



## Special Use For Sale

**Property Name:**

**Location:** 31 W. Baltimore Street  
**City, State:** Detroit, MI  
**Cross Streets:** Cass Avenue  
**County:** Wayne  
**Zoning:** M3  
**Year Built:** 1925

|                                   |                 |                          |                    |
|-----------------------------------|-----------------|--------------------------|--------------------|
| <b>Total Building Sq. Ft.:</b>    | 64,172          | <b>Property Type:</b>    | Other              |
| <b>Available Sq. Ft.:</b>         | 64,172          | <b>Bldg. Dimensions:</b> | N/A                |
| <b>Min Cont. Sq. Ft.:</b>         | 64,172          | <b>Total Acreage:</b>    | 0.42               |
| <b>Max Cont. Sq. Ft.:</b>         | 64,172          | <b>Land Dimensions:</b>  | N/A                |
| <b>Ceiling Height:</b>            | 14'             | <b>Parking:</b>          | 230                |
| <b>Overhead Door(s) / Height:</b> | 3               | <b>Curb Cuts:</b>        | 2                  |
| <b>Exterior Construction:</b>     | Poured Concrete | <b>Power:</b>            | 220 Volts, 3-Phase |
| <b>Structural System:</b>         | N/A             | <b>Restrooms:</b>        | N/A                |
| <b>Heating:</b>                   | N/A             | <b>Sprinklers:</b>       | No                 |
| <b>Air-Conditioning:</b>          | N/A             | <b>Signage:</b>          | Yes                |
| <b>Basement:</b>                  | No              | <b>Roof:</b>             | N/A                |
| <b>Number of Stories:</b>         | 4               | <b>Floors:</b>           | N/A                |
| <b>Condition:</b>                 | N/A             | <b>Delivery Area:</b>    | N/A                |

|                               |                           |                 |                      |                                       |                                       |
|-------------------------------|---------------------------|-----------------|----------------------|---------------------------------------|---------------------------------------|
| <b>Population:</b>            | <b>Median HH Income:</b>  | <b>Traffic:</b> | <b>Yr:</b> 2025      | <b>Count:</b> 25,496                  | Woodward Ave. S. of Grand Blvd. 2-Way |
| <b>1 Mile:</b> 17,593         | <b>1 Mile:</b> \$42,965   | <b>Yr:</b> 2025 | <b>Count:</b> 24,100 | Woodward Ave. N. of Grand Blvd. 2-Way |                                       |
| <b>3 Miles:</b> 141,586       | <b>3 Miles:</b> \$43,433  | <b>Yr:</b> 2025 | <b>Count:</b> 16,511 | Grand Blvd. E. of Woodward Ave. 2-Way |                                       |
| <b>5 Miles:</b> 325,969       | <b>5 Miles:</b> \$43,200  | <b>Yr:</b> 2025 | <b>Count:</b> 18,717 | Grand Blvd. W. of Woodward Ave. 2-Way |                                       |
| <b>Current Tenant(s):</b> N/A | <b>Major Tenants:</b> N/A |                 |                      |                                       |                                       |

|                          |                    |                               |             |
|--------------------------|--------------------|-------------------------------|-------------|
| <b>Sale Price:</b>       | TBD                | <b>Improvement Allowance:</b> | N/A         |
| <b>Sale Terms:</b>       | N/A                | <b>Assessor #:</b>            | N/A         |
| <b>Security Deposit:</b> | N/A                | <b>Date Available:</b>        | Immediately |
| <b>Options:</b>          | N/A                |                               |             |
| <b>Taxes:</b>            | \$19,520.49 (2024) |                               |             |
| <b>TD:</b>               | N/A                |                               |             |
| <b>Parcel #:</b>         | 02002151           |                               |             |

|                            |                      |
|----------------------------|----------------------|
| <b>Utilities</b>           | <b>Electric:</b> Yes |
| <b>Sanitary Sewer:</b> Yes | <b>Gas:</b> Yes      |
| <b>Storm Sewer:</b> Yes    | <b>Water:</b> Yes    |

**Tenant Responsibilities:** N/A

**Comments:**

- Rare opportunity to own parking deck
- Located in New Center off Woodward Avenue

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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