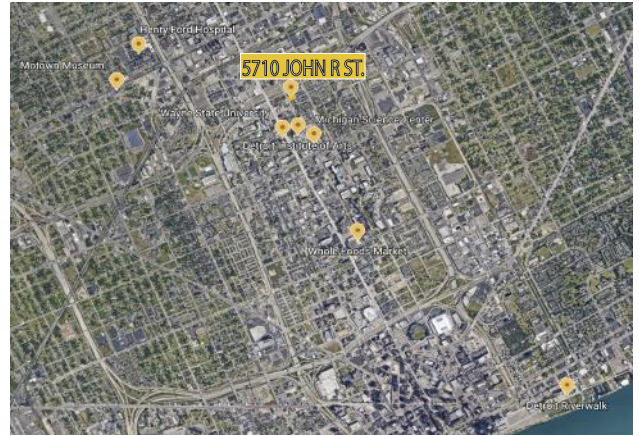
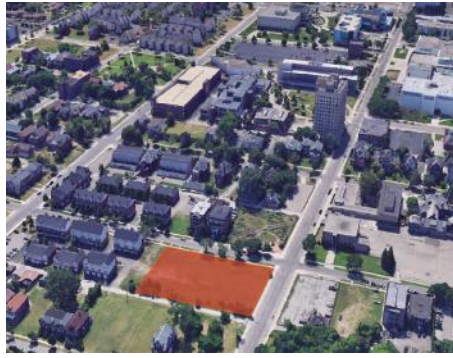


For Sale

# MIDTOWN, DETROIT

5710 + 5726 John R. St, 227, 237 + 247 E Palmer



## Development Opportunity

An exclusive 1.03 acres of Midtown Detroit are offered for sale at 5710 + 5726 John R. St, 227, and 237 + 247 E Palmer St. This pedestrian friendly site is blocks away various distinguished museums such as the Detroit Institute of Art and the Motown Museum, grocery stores, and the Henry Ford Hospital. Located at the heart of Wayne State University, it offers an ideal location for students and young professionals. Public transportation is well integrated throughout campus and also offers direct access to Downtown Detroit via the Q-line.

This site's B4 and R5 zoning codes present great potential for a mixed-use, retail space and multi-family housing project. It is also located in an Opportunity Zone with adjacent parcels also available, giving this lot a unique chance to bolster economic development in an already flourishing area. With a proposed 7 stories, this rental apartment style building offers optimal medium-dense housing, while also taking advantage of the energy saving benefits of taller buildings. Adding affordable housing and the potential for a child care center, learning center, shopping center, or another rewarding business to this district would not only add greater economic assets but also enhance the lifestyle experiences of its current residents.

Offered at \$875,000

For Sale

# MIDTOWN, DETROIT

5710 + 5726 John R. St, 227, 237 + 247 E Palmer

## Property Features:

Location: Between John R st. and Brush St.

Lot Size: 44,726 SF (~265 ft x 170 ft)

Zoning: R5- Multi-Family Residential and B4- Commercial Business

Property Visibility: Excellent

Property Subtypes: Hospitality, Multi-Family, Office, Retail, Retail/pad, Vacation/Resort

## Project Features:

Total Stories: 7 stories

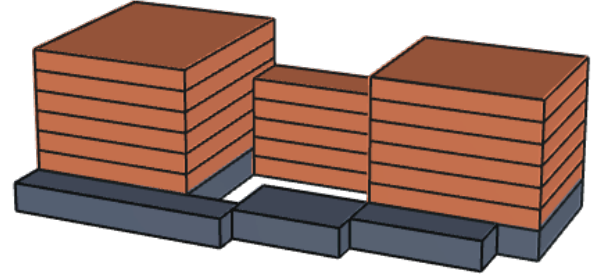
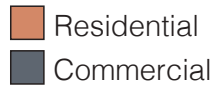
Residential: 6 stories

Commercial: 1 story

Total Units: 40-60 units

Outdoor Community/recreational areas

Accessible



## Detroit Zoning Standards + Dimensions

R5	Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max Lot Coverage (%)	Max FAR	Max Height (feet)
		Area (sq ft)	Width (ft)	Front	Side	Back			
	Multi-family Dwelling	7000	70	20	$\frac{\text{length} \times 2(\text{height})}{15}$	30	0.085 RSR	1.50	
	Balconies			<6 into front	<3 into side	<6 into back			
	Educational Facilities	7000	70	20	$\frac{\text{length} \times 2(\text{height})}{6}$	30		1.50	

B4	Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max Lot Coverage (%)	Max FAR	Max Height (feet)
		Area (sq ft)	Width (ft)	Front	Side	Back			
	Multi-family Dwelling	7000	70	20	$\frac{\text{length} \times 2(\text{height})}{15}$	30		2.00	
	Other residential & public, civic & institutional uses	7000	70	20	$\frac{\text{length} \times 2(\text{height})}{6}$				35

