



NEIGHBORHOOD

MIDTOWN

LOCATION

SW OF ALEXANDRINE AND 4TH ST IN MIDTOWN

SPACE TYPE

LAND

Located at 4041 Fourth St. in Midtown, this 0.078-acre (3,400 SF) parcel sits directly adjacent to The Eco Homes Housing Project and is within walking distance to Selden Standard, Honest Johns, SheWolf, Mad Nice, and all that Midtown has to offer. Zoned R2, this land is ideal for single-family or two-unit multi-family development. Its prime location, adjacent to this significant revitalization, provides an excellent investment prospect in one of Detroit's strongest neighborhoods.

ASKING PRICE

**\$ 152,000**

ADDRESS

**4041 4TH ST, DETROIT, MI 48201**

NEIGHBORS

EcoHomes Detroit, Selden Standard, Honest Johns, Mad Nice, SheWolf, Condado Tacos, Shinola, Third Man Records, Whole Foods, For the Love of Sugar, Bar Pigalle, Bakersfield, Grey Ghost, Second Best, Empire Kitchen and Cocktails, Detroit Symphony Orchestra, Rocco's Italian Deli

LOT SIZE

**.078 Acres (3,400 SF)**

OPPORTUNITY ZONE

**YES**

ZONING

**R2**

ZONING DESCRIPTION

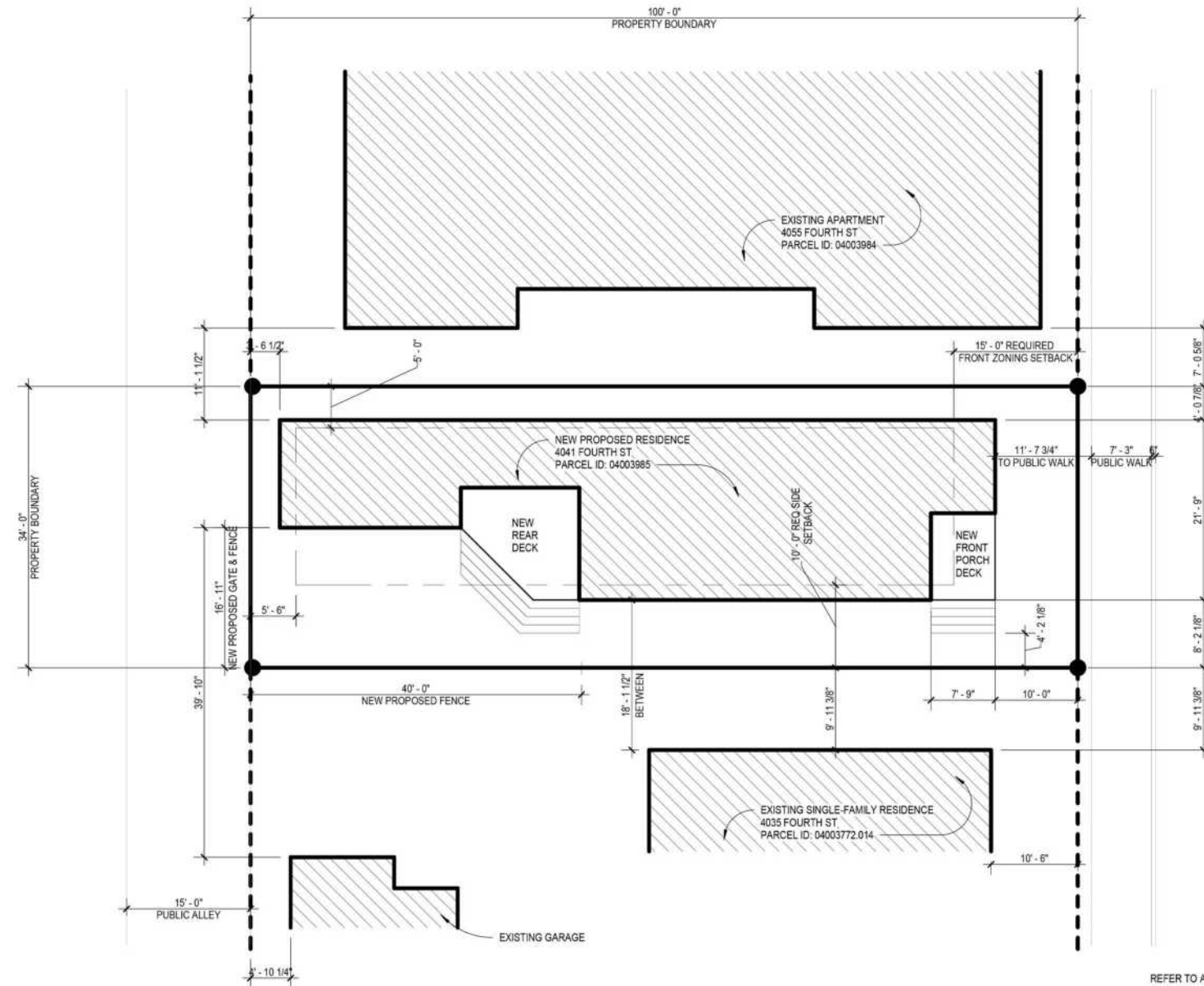
The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.



# 4041 FORTH STREET Midtown

## FEATURES

- Located within a qualified opportunity zone
- Directly adjacent to EcoHomes Detroit in the heart of Midtown
- .078 Acre (3,400 SF) Parcel
- Architectural drawings for single-family home available



NEW PROPOSED RESIDENCE  
4041 FOURTH ST  
PARCEL ID: 04003985  
325SF ATTACHED GARAGE  
1087SF BASEMENT  
1087SF FIRST FLOOR  
1010SF SECOND FLOOR

REFER TO ATTACHED CIVIL SURVEY FOR FINAL DIMENSIONS





# MIDTOWN

Midtown Detroit is a vibrant and culturally rich neighborhood located in the heart of Detroit, Michigan. Known for its blend of historic architecture and modern developments, Midtown is home to a diverse array of attractions, including the Detroit Institute of Arts, the Detroit Historical Museum, and the Charles H. Wright Museum of African American History. The area boasts a thriving arts scene, with numerous galleries, theaters, and music venues contributing to its dynamic atmosphere. Midtown is also a hub for education and research, housing institutions like Wayne State University and the Detroit Medical Center. With its eclectic mix of dining, shopping, and entertainment options, Midtown Detroit offers a unique and engaging urban experience for residents and visitors alike.

O'Connor Real Estate



# 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.



## New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



## Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



# AREA DEVELOPMENTS



## Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.



## University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.



## Gordie Howe International Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.



A TRUSTED AND RESPECTED  
MEMBER OF THE COMMUNITY,  
O'CONNOR REAL ESTATE  
BRINGS 20 YEARS OF  
EXPERIENCE AND EXPERTISE  
TO THE COMMERCIAL MARKET.

For more information about 4041 Forth St  
please contact O'Connor Real Estate

**Vincent Mazzola**  
**+ 313 704 2678**  
**vincent@oconnordetroit.com**

**Myles Hamby**  
**+ 714 697 7642**  
**myles@oconnordetroit.com**

**O'Connor** Real Estate

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.