

# 2300 MICHIGAN AVENUE

## CORKTOWN



O'CONNOR

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

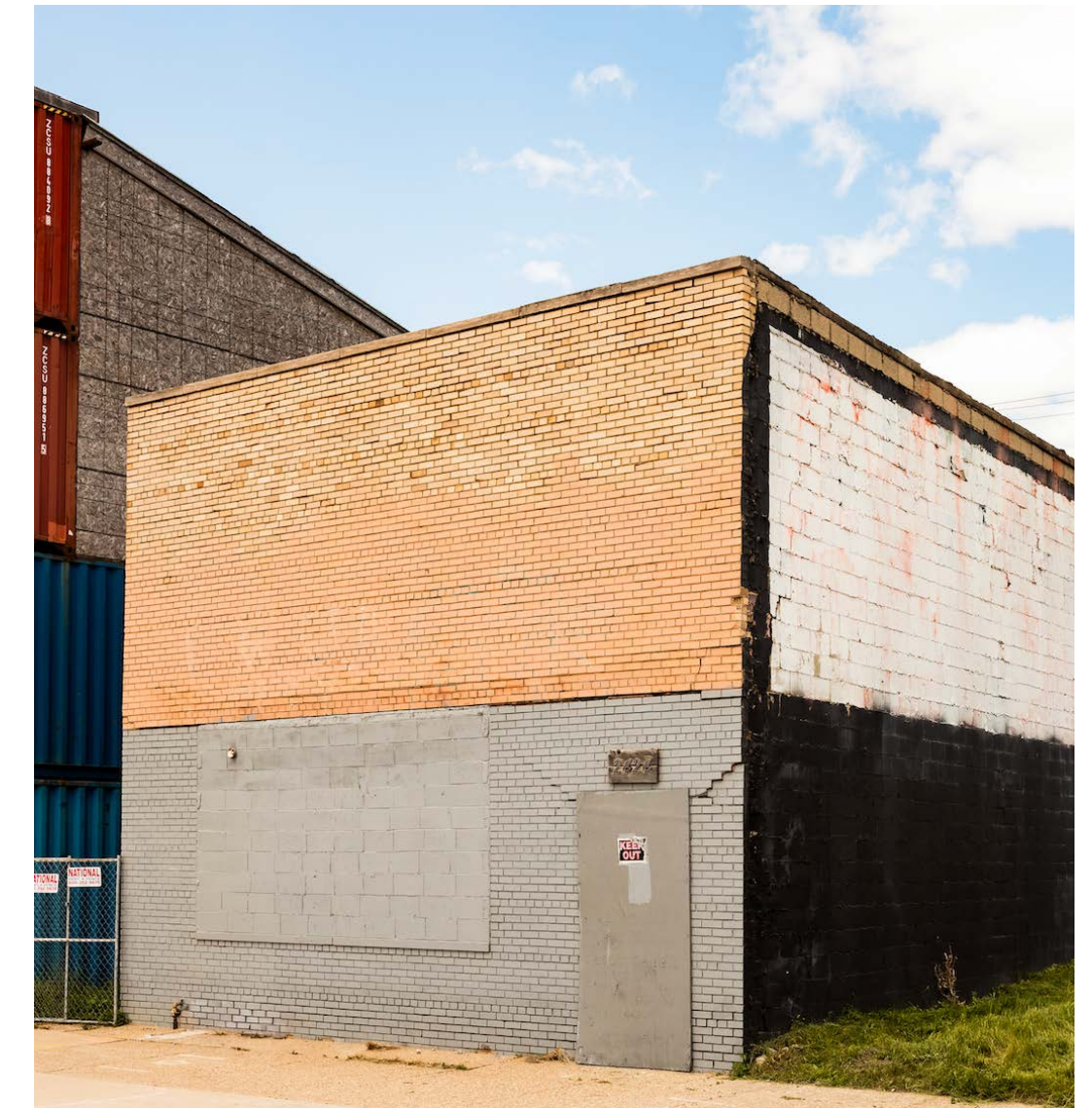


**2334 Michigan Avenue**

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

**\$725,000**

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Building Size

**3,200 SF**

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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

**2300 Michigan Avenue**

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Location

**N off Michigan Avenue,  
near 14th Street**

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Neighborhood

**Corktown**

Total Lot Size

**0.258 (11,238 SF)**

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Zoning

**B4**

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**Positioned along the most exciting stretch of Michigan Avenue in Corktown, this 3,200-square-foot building sits on a 0.258-acre site (11,238 square feet) and offers exceptional visibility in one of the city's most active development corridors. Located directly across from Ford's Michigan Central Station on Michigan Avenue, the property presents a rare opportunity for an owner-user, investor, or developer to acquire a highly visible asset in one of Detroit's fastest-growing neighborhoods.**



3,200 SF building sitting on total lot size of 0.258 acres.



**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.

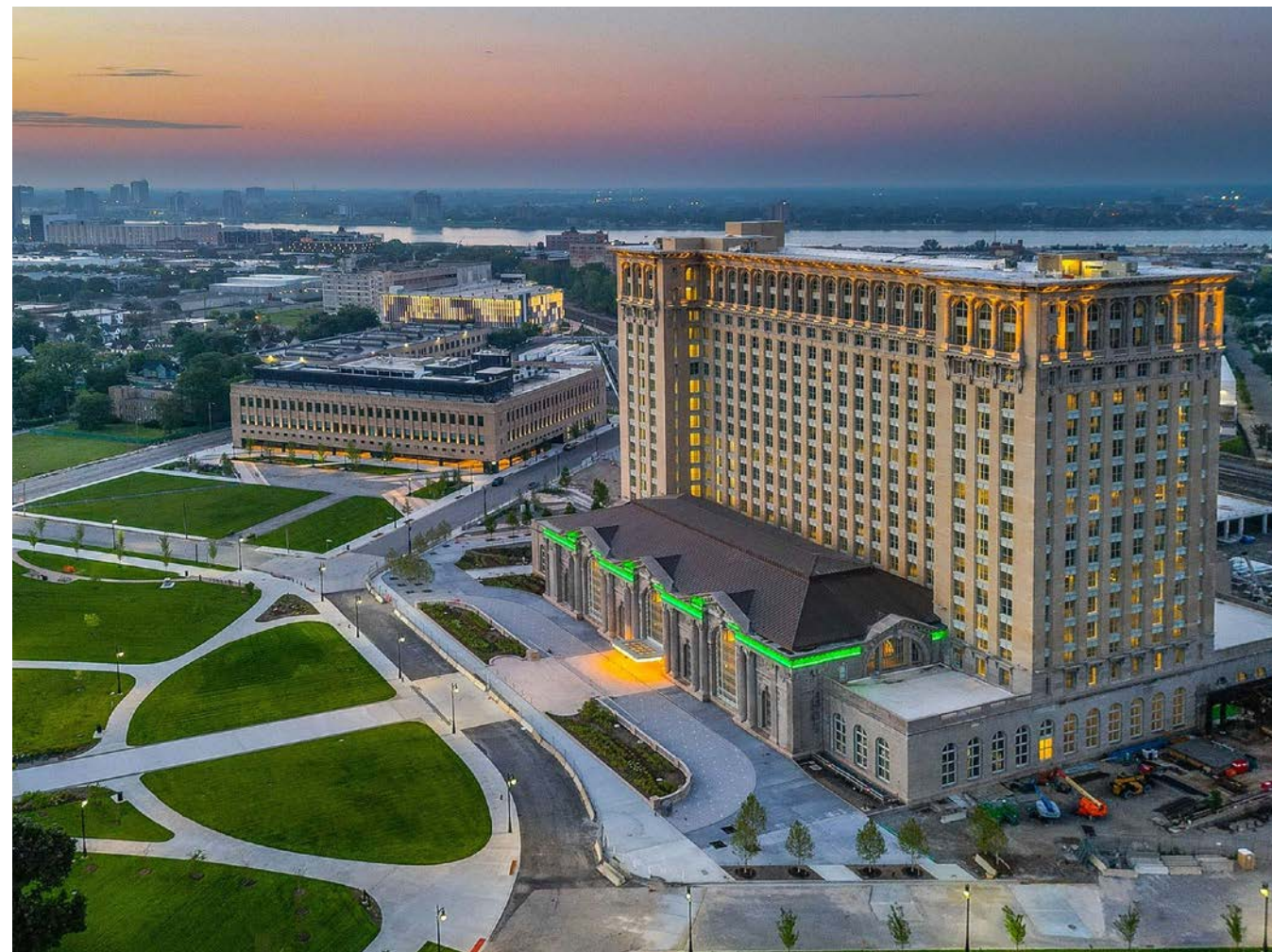
Just west of downtown, Corktown is home to the revitalized Michigan Central innovation campus, drawing entrepreneurs, residents, and visitors alike to a walkable district alive with culture, community, and possibility.



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.



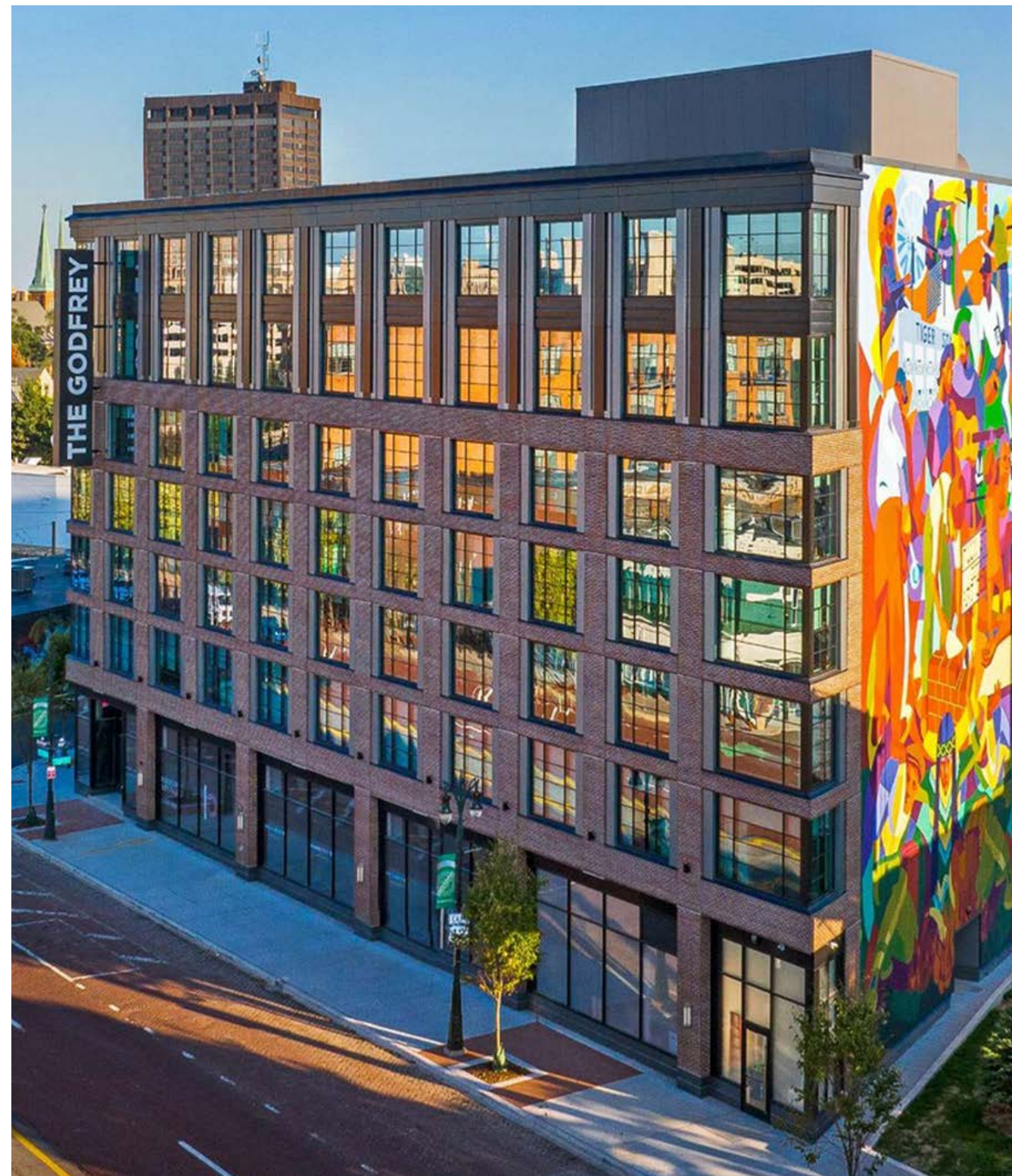


### Gordie Howe International Bridge

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

MICHIGAN CENTRAL STATION

SLOWS BBQ

DETROIT RIVER

SUGAR HOUSE

ALBA

THE GODFREY HOTEL

BOOK DEPOSITORY

BAGLEY GARAGE

IMA

PERENNIAL CORKTOWN

GRANDMA BOB'S

2411 14TH STREET (CPA BUILDING)

ROOSEVELT PARK

2300 MICHIGAN AVENUE

2334 MICHIGAN AVENUE

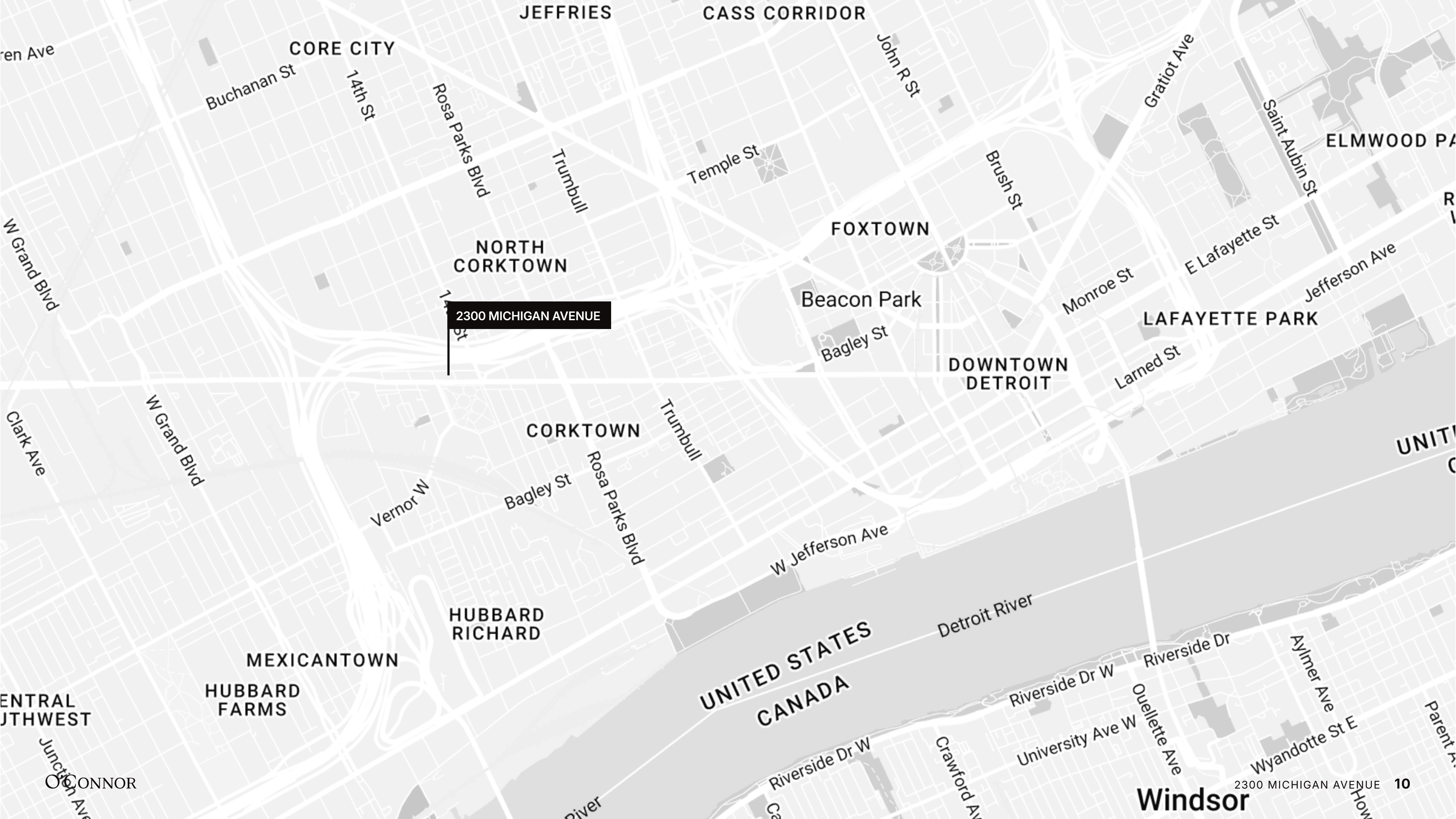
MICHIGAN AVENUE

I-75

TWO JAMES

CORK & GABEL

2424 MICHIGAN AVENUE



CORE CITY

JEFFRIES

CASS CORRIDOR

Buchanan St

14th St

Rosa Parks Blvd

Trumbull

Temple St

John R St

Gratiot Ave

Saint Aubin St

ELMWOOD PA

en Ave

W Grand Blvd

NORTH CORKTOWN

FOXTOWN

Beacon Park

Monroe St

E Lafayette St

Jefferson Ave

2300 MICHIGAN AVENUE

LAFAYETTE PARK

DOWNTOWN DETROIT

Bagley St

Larned St

Clark Ave

W Grand Blvd

CORKTOWN

Trumbull

UNITI

Vernor W

Bagley St

Rosa Parks Blvd

W Jefferson Ave

ENTRAL JTHWEST

MEXICANTOWN

HUBBARD FARMS

HUBBARD RICHARD

UNITED STATES CANADA

Detroit River

Riverside Dr W

Riverside Dr

Aylmer Ave

Wyandotte St E

CONNOR

Junction Ave

Riverside Dr W

Crawford Av

University Ave W

Quellette Ave

Windsor

2300 MICHIGAN AVENUE 10

Parent A

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.

For more information about our properties, please contact O'Connor Real Estate



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