



3105

HOLBROOK AVENUE

HAMTRAMCK

FOR SALE

Property
Overview

03

Property
Description

04

Photos

05

Area Map

10

Floor Plans

11

Site Map

13

Contact

14

O'Connor Real Estate is pleased to offer the sale of the Post #1 P.L.A.V. Polish Legion of American Veterans building, located at 3105 Holbrook Street in Hamtramck. This incredible two-story, all-brick building is full of well-preserved historic detail. The first floor features a 1950's marble bar; a phone booth; new finish flooring throughout the bar space; and a fully renovated office space. The second floor is an amazing auditorium with original parquet wood flooring and elevated stage. The property also includes a basement with an original walk-in safe along with an outdoor patio area.

O'Connor Real Estate



3105 Holbrook Street

Hamtramck

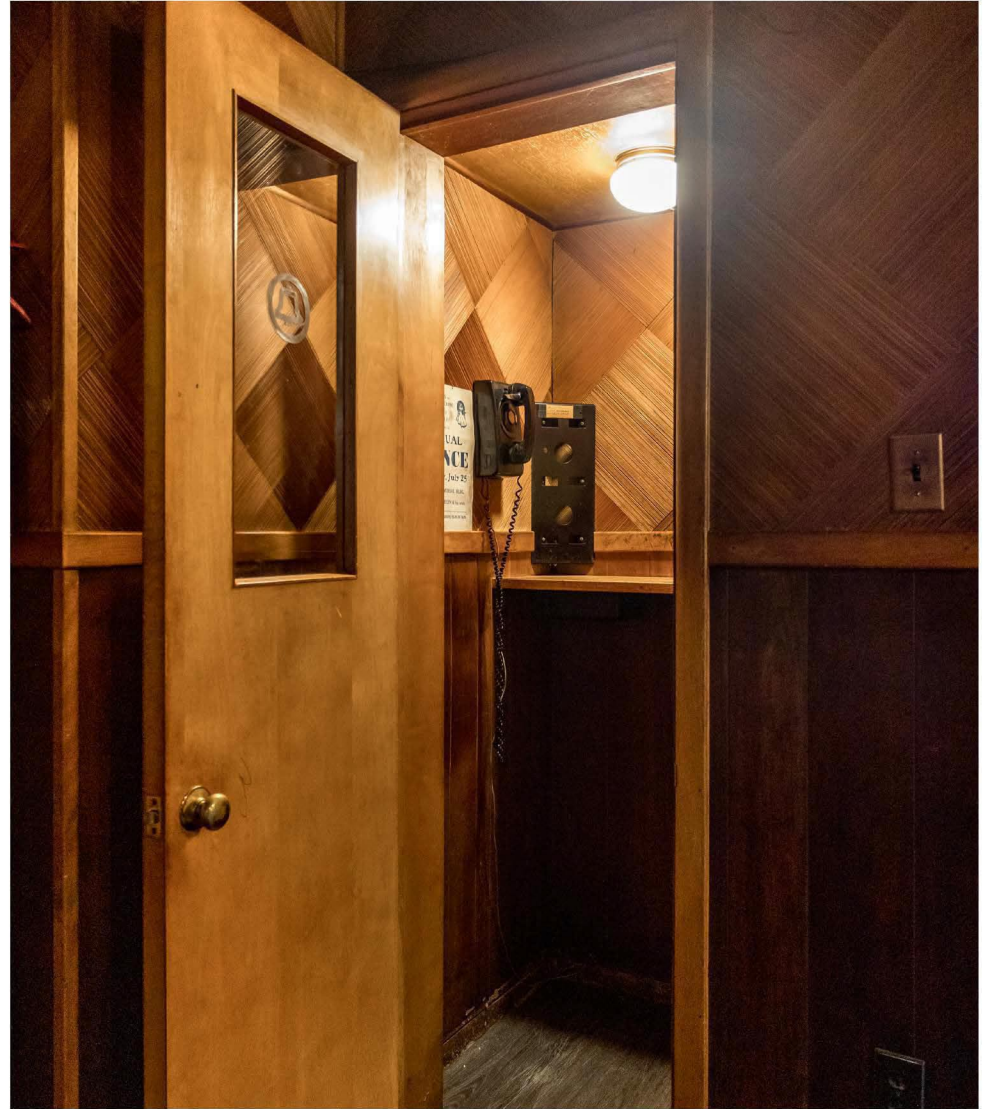
\$550,000

7,404 Square Feet | .16 Acres

3105 Holbrook Street has undergone significant work and updates, including: four new forced air units and three ductless heating and cooling units and new air condensers (2012); renovated rear of first floor for offices, break room and barrier-free toilet room; electrical upgrades including new panels on all three floors; plumbing work (2013). The renovated first floor bar area includes two reconstructed barrier-free toilet rooms; updated underbar equipment; new compressor and door seals for bar coolers. Additional updates: two new hot water heaters and utility sinks in the basement (2019), masonry tuck point east and west walls and openings (2019); patio fence enclosure and electrical installed (2021).

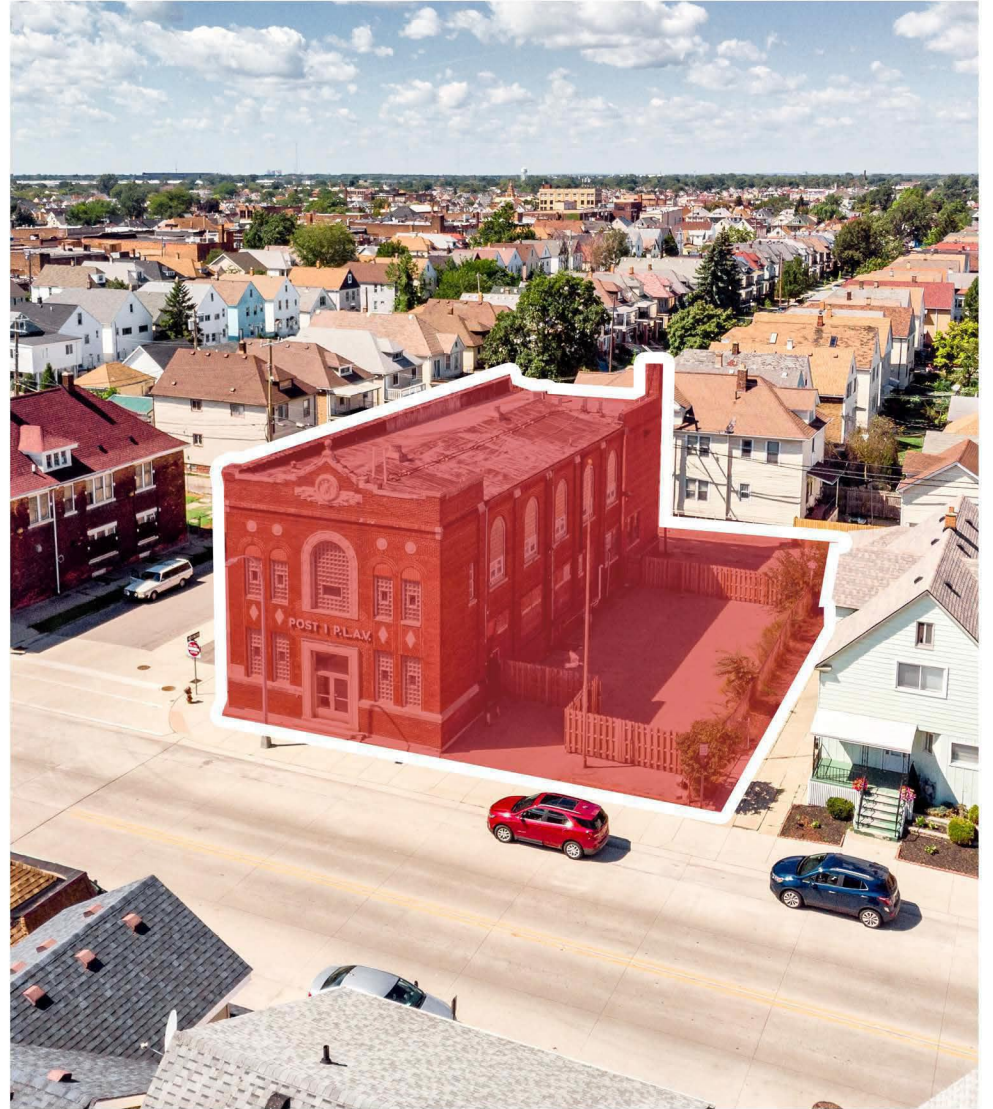
First Floor	3,702 Square Feet
Second Floor	3,702 Square Feet
Basement	2,386 Square Feet
Fenced Patio	2,400 Square Feet
Off Street Parking	3 Spaces
Parcel Area	7,284 Square Feet (71' x 104')
Zoning	C-2 Multi-Use District



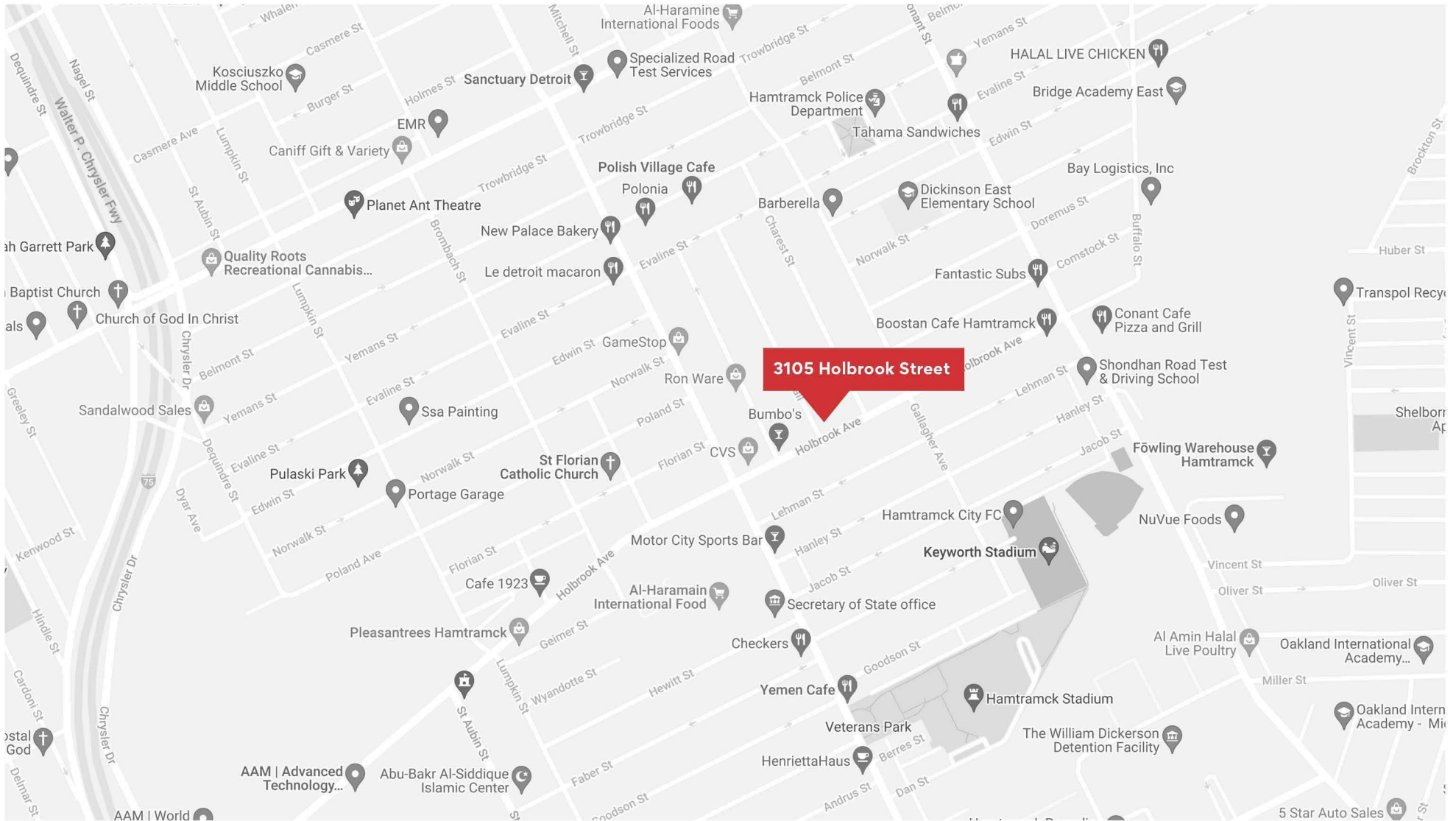






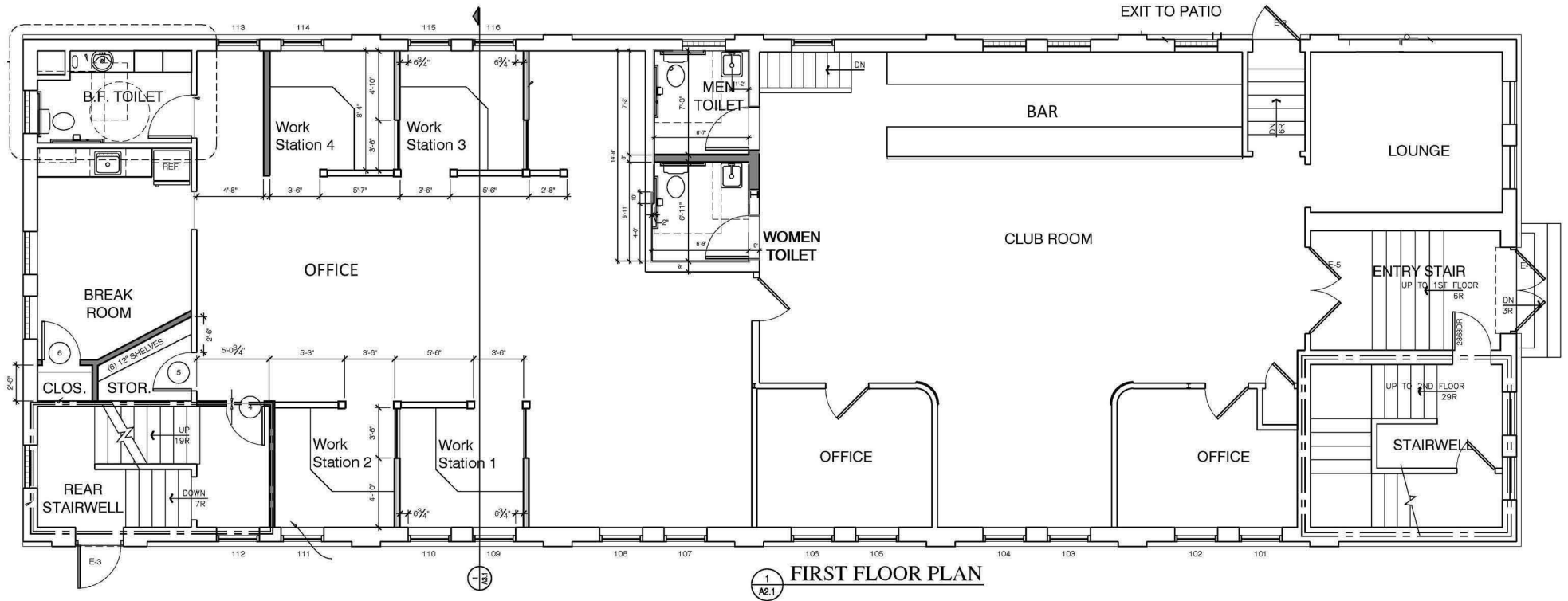


3105 HOLBROOK STREET - AREA MAP



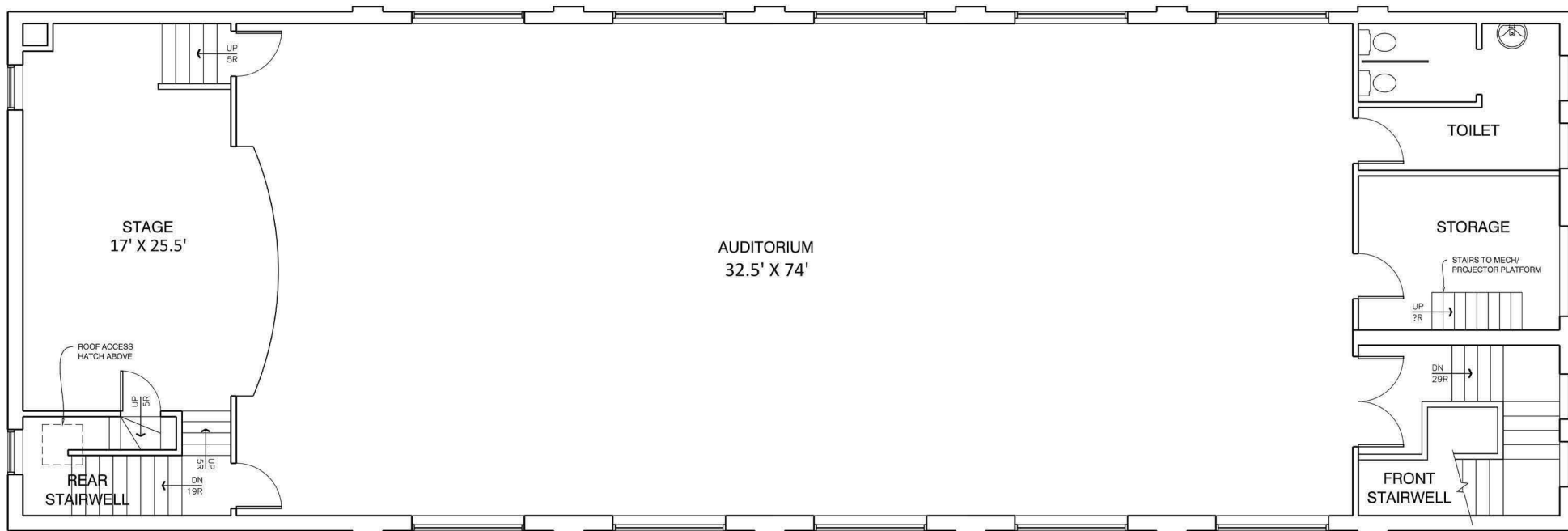
3105 HOLBROOK STREET

FIRST FLOOR PLAN

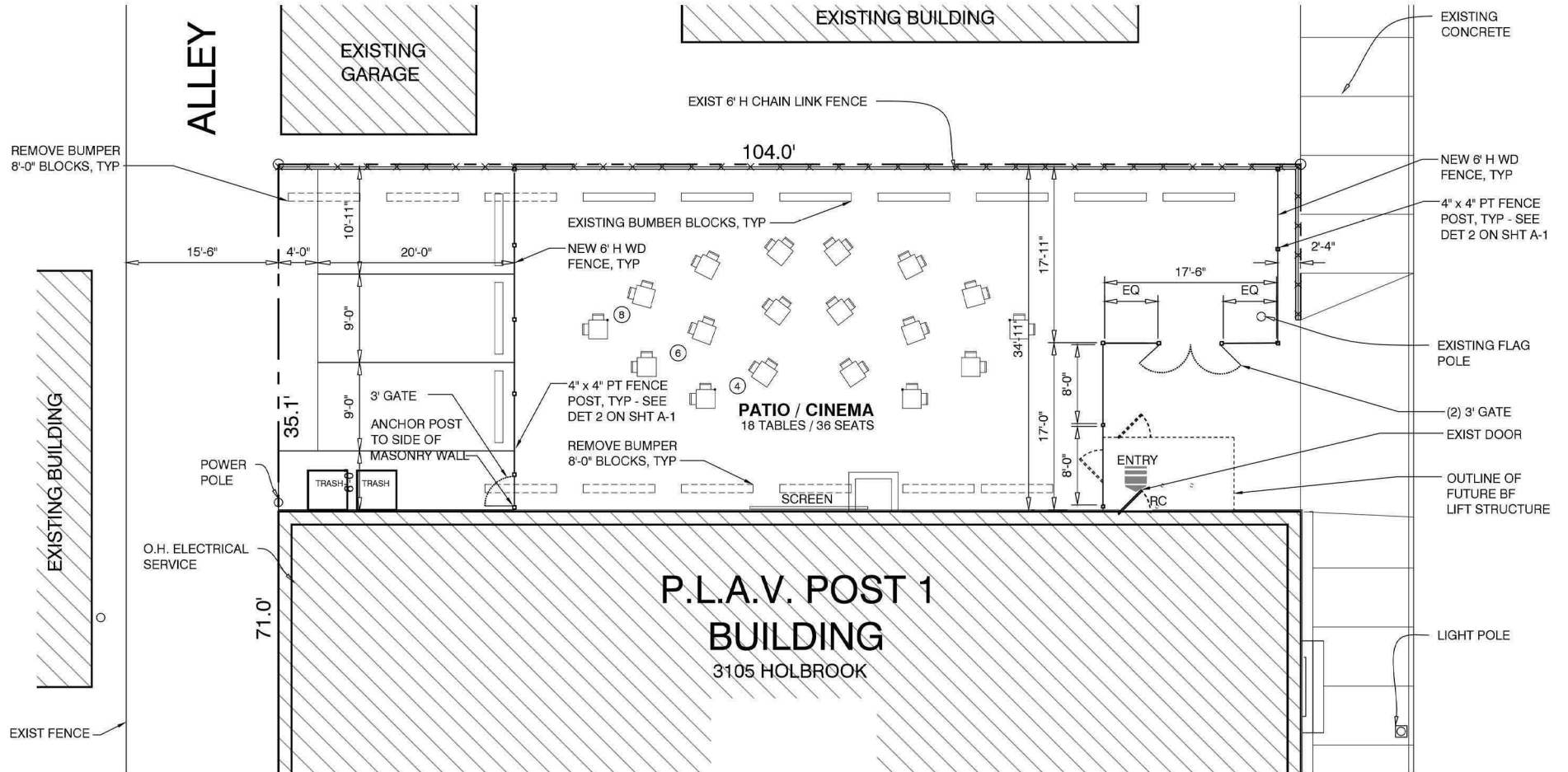


3105 HOLBROOK STREET

SECOND FLOOR PLAN



3105 HOLBROOK STREET SITE PLAN



The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.

O'Connor Real Estate

LISTING AGENT

Vincent Mazzola

CELL

313 704 2678

EMAIL

vincent@oconnordetroit.com

LISTING AGENT

Ryan Cooley

CELL

313 258 1046

EMAIL

ryan@oconnordetroit.com

ADDRESS

2122 Michigan Avenue

OFFICE

313 963 9891