

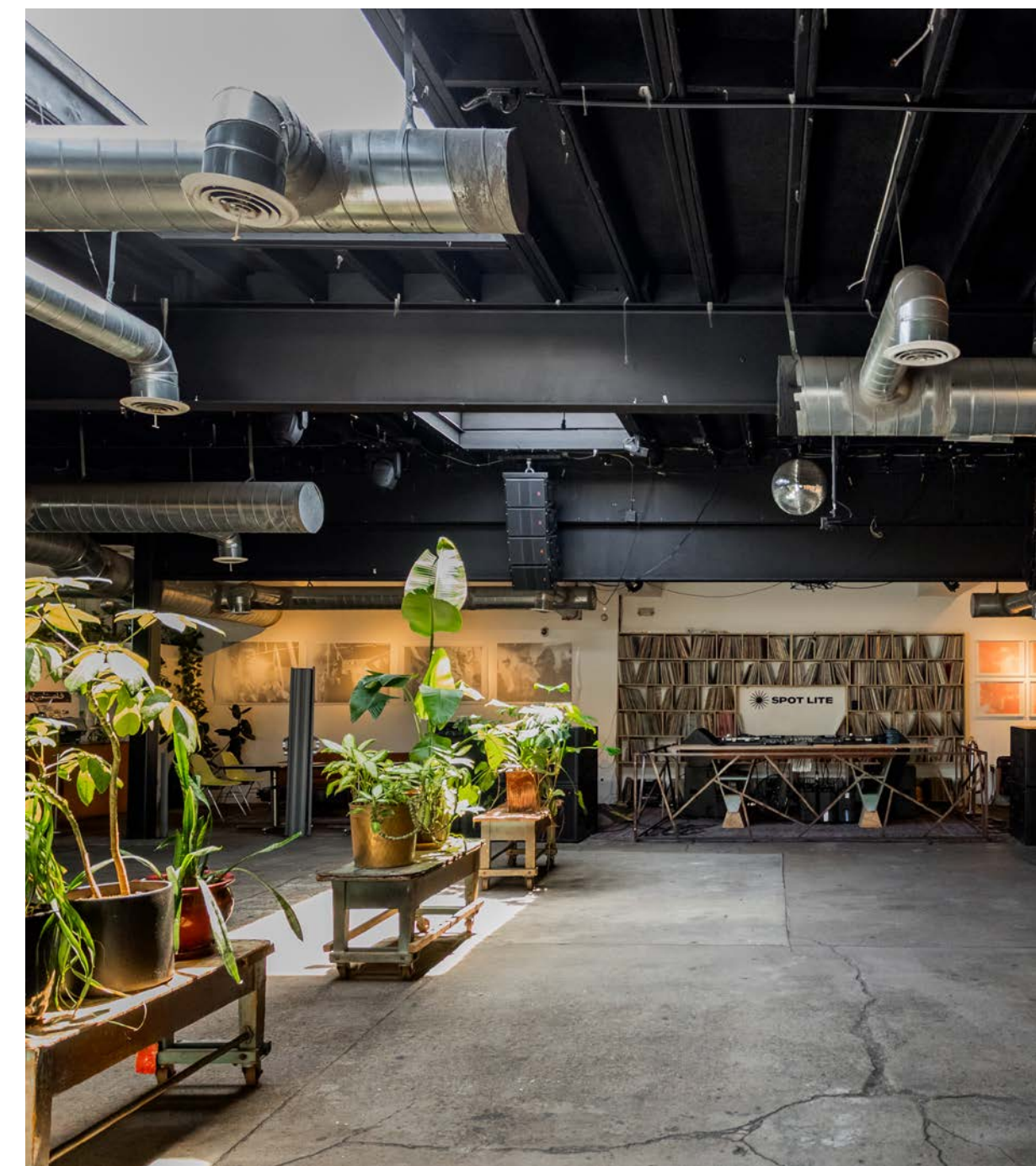
2905 BEAUFAIT

ISLANDVIEW





A CREATIVE, HIGH-VISIBILITY AND EXCITING OPPORTUNITY IN ISLANDVIEW



The 22,000-square-foot property that houses Spot Lite Detroit is a vibrant presence in Detroit's cultural scene, bringing together music, art, food, coffee, community and creative work all under one roof. Originally built in 1942 and thoughtfully renovated over the last nine years, the distinctive property includes an open event space; existing cafe, bar, and hospitality infrastructure; private offices, storage and support areas; multiple points of entry; and a fantastic multipurpose outdoor courtyard. The flexible spaces were designed to host a variety of exhibitions, performances, markets, and events. With SMPLFD as a strong carry-over tenant, the property supports hospitality, retail, event programming, gallery space, offices, and production areas. Located at the corner of Beaufait and Charlevoix, 2905 Beaufait sits minutes from Downtown Detroit, Eastern Market, Belle Isle, and the Riverfront, in a neighborhood that continues to attract new investment, residents, and cultural activity.

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Asking Price

\$1,750,000

Size

22,000 SF

Neighbors

East Village, West Village, Indian Village, Belle Isle, The Shepherd, Lantern, Little Village.

Located in the heart of Detroit's Lower East Side, 2905 Beaufait sits among some of the city's most active creative and residential neighborhoods. The property is surrounded by a growing mix of cultural destinations, independent businesses, new housing developments, and long-established communities that continue to drive investment and activity throughout the area.

Address

2905 Beaufait

Location

SW Corner of Charlevoix and Beaufait

Neighborhood

Islandview

Zoning

M4

Year Built

1942

2905 Beaufait is a place where people come together. Over the years, it has been home to a café, bar, record store, gallery, event venue, artist studios, offices, and creative workspaces. The building has hosted exhibitions, performances, community gatherings, and countless conversations that helped shape Detroit's creative community.

Floor Plan

Flexible 22,000 SF layout

Open event and gathering space

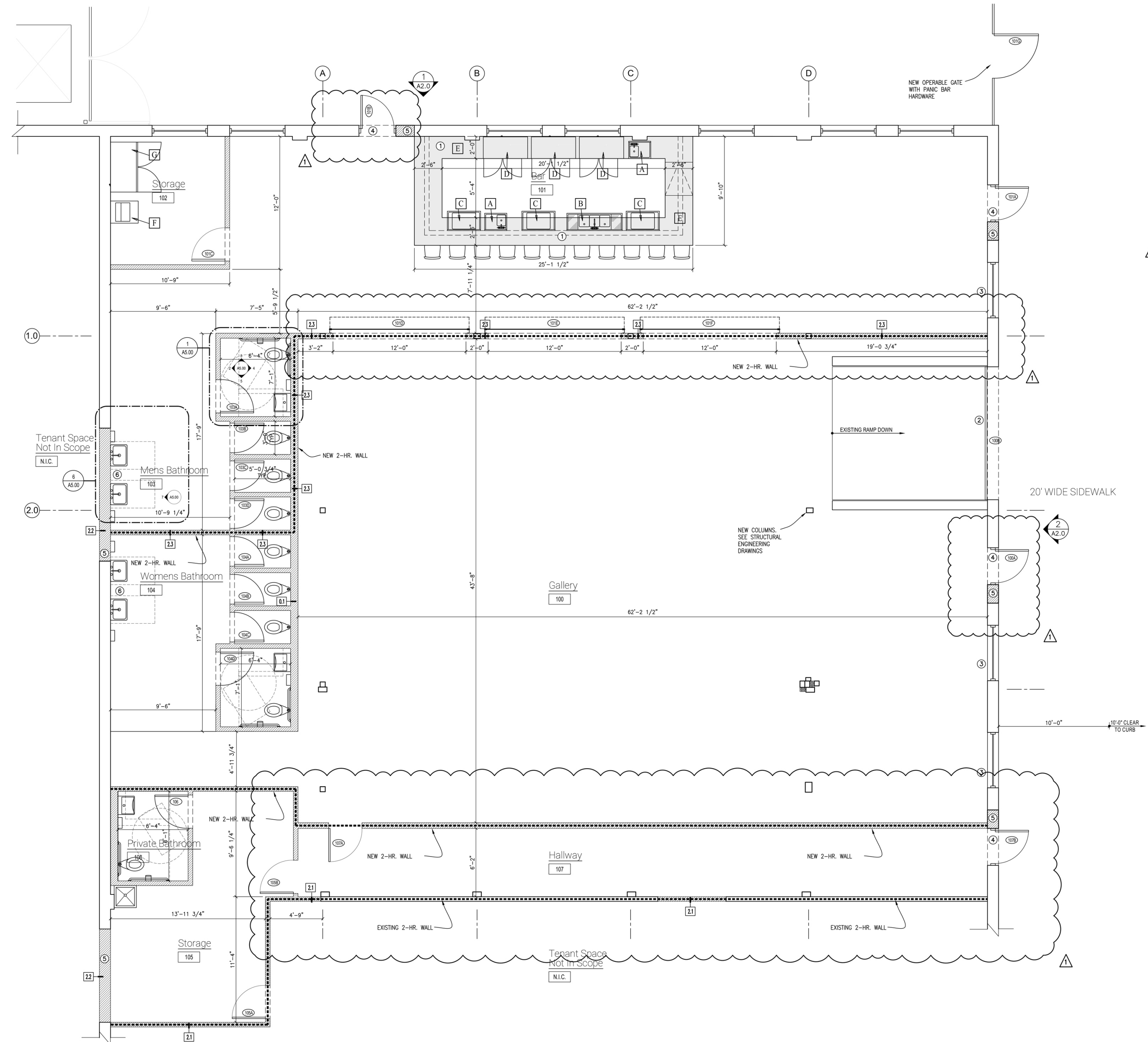
Existing café, bar, and hospitality infrastructure

Private offices, storage, and support areas

Multiple points of entry and circulation

Adaptable for hospitality, retail, creative, production, office, and mixed-use

Designed to accommodate both public-facing and operational functions





The Islandview property sits within one of the city's most active growth corridors, surrounded by new residential, cultural, and commercial investment.



Filled with natural light and surrounded by original industrial details, the central space hosts exhibitions, performances, markets, and community events. Its open layout allows for a variety of uses while maintaining its character.



Multiple environments show off a range of spaces: A second-floor office and studio space; warehouse and inventory storage areas; and an outdoor courtyard and activation space.



SMPLFD

Showcasing the flexibility potential for creative manufacturing and commercial uses, SMPLFD spans apparel, screen printing, embroidery, warehousing, and distribution.

ISLANDVIEW is a historic Lower Eastside neighborhood known for its views of Belle Isle and its mix of classic homes, apartments, and emerging new housing.

Islandview is a historic Lower Eastside neighborhood known for its views of Belle Isle and its mix of classic homes, apartments, and emerging new housing. Just a few miles from downtown Detroit, the area blends an urban-suburban feel with ongoing revitalization that adds affordable townhomes, community green spaces, and skilled-trade training for residents. Islandview is also home to major community nonprofits, parks, and industrial buildings, creating a diverse and evolving neighborhood with strong civic roots.



Residences at Water Square

The residential skyscraper at the former site of the Joe Louis Arena is the largest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise, boasting 496 upscale units, opened in 2024 and features an all-season swimming pool, rooftop terrace, and fitness center.



University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being developed by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It is part of the larger \$1.5 billion District Detroit development, which includes the construction of six new buildings and the adaptive reuse of four historic properties.

Gordie Howe International Bridge

The new Detroit–Windsor bridge will facilitate trade and travel across the busiest international crossing in North America, providing uninterrupted freeway traffic flow between the two countries. When completed in 2025, the 1.5-mile crossing will feature six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry.





the Shepherd

The campus grounds, designed by the Office of Strategy + Design (OSD), include a boutique bed and breakfast (ALEO), MacArthur Binion's Modern Ancient Brown Foundation, a public skatepark designed by Tony Hawk, and a sculpture park honoring the late Detroit artist Charles McGee. The Shepherd is part of Library Street Collective's ongoing commitment to Detroit's Little Village neighborhood.

Lantern

A new mixed-use arts hub is being realized in East Village through the redevelopment of a 100-year-old vacant industrial complex that will house two local arts non-profits and include approximately 5,300 square feet of affordable artist studios, an art gallery, and 4,000 square feet of creative retail – all connected by a 2,000-square-foot courtyard.

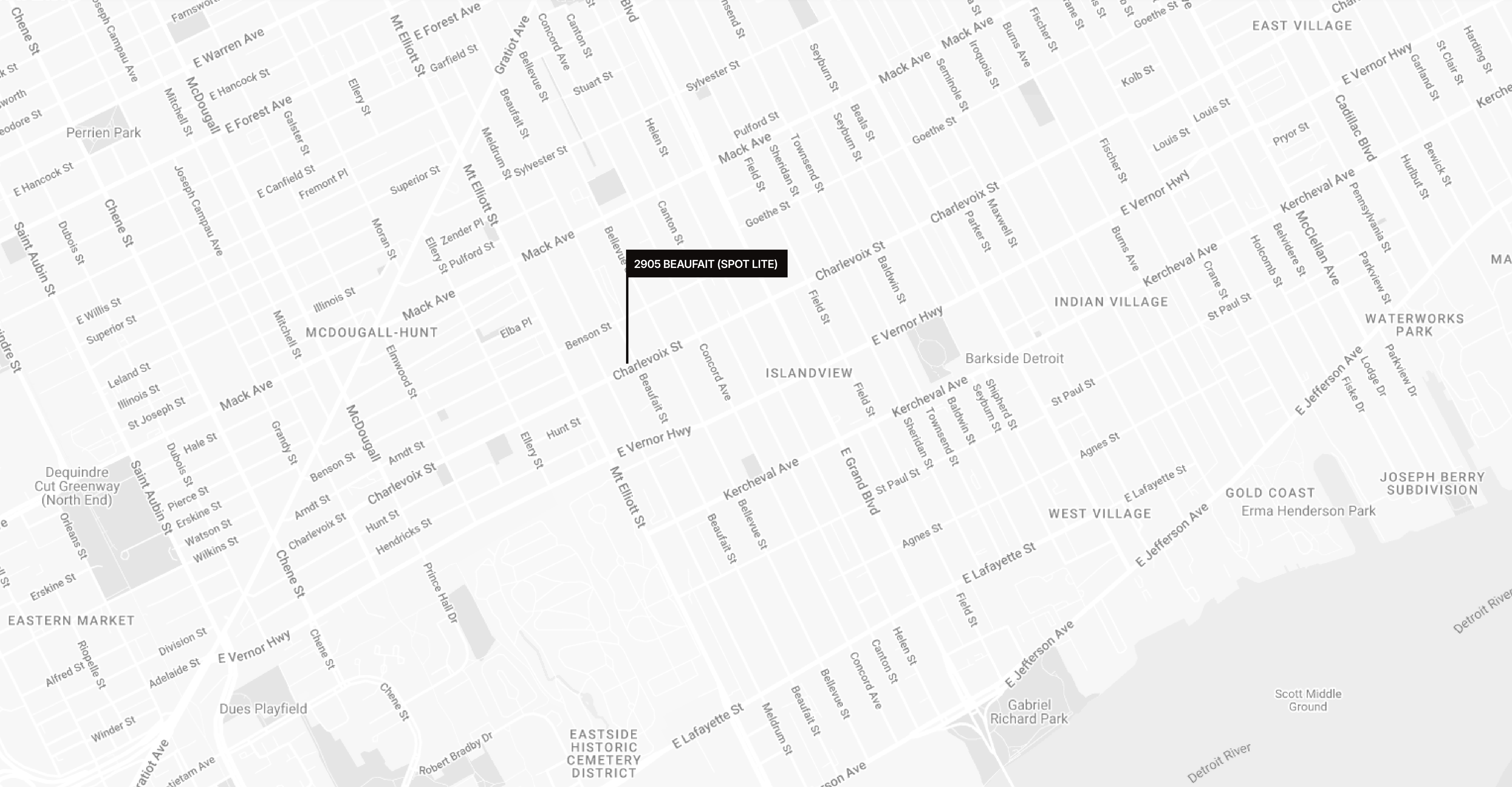


Greatwater Homes

Greatwater hopes to build out an initial phase of 23 houses on both sides of Fischer Street over the next year to a year and a half. The houses would be built on spec in three general styles or can be customized. If demand holds up, the development firm could ultimately build as many as 200 houses in the area.



2905 BEAUFIT



2905 BEAUFAIT (SPOT LITE)

O'CONNOR

A trusted and respected member of the community, O'Connor real estate brings 20 years of experience and expertise to the commercial office and retail market.

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