

8255 2nd Ave | Detroit, Michigan

Nonprofit HQ/Adult Day Care Center
Building 8,100 sqft + .41 acre lot

REI

Real Estate Interests, LLC

For Sale



COMPELLING FEATURES

- **Easy access to major streets and freeways:** Woodward & M-10 Lodge Expressway all within a 3 block radius.
- **Private Offices & Meeting Rooms & More:** Separate offices, meeting rooms, classrooms, and a kitchen offer the perfect environment for a range of businesses, including healthcare providers, counseling services, or coworking spaces.
- **Ample Parking:** The building comes with a large parking lot that can accommodate staff, clients, and visitors.
- **Nearby healthcare facilities:** 1.1 Miles from Henry Ford Hospital
- **Zoning:** Property is zoned for healthcare-related & community services.



Sales Price: \$849,900

Emery Matthews

313.744.6276

For more information, please contact: ematthews@re-interests.com

www.re-interests.com

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of Real Estate Interests' (REI's) agreement with its client, if, as and when such commission (if any) is actually received from such client. Please take notice, the depictions herein (including of any photograph of any person, entity, sign, logo or property, other than REI's client and the property offered by REI) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and REI or its client.

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Surrounding New Development

*Henry Ford Health System 300 Acre
Expansion & Neighborhood Development*



Brigitte Harris Cancer Pavilion - \$155 Million



New Patient Tower - \$2 Billion



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ematthews@re-interests.com](mailto:ematthews@re-interests.com)

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Strong Neighborhood Anchors & New Restaurants

The area is poised for large scale, job creating development.

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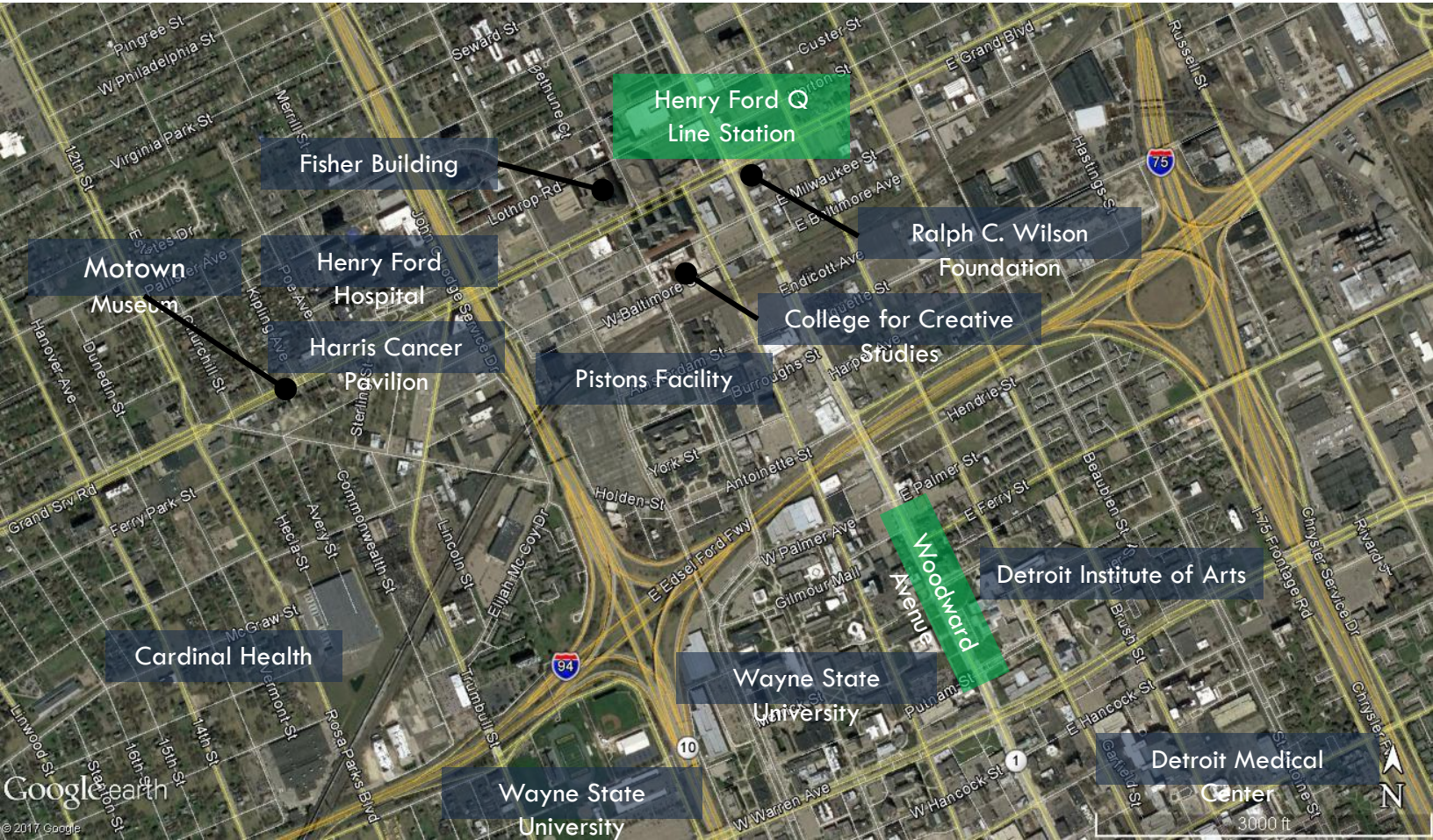
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Detroit Midtown North

The New Center Area has nearly \$1 Billion in new development underway

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Company Overview

Real Estate Interests, LLC (REI) solves complex commercial real estate transactions. REI is a cutting edge, full service commercial real estate advisory firm with international reach and corporate owner specialization. Founded by Emery Matthews and Stan Edwards, REI wins on behalf of its clients by Managing Change, Managing Assets and Advising Decision Makers:

Managing Change - REI leads real estate activity or transaction related to client growth and rationalization.

Managing Assets - REI efficiently handles any aspect of real estate operations, property management or facility management.

Advising Decision Makers - REI shows clients how to lower real estate risk and enhance real estate value.

REI's co-founders Emery Matthews and Stan Edwards have completed more than 3 million sf of acquisitions and another 3.1 million sf of lease transactions. The firm has serviced more than 33 million sf of commercial real estate and Managing Principal Emery Matthews has managed more than \$1 billion+ of assets on behalf of clients. **We have saved companies millions of dollars!**

A few of our clients include: Automotive OEMs, Tier 1 suppliers, National and regional banks, Fortune 100 & 500 companies

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