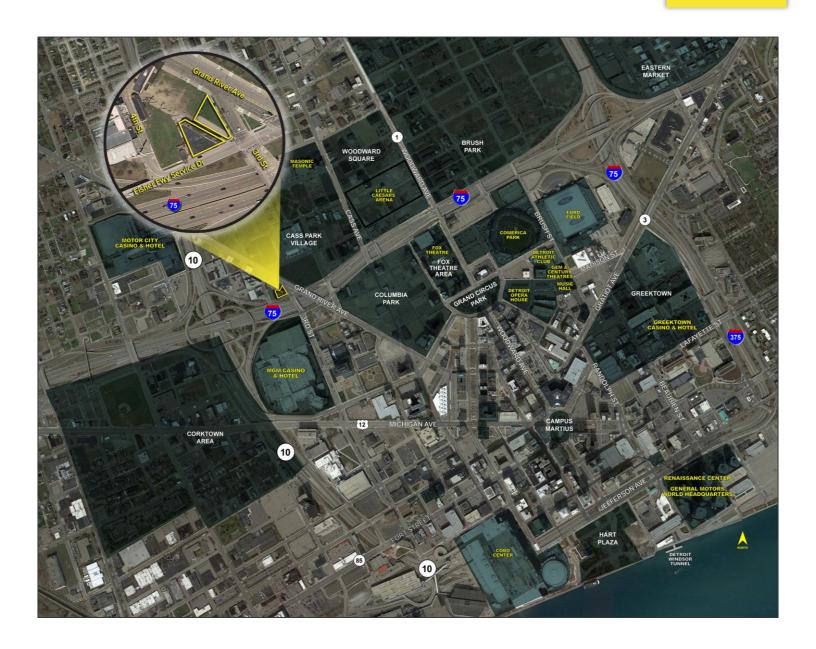
> VIEW OFFERING MEMORANDUM



FULL-SERVICE COMMERCIAL REAL ESTATE

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

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.



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