



# PROPERTY FOR SALE

900 Clairmount, Detroit MI 48202  
NEC John C Lodge Fwy and Clairmount  
Wayne County

**For Sale**



**SUMMIT  
COMMERCIAL**  
COMMERCIAL REAL ESTATE SERVICES

Year Built **1912**

Zoning **1R3**

Building Size **11,483 SF**

Land Acreage **Appx .57 Acres(25,950sf)**

Asking Price:: **\$114,000**

Parcel ID: **04002475-8**

**AGENT: Bunia Parker**

LOCATED IN THE PIETY HILL NEIGHBORHOOD AND BORDERING THE NEW CENTER, VIRGINIA PARK, AND BOSTON EDISON NEIGHBORHOODS

## PROPERTY HIGHLIGHTS

**IMMEDIATELY ADJACENT TO M-10 AT THE CLAIRMOUNT EXIT**

**CLOSE PROXIMITY TO I-94 AND I-96**

**Close Proximity to numerous retailers**

- o Family Foods Grocery store
- o Comerica Bank
- o Huntington Bank
- o Oak & Reel Restaurant
- o Boabob Restaurant
- o Whole Foods

- o Rite Aid
- o Burger King
- o Kentucky Fried Chicken
- **Close proximity to several institutions:**
- o Henry Ford Hospital
- o Motown Museum

- o Wayne State University Campus
- o Detroit Institute of Arts
- o Charles H Wright Museum
- o Detroit History Museum
- o Detroit Library
- o QLine (Light Rail)



For more information:

[www.summitcommercialllc.com](http://www.summitcommercialllc.com)

(313) 872-1300

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.



# TABLE OF CONTENTS

I. Property Overview.....	Pg. 1
II. Desired Development Program.....	Pg. 2
III. Floorplan .....	Pg. 3
IV. Bid Information .....	Pg. 4
V. Interior Photos .....	Pg. 5-7
VI. Maps .....	Pg. 8



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# ABOUT THIS PROPERTY

In partnership with the Detroit Building Authority, the City of Detroit's Housing and Revitalization Department and Planning and Development Department seek proposals from qualified entities to rehabilitate the existing building at the northeast corner of Clairmount and the Lodge Service Drive at the edge of the Piety Hill neighborhood. 900 Clairmount is approximately 25,000 square feet (0.57 acres) and contains an approximately 11,500 square foot two story building that was previously used as a motel. The City of Detroit seeks well-designed and financially feasible proposals for the rehabilitation that will remove blight and provide new residential opportunities, building on the inherent strengths of the site and integrating it seamlessly with the surrounding neighborhood. Clairmount serves as a gateway from the Woodward corridor to the historic Virginia Park and Boston Edison communities. Located just west of the site is the Herman Kiefer Hospital campus, the site of a large scale commercial mixed-use



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# DESIRED DEVELOPMENT PROGRAM

- The City requests a mixed-income development that will rehabilitate the structure for multifamily residential uses. At least 20% of proposed rental units should be designated as affordable to households earning up to 80% of Area Median Income.
- Mixed-use proposals that incorporate non-residential uses are also welcome. 900 Clairmount is currently zoned R3, Low Density Residential. Respondents will be responsible for conducting their own due diligence on what additional zoning and permitting approvals, if any, may be required based on the proposed program.
- The City of Detroit is committed to advancing design excellence in all projects to build on the strength of existing neighborhood activities, honor the community's historic legacy, and provide improved housing opportunities. Accordingly, proposals should exhibit walkable urban design principles and sustainable neighborhood development strategies that may include the incorporation of multiple uses through the adaptive reuse of exiting historic buildings.

## KEY DATES

Marketing Open – January 9, 2023

- Site Visit 1 – January 24, 2023 @ 3pm until 4pm
- Site Visit 2 – February 15, 2023 @ 1pm until 2pm
- Bids Due – March 24, 2023



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# BID INFORMATION

1. Letter of Intent: Narrative of Respondent's approach to the development of the site, including proposed programming, unit mix and affordability, and any notable design features.
2. Site Design: Conceptual site plan and renderings and/or precedent images.
3. Financials: Include bid price, sources and uses, and key assumptions to include construction cost and rental rates. List specific public sources and incentives and identify any anticipated funding partners.
4. Timeline: Project completion schedule, including public approvals, land sale and financing closings, and construction start and completion.
5. Team and Experience: History and overview of the Respondent and team members, including descriptions of other residential or mixed-use developments completed.



4.

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# INTERIOR PHOTOS



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