

AVAILABLE FOR SALE OR LEASE



3,118 Square Feet

RETAIL / RESTAURANT SPACE AVAILABLE

611 W. PHILADELPHIA STREET
DETROIT, MICHIGAN 48202

LOCATION HIGHLIGHTS

Located in one of Detroit's main commercial hubs, New Center is seeing tremendous amount of growth and development. This area connects the major business district surrounding the Fisher building to historic neighborhoods such as Virginia Park and Boston Edison with close proximity to the Detroit Pistons practice facility, Henry Ford Hospital, new residential high-rise developments borders an active urban vegetable farm, and is situated directly across the street from Tenacity Brewing (set to open Spring 2020).

PROPERTY HIGHLIGHTS

The property includes new interior framing, insulation and drywall; exterior and interior paint; roof coping; water heater and windows; plumbing and restroom fixtures; 200a, 120-240v; interior and exterior lighting; HVAC (two 100,000 BTU 95% efficient gas furnaces with two 5-ton roof mounted AC condensers); glass vestibule; interior window to possible work/kitchen; custom shadow box fencing around perimeter and custom cedar awning; two custom eight-foot glass center-pivot doors that open 90 degrees to a 1240 SF newly poured sunken patio with onyx block retaining wall; new roof (2016)

- 12 parking spaces
- **Lease Rate:** \$17.00 NNN/PSF
- **Asking Price:** \$650,000

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Properties



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For more information, please contact:

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