



NEIGHBORHOOD

DETROIT

LOCATION

SW CORNER OF FREDERICK
AND BELLEVUE

SPACE TYPE

INDUSTRIAL

Built in 1932, 5151 Bellevue Street is a three-story industrial Albert Kahn building located on Detroit's east side. Consisting of 87,000 +/- square feet spread out over three stories with 14-foot ceilings throughout, the building sits on 1.8 acres of land. The currently vacant property was formerly home to W.O Warehousing Company, J P Salt Company, Lakeshore Warehouse, Landmark Distribution, Michigan Warehouse Corporation, and Germack Pistachio. Owner has clean environmental.

ASKING PRICE

\$675,000

ADDRESS

5151 Bellevue St, Detroit, MI 48211

BUILDING SIZE

87,000 + SF

YEAR BUILT

1932

ZONING

M4

ZONING DESCRIPTION

This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

5151 BELLEVUE

Property Details

GROSS BUILDING AREA

87,000 + SF

ACRES

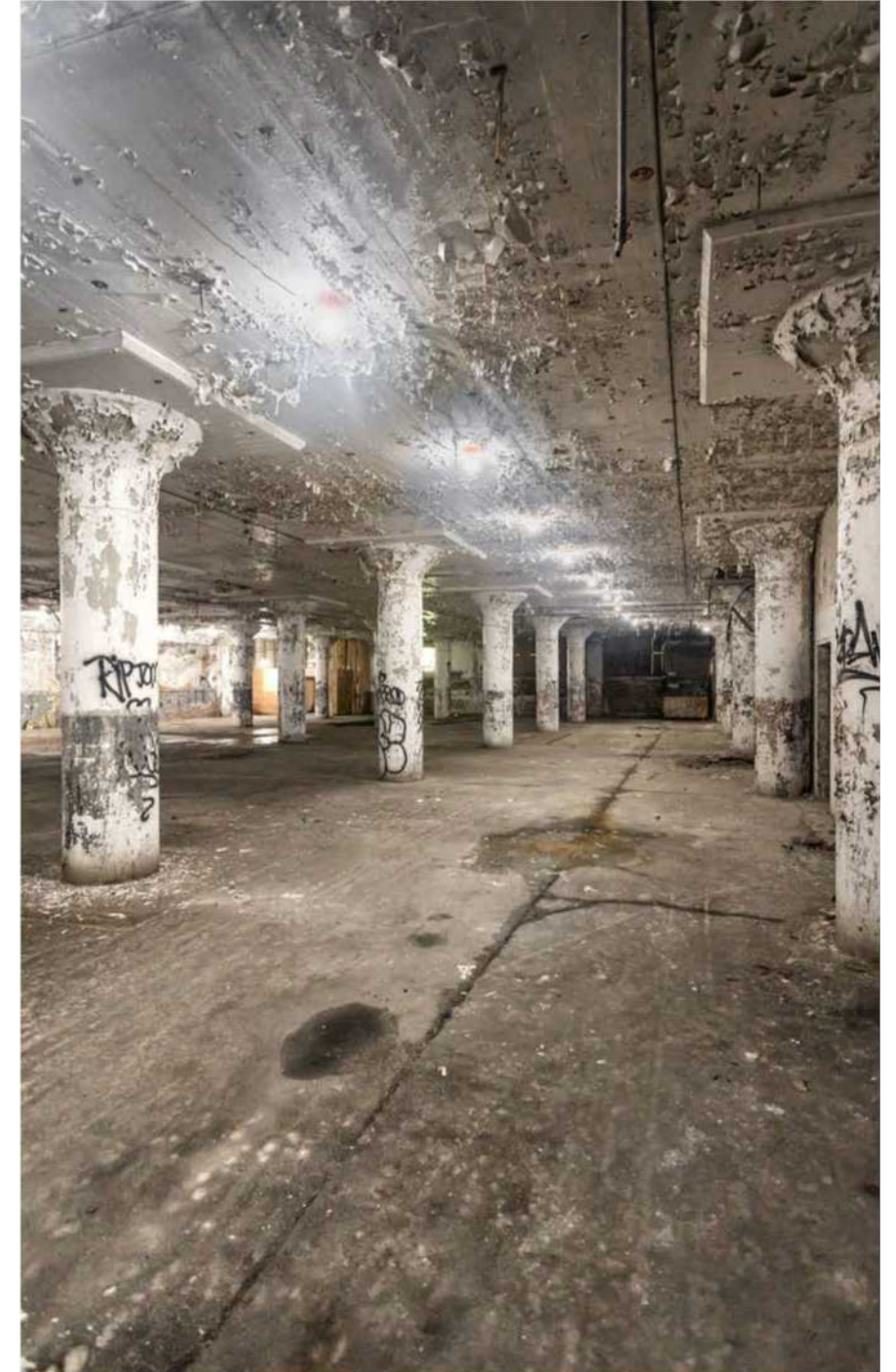
1.8

FEATURES

- Opportunity Zone
- Low Acquisition Cost at \$7.75/SF
- Albert Kahn Building
- Close proximity to 1-94 & 1-75











AREA DEVELOPMENTS



Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



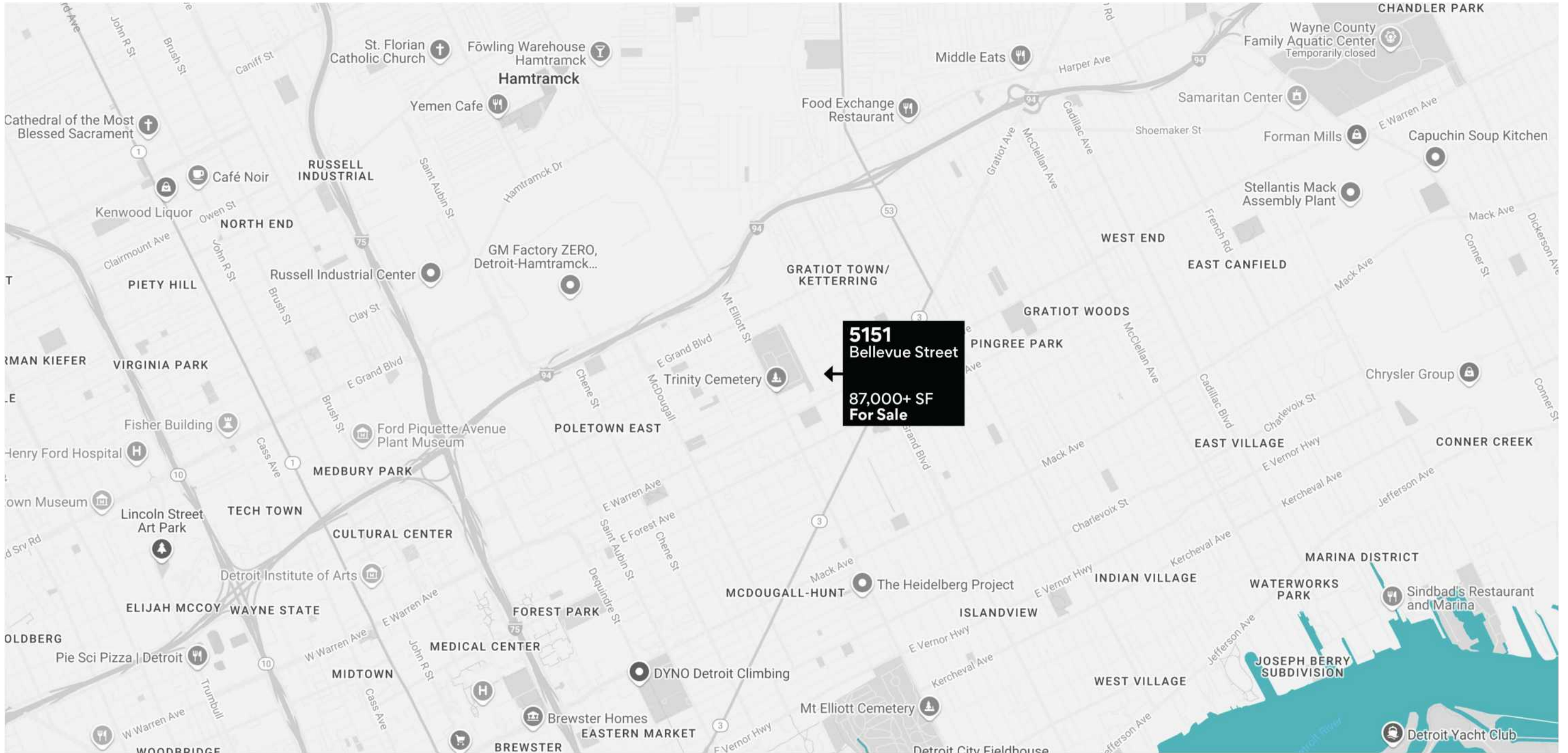
Lafayette West

A \$150 million development in the historic Lafayette Park neighborhood just east of 1-375 aims to provide 318 residential units. The first phase of the project, which consists of 35 condos and 102 apartments, is complete with two more phases and several new buildings expected on the 5-acre site.



Exchange

Located on Gratiot Avenue near the city's sports and entertainment venues, The Exchange is the first residential development in the Greektown neighborhood in 6 decades. The tower's 16 floors with 165 units are being built on the ground and lifted in place through innovative new building technology and manufacturing strategies.



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