

16014 E. Warren Avenue

Detroit, Michigan 48224



Redevelopment opportunity on E. Warren Avenue

Approximately 5,000 SF commercial property requiring complete renovation

\$140,000

OFFERING PRICE



FULL RENOVATION REQUIRED

PROPERTY FEATURES

- **Building size:** Approximately 4,960 to 5,000 SF across two stories.
- **Construction:** Masonry structure built in 1927.
- **Frontage:** Approximately 40 feet on E. Warren Avenue.
- **Land area:** Approximately 0.09 acres, or 3,920 SF.
- **Zoning:** Detroit B4, subject to municipal verification.
- **Condition:** Complete renovation required; offered as-is, where-is.
- **Corridor traffic:** More than 11,000 vehicles per day nearby.
- **Offering basis:** Approximately \$28 per square foot.

CONDITION AND ACCESS NOTICE

The building is in poor condition and requires a complete renovation. Portions of the flooring and ceiling may be unstable. Entry is restricted, and all showings must be coordinated through the listing agent. Prospective buyers and their representatives enter at their own risk and should exercise extreme caution. No one should access the property without prior authorization.

16014 E. WARREN AVENUE

Detroit, Michigan 48224 | Commercial redevelopment opportunity
OFFERING SUMMARY

\$140,000
OFFERING PRICE
AVAILABLE

INVESTMENT SUMMARY

A full renovation and redevelopment project

16014 E. Warren Avenue is offered at **\$140,000** as a complete renovation and redevelopment project. The two-story masonry building was constructed in 1927 and contains approximately 4,960 to 5,000 square feet on roughly 0.09 acres, with approximately 40 feet of frontage on E. Warren Avenue and B4 zoning. The building requires a complete renovation and is offered as-is, where-is, with no representation that it is presently suitable for occupancy.



OFFERING PRICE \$140K approximately \$28/SF	BUILDING SIZE ~5,000 SF across two stories	LAND AREA 0.09 acres, approximate	YEAR BUILT 1927 masonry construction
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PROPERTY DETAIL	
PROPERTY	16014 E. Warren Avenue, Detroit, MI 48224
OFFERING PRICE	\$140,000
PRICE PER SQUARE FOOT	Approximately \$28
BUILDING SIZE	Approximately 4,960 to 5,000 SF
STORIES / YEAR BUILT	Two stories / 1927
CONSTRUCTION	Masonry
LAND AREA	Approximately 0.09 AC (3,920 SF)
FRONTAGE	Approximately 40 feet on E. Warren Avenue
ZONING	B4, subject to municipal verification
CONDITION	Complete renovation required; as-is, where-is

WHY THE OPPORTUNITY MAY FIT

- **Entry-level basis:** The price reflects the extensive renovation required.
- **Existing fabric:** A substantial 1927 masonry building provides structure to work from.
- **Street presence:** Approximately 40 feet of frontage on an established corridor.
- **Trade-area direction:** Population and households are projected to grow through 2030.

USE CASES AND BUYER PROFILES

Two distinct buyer paths

This is a project, not a turnkey building, and it suits a buyer equipped to execute one. Two profiles fit, and both require renovation experience and the capital to complete a full redevelopment. All uses are subject to municipal zoning verification, permitting, and inspection.

TRACK 1 / REDEVELOPMENT / ADAPTIVE REUSE BUYER

VALUE CREATION THROUGH RENOVATION

The appeal is acquiring existing masonry structure and corridor frontage at an entry-level basis, then creating value through renovation. The 1927 building offers substantial existing fabric on a corridor where population and households are projected to grow. The work required is extensive and should be underwritten accordingly.

CANDIDATE BUYERS

- Commercial redevelopment investor
- Adaptive reuse investor repositioning older urban buildings
- Neighborhood retail developer
- Buyer seeking a commercial building at an entry-level acquisition price

WHY THE PROPERTY FITS

- **Acquisition basis:** \$140,000, roughly \$28/SF, before renovation.
- **Existing fabric:** A substantial masonry shell to renovate.
- **Corridor position:** Approximately 40 feet of E. Warren frontage.
- **Trade area direction:** Population and households are projected to grow.

TRACK 2 / CONTRACTOR / OWNER-USER

RENOVATION CAPABILITY AS AN ADVANTAGE

For a contractor or owner-user who can perform or directly manage the work, the renovation scope that deters most buyers becomes the advantage. A capable builder can apply in-house labor and established trade relationships to the project.

CANDIDATE BUYERS

- Local contractor or construction company
- Owner-user with documented renovation experience
- Builder seeking a project property on a commercial corridor
- Trades operator planning a long-term owned location

WHY THE PROPERTY FITS

- **Self-performed work:** Apply in-house trades to the renovation scope.
- **Project scale:** Roughly 5,000 SF across two floors.
- **Zoning range:** B4 commercial use, subject to municipal verification.
- **Long-term position:** A corridor address at an entry-level acquisition cost.

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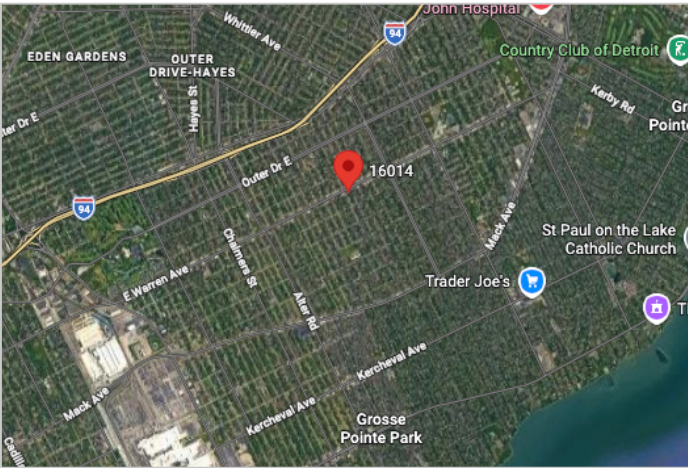
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AREA OVERVIEW AND DEMOGRAPHICS

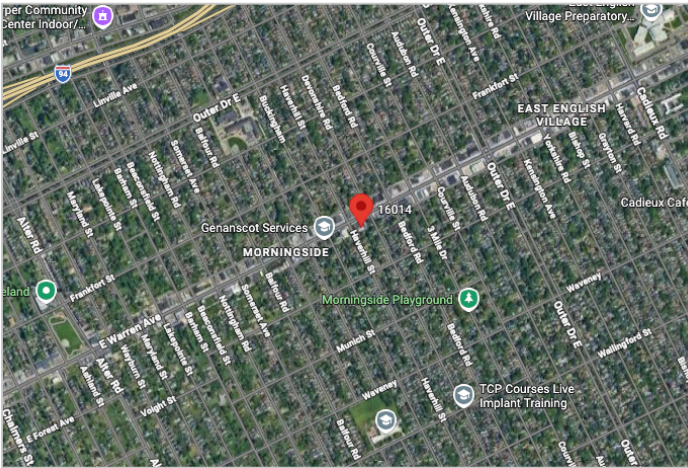
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AREA OVERVIEW AND DEMOGRAPHICS

Trade-area support for the buyer profiles



REGIONAL CONTEXT



NEIGHBORHOOD CONTEXT

The property sits on an established commercial corridor in Detroit's east side. E. Warren Avenue carries more than 11,000 vehicles per day near the property. The surrounding trade area includes more than 21,000 residents within one mile and more than 134,000 within three miles. Population and household counts are projected to grow through 2030 in both rings.

TRADE AREA DEMOGRAPHICS		
METRIC	1 MILE	3 MILES
Population	21,824	134,549
Households	7,915	50,413
Median age	35.9	37.8
Median household income	\$51,049	\$53,102
Daytime employees	2,225	31,604
Population growth, 2025-2030	+1.89%	+1.99%
Household growth, 2025-2030	+1.81%	+1.87%

Sources: CoStar demographic estimates; TrafficMetrix by Kalibrate. Figures are estimates.

E. WARREN CORRIDOR TRAFFIC (2025)	
ROAD SEGMENT	VEHICLES/DAY
At Chatsworth Street	11,893
At Balfour Road	11,410
At Audubon Road	11,170
E. Outer Drive at E. Warren	9,178

Buyer relevance: residential density and projected growth support the redevelopment case; corridor traffic supports a long-term owner-user location.

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EXTERIOR AND SITE PHOTOGRAPHY

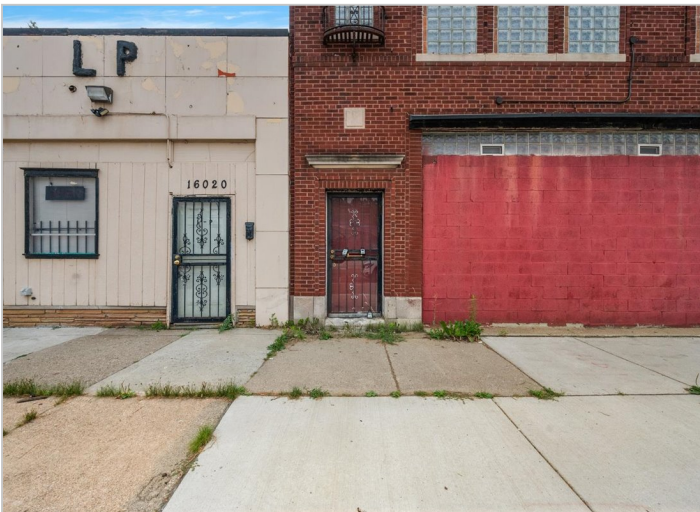
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OFFERING PRICE

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EXTERIOR AND SITE

Frontage, approach, and building context



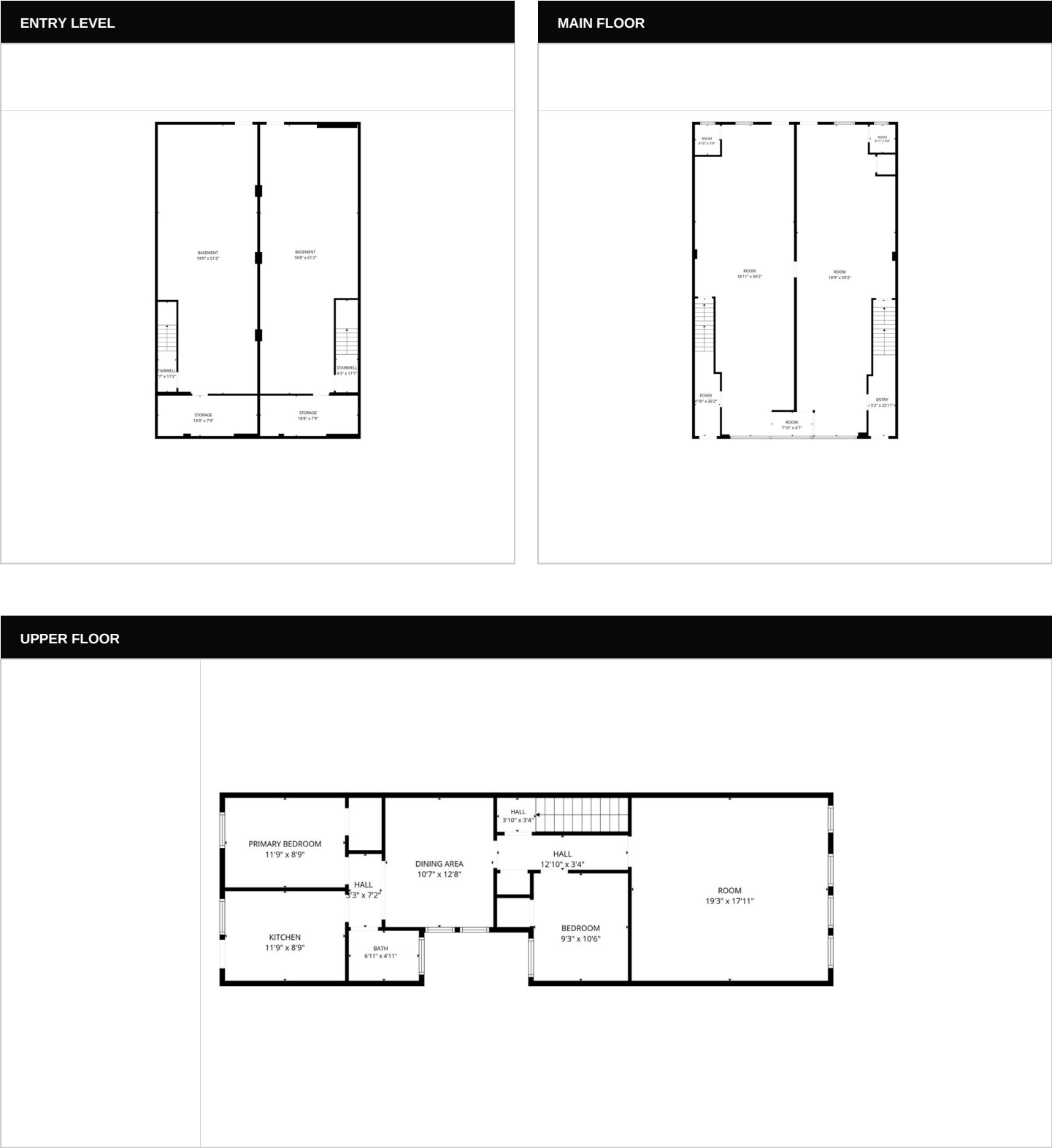
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FLOOR PLANS

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FLOOR PLANS

Supplied layout drawings



Floor plans are supplied for general reference only. Buyer must independently verify all dimensions, layouts, and existing conditions.

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DUE DILIGENCE AND CONTACTS

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DUE DILIGENCE AND CONTACTS

Independent verification required

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BUYER DUE DILIGENCE

- Structural, roofing, flooring, and ceiling conditions
- Mechanical, electrical, plumbing, and utility systems
- Environmental condition and title matters
- Zoning, permitted uses, parking, and accessibility
- Square footage, plans, dimensions, and land area
- Redevelopment feasibility, costs, permits, and inspections

OFFERING CONTACT

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DISCLAIMER

All property information has been obtained from sources believed reliable but has not been independently verified. Building and land measurements are approximate. The property is offered as-is, where-is, with all faults. Prospective buyers must conduct their own inspections and investigations regarding the building's structural condition, environmental condition, zoning, permitted uses, utilities, title, square footage, and redevelopment feasibility. No representation or warranty is made regarding the property's present condition or suitability for any proposed use. Traffic and demographic figures are third-party estimates from CoStar and TrafficMetrix by Kalibrate, which draw on public sources including the U.S. Census Bureau and the Michigan Department of Transportation, and are not verified or warranted by TDG Commercial Real Estate. For informational purposes only; not an offer or professional advice.

Photography, floor plans, aerial imagery, and third-party data are for informational purposes only.