

# LAND FOR SALE

## 1.94 Acre Development Opportunity in Heart of Grosse Pointe

582 - 606 ST. CLAIR AVENUE  
GROSSE POINTE CITY, MI 48230



1.94 Acres

Great location for multi-family

Utilities on site

Located in Grosse Pointe's "The Village"  
shopping district



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate





**OFFERING SUMMARY**

Sale Price: \$1,500,000

Price / SF: \$17.75

Lot Size: 1.94 Acres

Zoning: T - Transition

Market: Detroit

Submarket: The Pointes / Harper Woods

**PROPERTY OVERVIEW**

1.94-acre parcel for sale in a highly desirable area of Grosse Pointe City. This property is one of the very few development parcels with the "Holy Trinity" of attributes: affluent community, adjacent to walkable Downtown and zoning in place favorable to dense development for apartment/condominium housing. The lot has 270' of frontage on St. Clair Ave and a depth of 296'. Utilities are also available at the site. (Deed restriction against assisted living and memory care).

**LOCATION OVERVIEW**

This 1.94-acre parcel of land is located in "The Village" shopping district in the heart of Grosse Pointe. The property is in a walkable area close to restaurants, boutique shops, local businesses, and is just a short walk to Waterfront Park on beautiful Lake St. Clair.

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	4,232	31,914	76,396
Total Population	11,781	91,573	214,642
Average HH Income	\$132,901	\$78,594	\$65,163

**JOHN E. DE WALD, CPA** Principal  
 johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

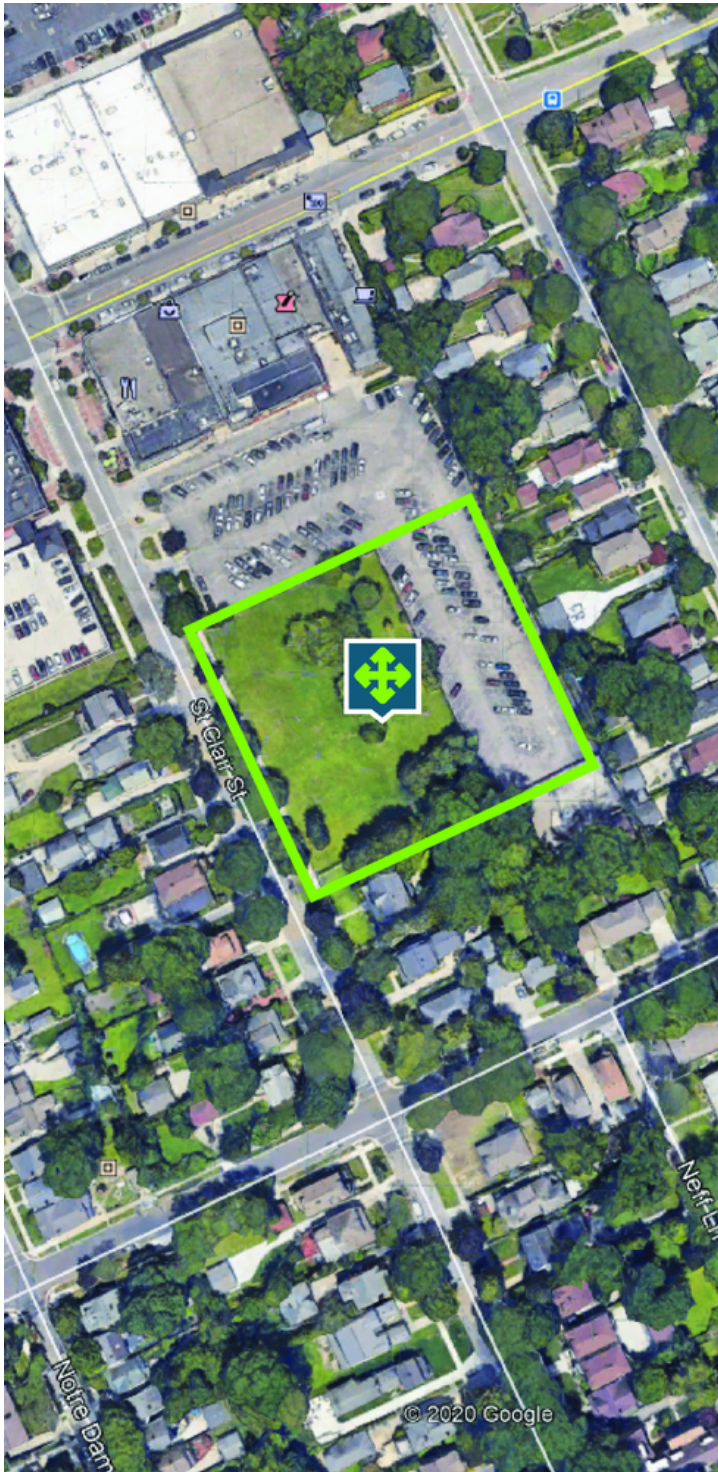
**DAN BLUGERMAN, CCIM** Senior Associate  
 dan@pacommercial.com (P) 248.987.5418 (C) 248.701.9001



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





**LOCATION INFORMATION**

Street Address	582 - 606 St. Clair Avenue
City, State, Zip	Grosse Pointe City, MI 48230
County	Wayne
Market	Detroit
Sub-market	The Pointes / Harper Woods
Cross-Streets	St Clair Ave and Kercheval Ave
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Detroit City Airport

**BUILDING INFORMATION**

Number of Lots	2
Best Use	Multi-Family / Condominiums
Zoning	T - Transition
Lot Frontage	270'
Lot Depth	296'
APN	37-002-04-0092-002

**PROPERTY HIGHLIGHTS**

- 1.94 Acres
- Great location for multi-family
- Utilities on site
- Located in Grosse Pointe's "The Villiage" shopping district

**JOHN E. DE WALD, CPA** Principal  
 johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

**DAN BLUGERMAN, CCIM** Senior Associate  
 dan@pacommercial.com (P) 248.987.5418 (C) 248.701.9001



26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

***DIVISION 12. T TRANSITION*****Sec. 90-350.100. Statement of purpose.**

The T transition district is designed and intended to provide a transition from the vehicular parking district (P-1) on the outside of the mixed-use core of the central business district (C-2) and the surrounding residential areas. This district is intended to accommodate a range of residential uses to serve as a transition between the activities of the village and the surrounding single-family residential land uses. Various types and sizes of residential accommodations would thereby be provided in this district to meet the needs of different age and family groups without over-taxing existing community facilities, utilities, or services. This district shall be pedestrian-oriented, and its residential uses shall be complementary to residential uses both within and adjacent to the T district.

(Ord. No. 407, § VIII, 7-15-13)

**Sec. 90-350.101. Permitted uses.**

In the T district the following uses are permitted:

- (1) Apartment houses.
- (2) Hotel subject to the following conditions:
  - a. Adequate parking, as determined by the city, for hotel guests and visitors shall be provided.
- (3) Housing for elderly, independent.
- (4) Housing for elderly, assisted.
- (5) Public parking facilities.
- (6) One- and two-family homes existing at the time of establishment of the T district.
- (7) Uses similar to the uses listed above as determined by the city manager, or his designee. Such determination shall be based on finding of fact:
  - a. That the proposed uses(s) will contribute to the viable mix of uses in the village;
  - b. Is compatible with the uses permitted in the village; and
  - c. Will not adversely impact the retail oriented environment of the village

**JOHN E. DE WALD, CPA** Principal  
johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

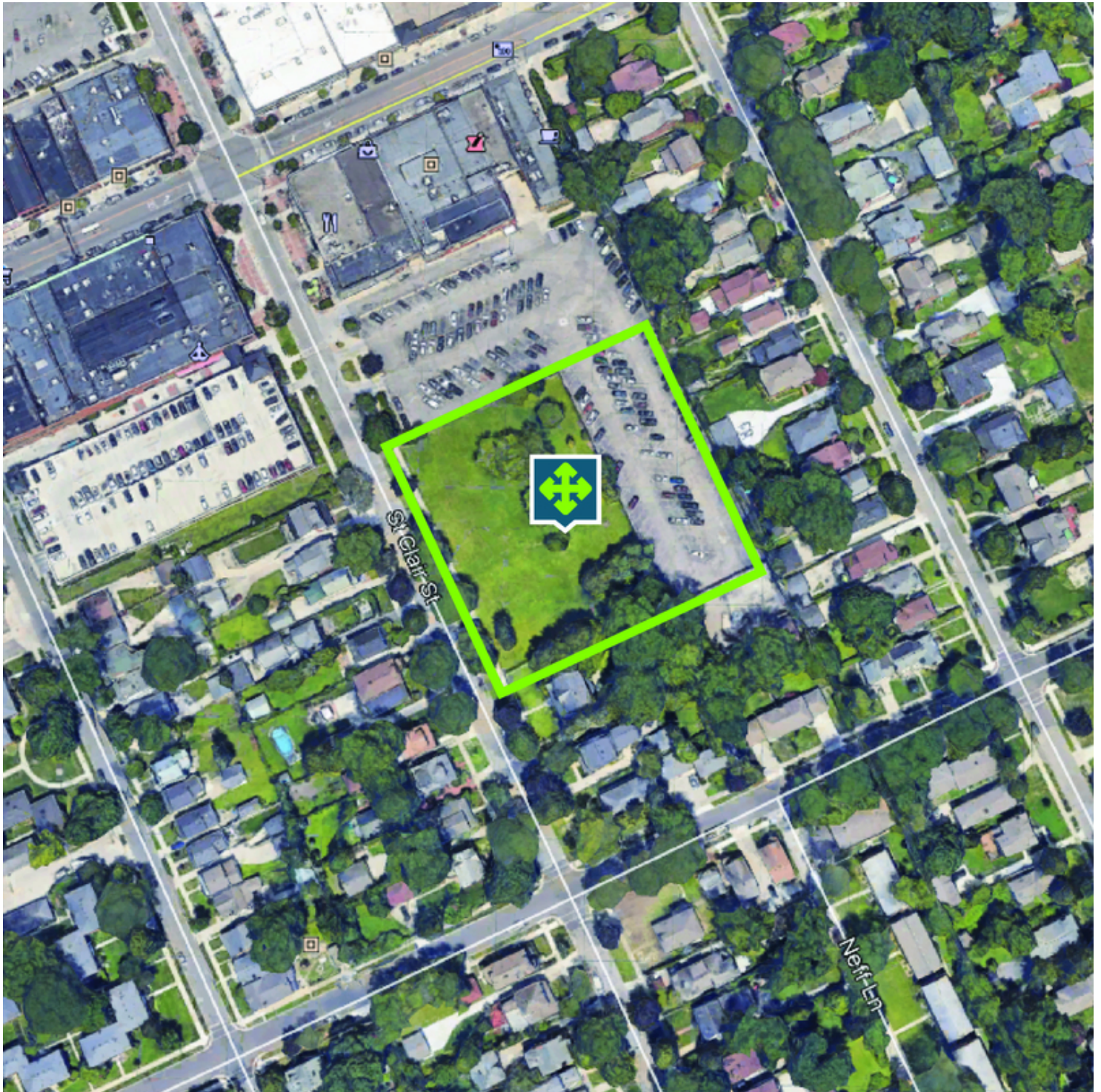
**DAN BLUGERMAN, CCIM** Senior Associate  
dan@pacommercial.com (P) 248.987.5418 (C) 248.701.9001



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076





**JOHN E. DE WALD, CPA** Principal  
johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

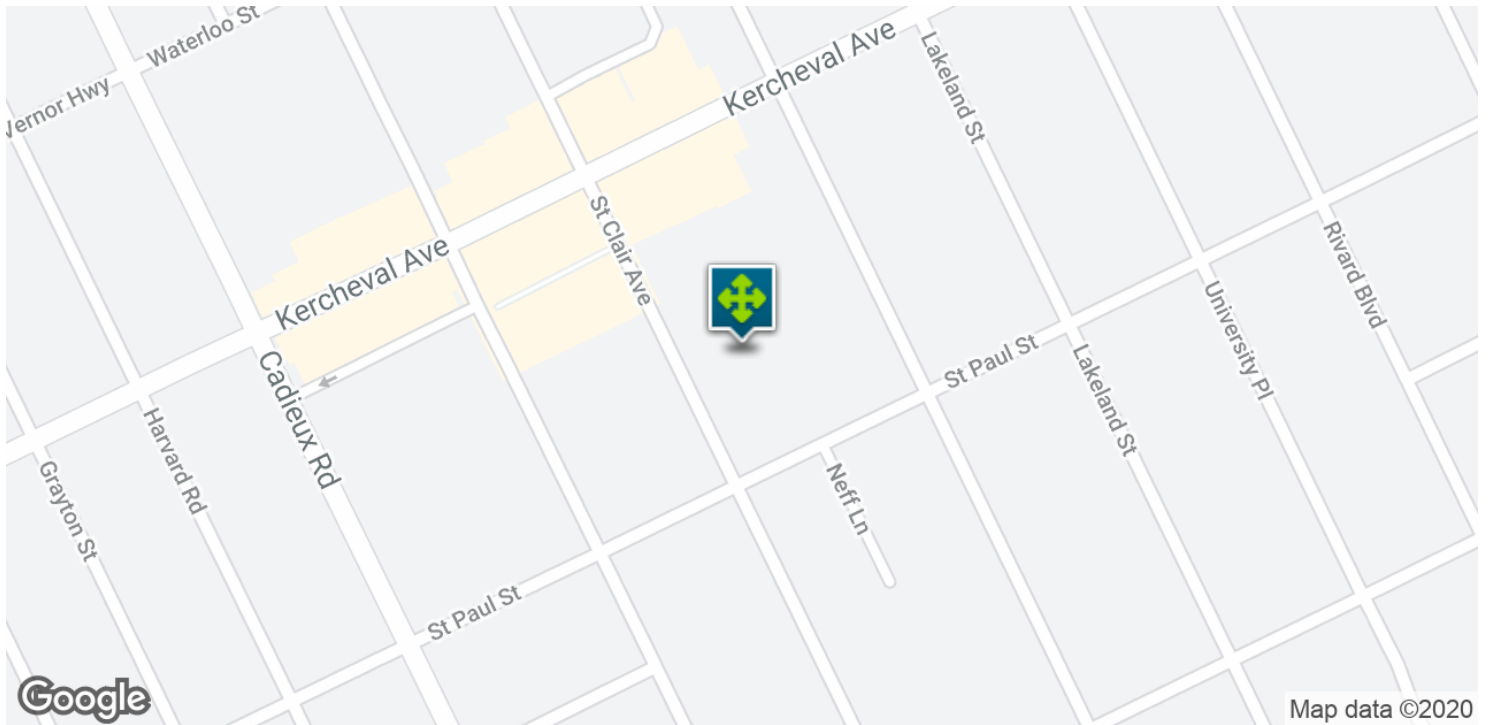
**DAN BLUGERMAN, CCIM** Senior Associate  
dan@pacommercial.com (P) 248.987.5418 (C) 248.701.9001



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076





**JOHN E. DE WALD, CPA** Principal  
johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

**DAN BLUGERMAN, CCIM** Senior Associate  
dan@pacommercial.com (P) 248.987.5418 (C) 248.701.9001

 **P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.