

2411 14TH STREET CPA BUILDING

CORKTOWN



CPA BUILDING

Michigan

Michigan

O'CONNOR



A LANDMARK DEVELOPMENT SITE

In a prime location with excellent visibility, the six-story, 21,674-square-foot historic CPA building on Michigan Avenue is the perfect property for an adaptive reuse conversion. Located directly across from Ford's Michigan Central Station on Michigan Avenue, this opportunity includes almost one acre of land in Detroit's highly desirable Corktown neighborhood. The open floor plan and high ceilings make this a perfect blank canvas for developers or users seeking a central location in one of the city's fastest-growing neighborhoods. Adjacent land directly west on Michigan Avenue can be included in the sale to expand the site.



Available individually or as a collection



2411 14th Street (CPA Building)

Building Size: 21,674 SF

Lot Size: 0.964 acres (41,991 SF)

Asking Price: \$2,526,000



2300 Michigan Avenue

Building Size: 3,200 SF

Lot Size: 0.258 (11,238 SF)

Asking Price: \$725,000

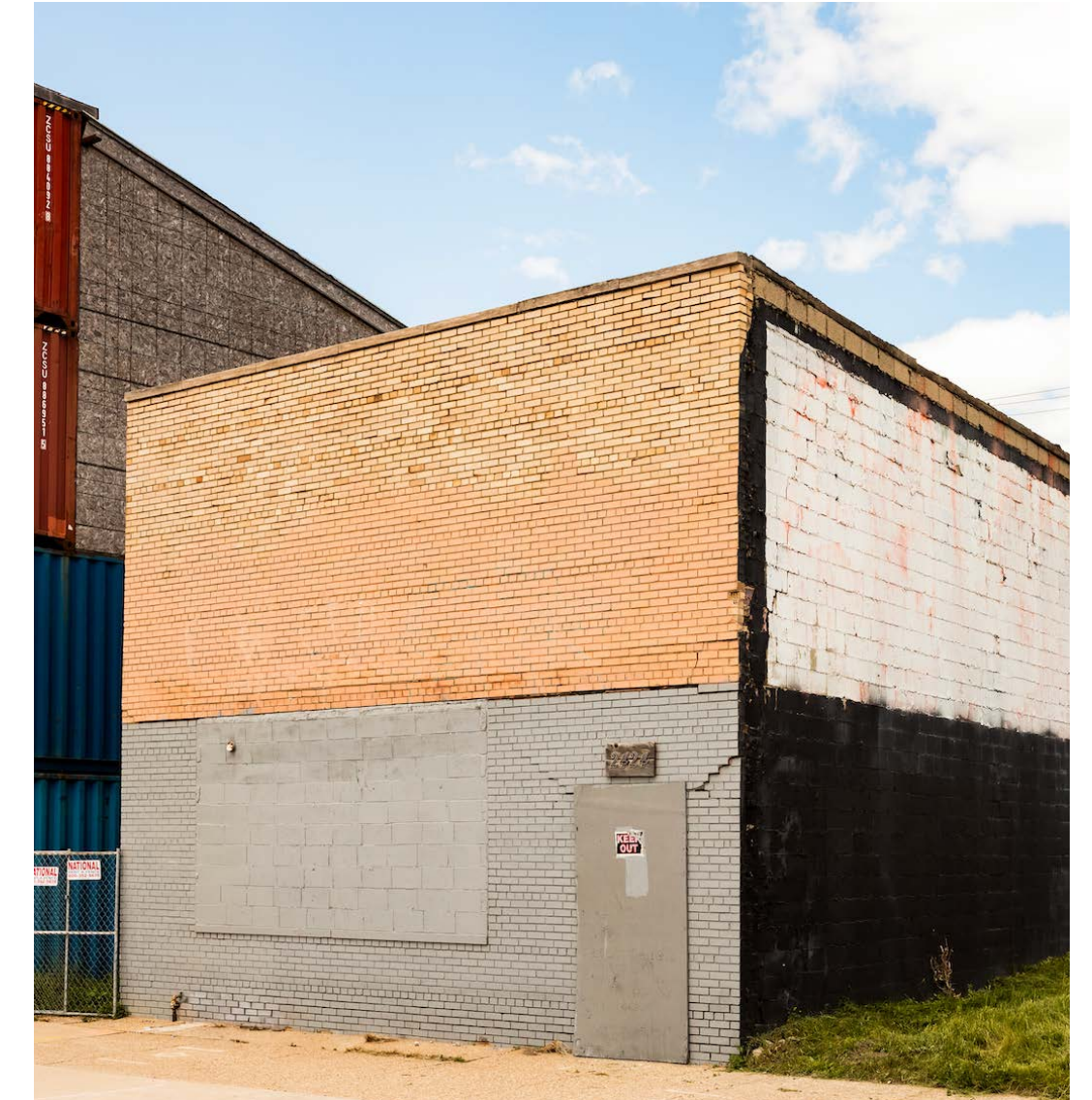


2334 Michigan Avenue

Building Size: 2,700 SF

Lot Size: 0.207 acres (9,017 SF)

Asking Price: \$562,500



2424 Michigan Avenue

Building Size: 3,000 SF

Lot Size: 0.292 Acres (12,719 SF)

Asking Price: \$770,000

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Asking Price

\$2,526,000

Size

6 stories
21,674 SF
~290 FT of MI Ave frontage

Neighbors

Michigan Central Station, Ford Motor Company, Level 3 Communications, Southwest Greenway, Honeybee Market, Airspace Link, Ford Motor Co.'s Book Depository, New Lab Michigan Central, Detroit Bus Company, IMA, Slows BBQ, Metropolis Cycles, Mercury Burger Bar, Grandma Bob's, Corktown Health Center, Detroit Public Safety Academy and UPS Detroit International Import Hub

Address

2411 14th Street

Location

NW Corner of 14th Street and Michigan Avenue

Neighborhood

Corktown

Total Lot Size

0.964 acres (41,991 SF)

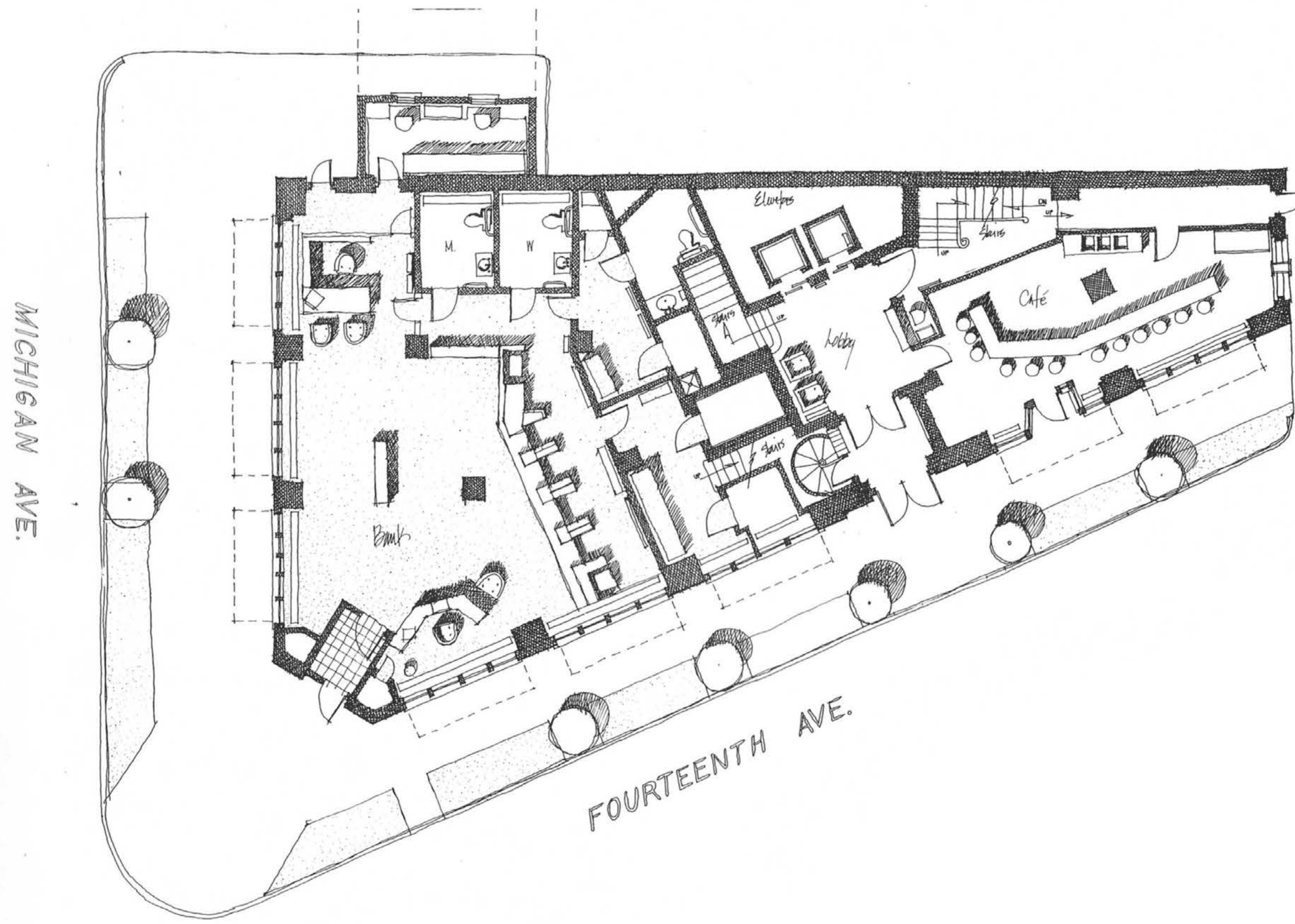
Year Built

1924

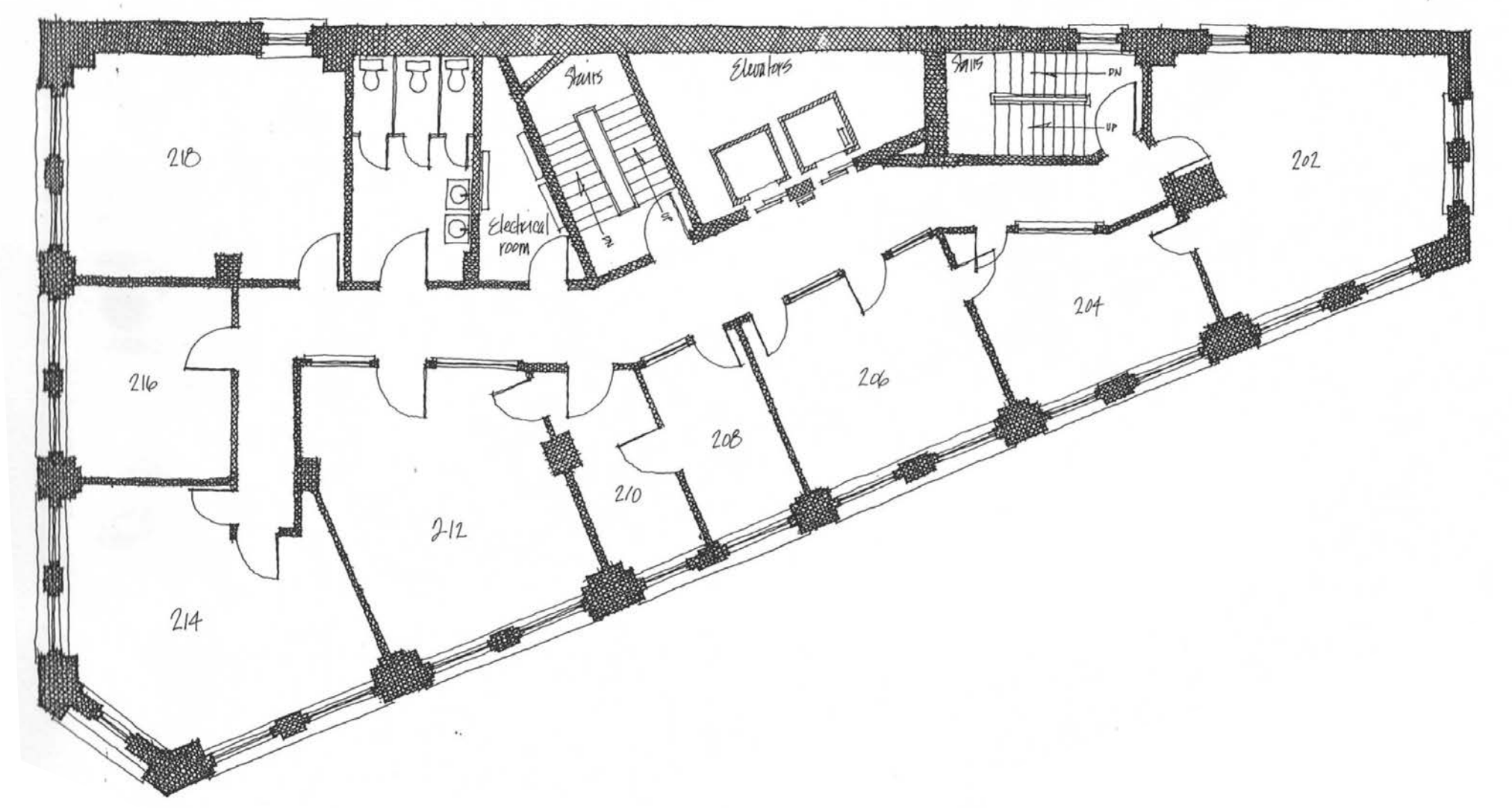
B4 Zoning

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

Floor Plans



1st Floor + Mezzanine



Upper Floor Example



View looking east towards Corktown and Downtown along Michigan Avenue



Clockwise: Building elevation along Michigan Avenue; corner perspective highlighting prominent presence at Michigan Avenue and 14th Street; aerial view showing the building in relation to the adjacent vacant parcel.





Expansive first-floor space featuring original architectural details and large storefront windows; former reception area highlighted by decorative ceilings; entry-level interior space with direct street access and connectivity to the building's interior.



CORKTOWN Detroit's oldest neighborhood, Corktown blends historic charm with modern energy. Its tree-lined streets and restored brick buildings house acclaimed restaurants, craft breweries, and creative businesses.

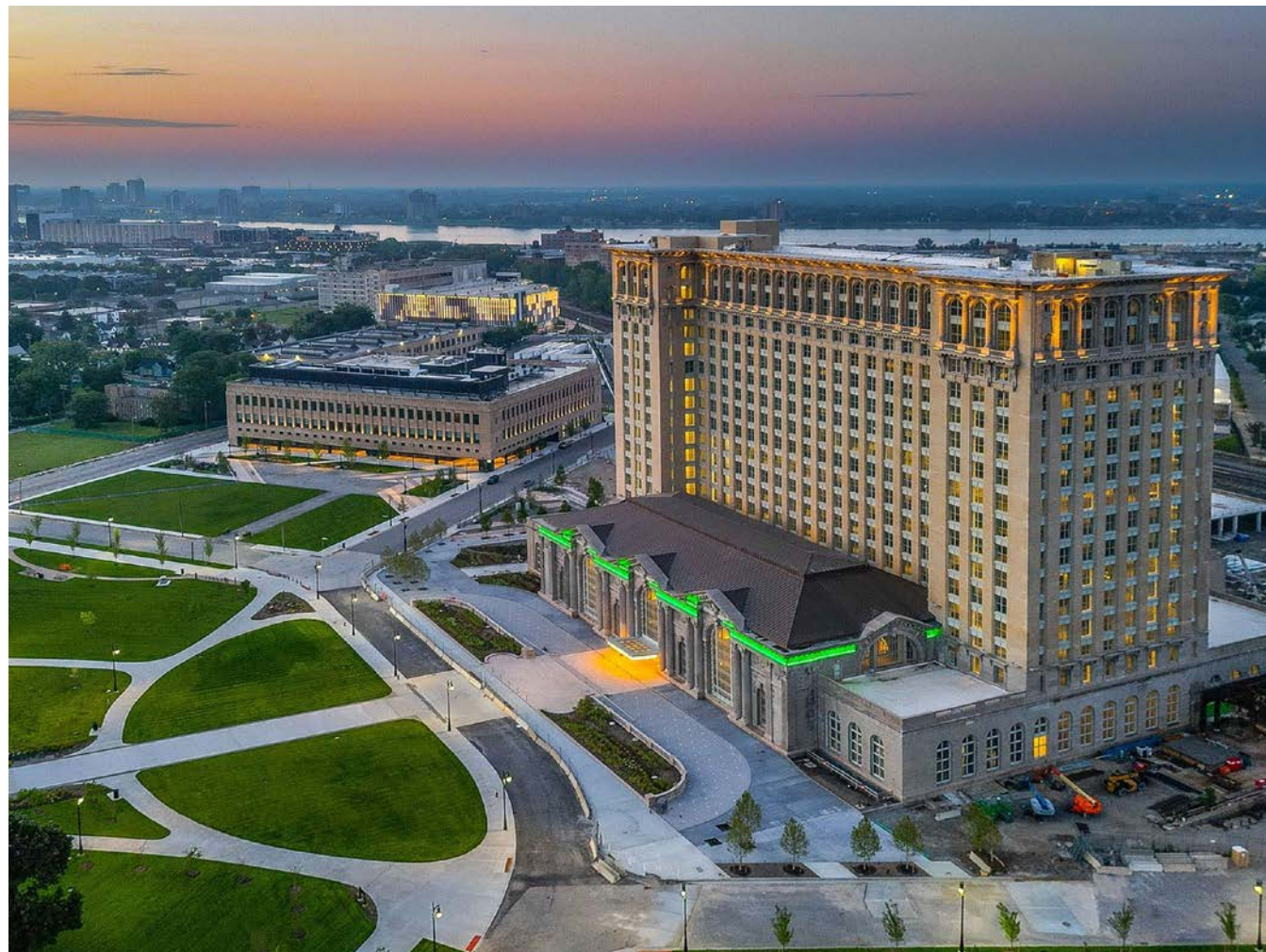
Just west of downtown, Corktown is home to the revitalized Michigan Central innovation campus, drawing entrepreneurs, residents, and visitors alike to a walkable district alive with culture, community, and possibility.



AREA DEVELOPMENTS

Michigan Central, Book Depository & Newlab

Michigan Central is a 30-acre innovation district in Detroit's Corktown neighborhood, anchored by the restored Michigan Central Station. Led by Ford Motor Company, the campus brings together startups, industry leaders, investors, and public partners focused on the future of mobility. The historic Book Depository Building is home to Newlab, a global innovation hub that already houses more than 90 startups developing next-generation mobility and technology solutions.



Detroit City FC Stadium

The popular soccer club, Detroit City FC, has announced plans for a new stadium in Corktown on the former Southwest Detroit Hospital site at Michigan Avenue and 20th Street. The long-vacant property was recently acquired for \$6.5 million and is expected to be redeveloped into a roughly 14,000-seat venue. The stadium will serve as the home field for both the club's men's and women's teams, bringing a major new sports and entertainment destination to the neighborhood.

The Ralph C. Wilson Centennial Park

This 22-acre riverfront park blends nature and recreation with sports courts, playscapes, a water garden, and a cherry tree-lined promenade. Featuring more than 900 new trees, accessible trails, and community-inspired gathering spaces, it transforms a former industrial site into a vibrant destination for residents and visitors alike.



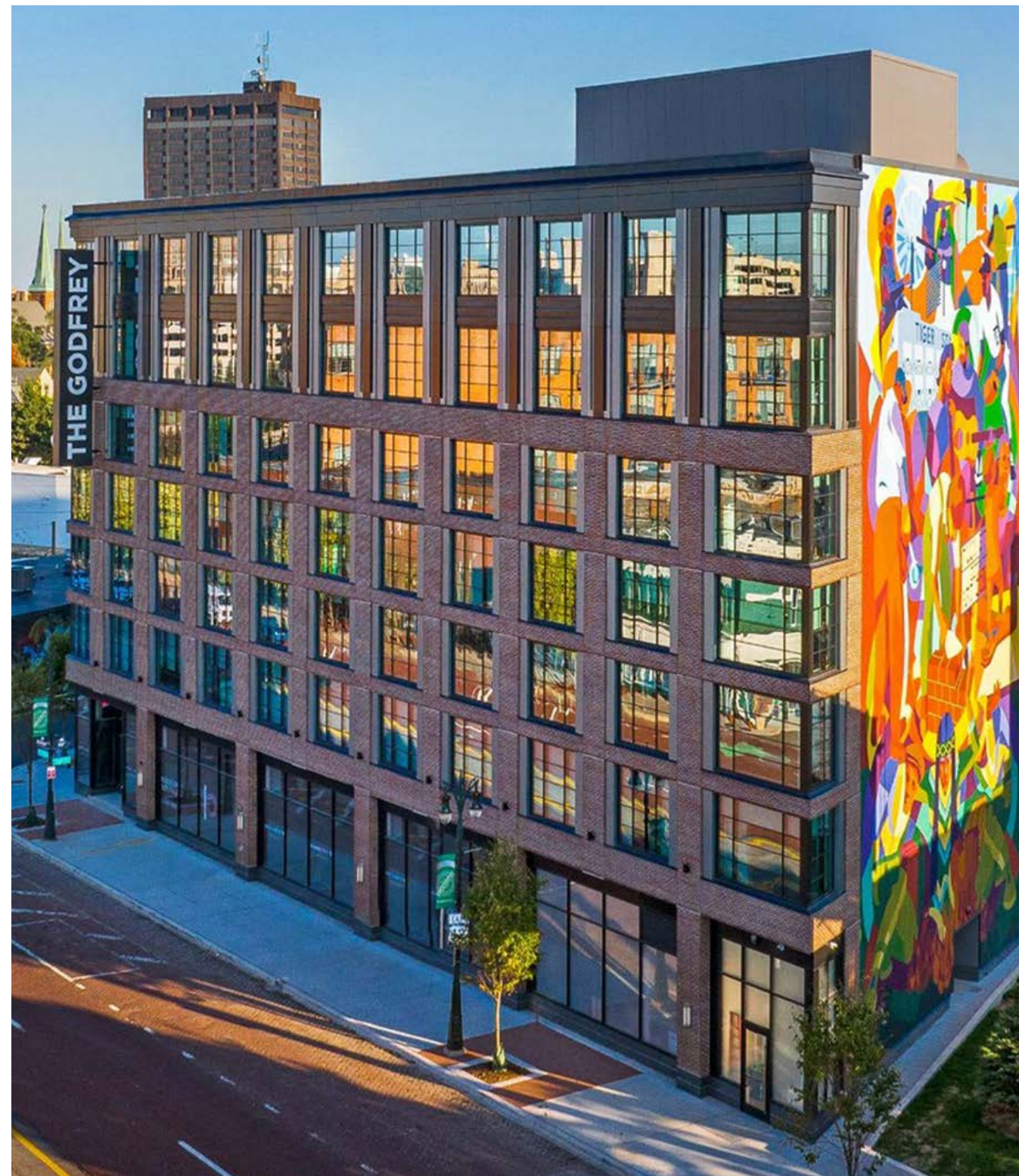


Gordie Howe International Bridge

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 complete in 2025, the 1.5-mile crossing will feature six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry.

Godfrey Hotel Corktown

The Godfrey Hotel, part of the Godfrey Hotel Detroit and the Curio Collection by Hilton, is a 227-room luxury lifestyle hotel prominently situated along Michigan Avenue between Trumbull and Eighth Street. Positioned at the gateway to Corktown and just west of Downtown Detroit, the hotel serves as a premier hospitality destination, offering upscale accommodations, curated dining experiences, and convenient access to the city's most vibrant neighborhoods and attractions.



Southwest Greenway

The Southwest Greenway, which opened in May 2023, connects Ralph C. Wilson, Jr. Centennial Park and Michigan Central as a key segment of the 27.5-mile Joe Louis Greenway. Running from Bagley Street to Jefferson Avenue along the historic May Creek corridor and a former railway line, the greenway links Corktown, Mexicantown, and Southwest Detroit neighborhoods directly to the riverfront, improving access to recreation, employment centers, and community amenities.



HUDSON'S

4 MINUTES TO DOWNTOWN

SLOWS BBQ

SUGAR HOUSE

ALBA

IMA

GRANDMA BOB'S

THE GODFREY HOTEL

PERENNIAL CORKTOWN

BOOK DEPOSITORY

DETROIT RIVER

MICHIGAN CENTRAL STATION

BAGLEY GARAGE

2411 14TH STREET (CPA BUILDING)

ROOSEVELT PARK

2300 MICHIGAN AVENUE

2334 MICHIGAN AVENUE

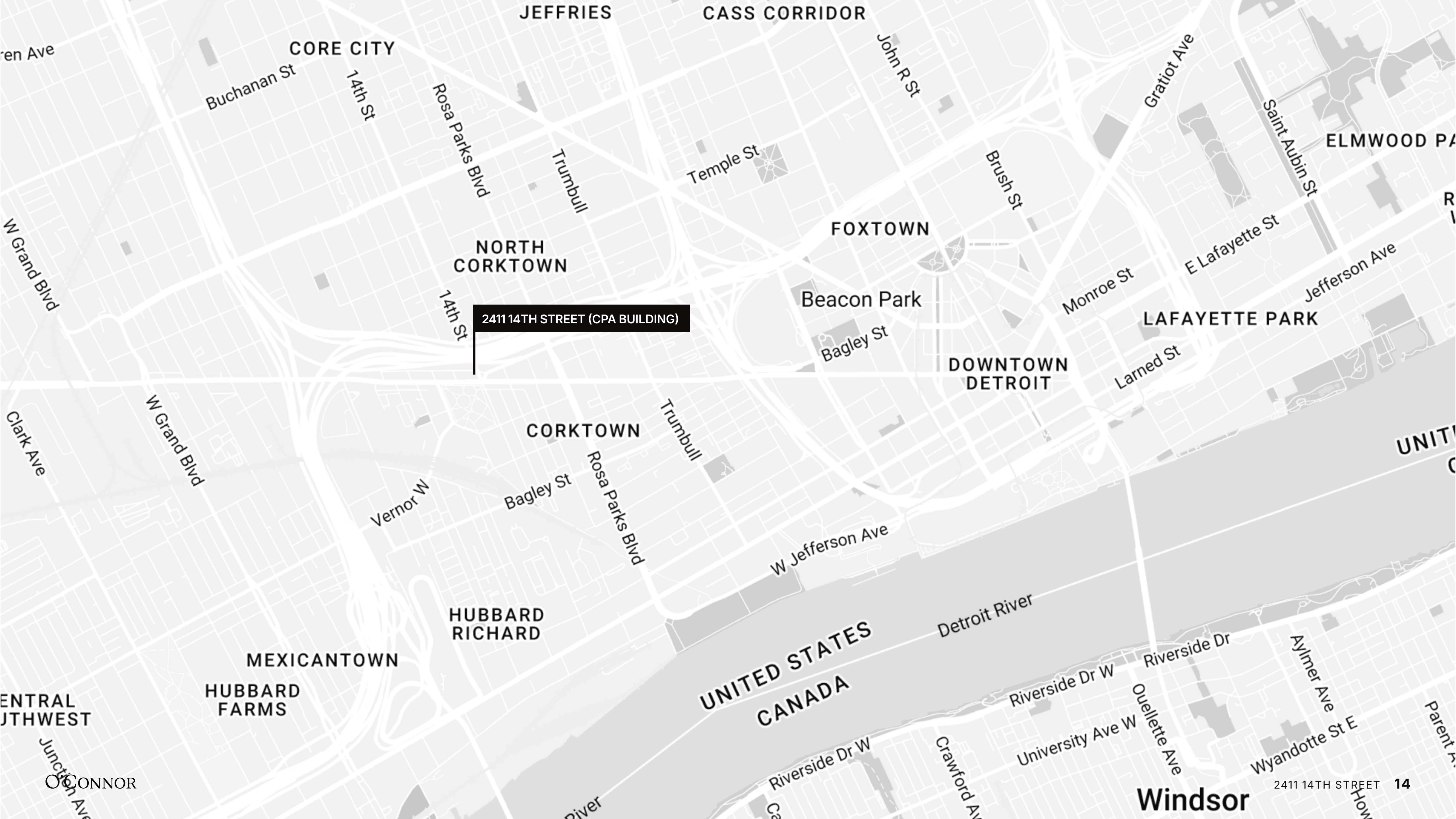
MICHIGAN AVENUE

TWO JAMES

CORK & GABEL

2424 MICHIGAN AVENUE

I-75



CORE CITY

JEFFRIES

CASS CORRIDOR

NORTH CORKTOWN

FOXTOWN

ELMWOOD PARK

2411 14TH STREET (CPA BUILDING)

Beacon Park

LAFAYETTE PARK

DOWNTOWN
DETROIT

CORKTOWN

UNITED STATES
CANADA

HUBBARD
RICHARD

MEXICANTOWN

HUBBARD
FARMS

CENTRAL
SOUTHWEST

UNITED STATES
CANADA

CONNOR

Windsor

2411 14TH STREET 14

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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