

15523 Mack Avenue, Detroit 48224-3453

MLS#: **20261040085**
 P Type: **Multifamily**
 Status: **Active**

Area: **05055 - Det Con-Mors/Grat. Hstn/7 Mack**
 DOM: **/0/36**

Short Sale: **No**

LP: **\$1,000,000**
 OLP: **\$1,000,000**

ERTS/FS



Location Information

County: **Wayne**
 City: **Detroit**
 Mailing City: **Detroit**
 Side of Street:
 School Dist: **Detroit**
 Location: **Mack Ave & Alter Rd**
 Directions: **Travel East On Mack Ave, Past Alter Rd**

Square Footage

SqFt Source: **Estimated**
 Est Fin Abv Gr: **10,000**
 Fin/Tot Lower: **/ 4726**
 Est Tot Fin: **10,000**

Lot Information

Acres: **0.17**
 Lot Dim: **100.14X72.64**
 Rd Frt Ft: **100**
 Wtr Frt Ft:

General Information

Year Blt/Rmd: **1929 /**
 Homestead: **No**
Income Information
 Month Rnt Inc: **\$0**
 Annl Net Inc: **\$0**
 Annl Gross Inc: **\$0**
 Inc Project/Act: **Actual**

Contact Information

Name: **JAY OR FADI**
 Phone: **(313) 571-6581**

Property Information

Zoning: **Commercial, Multi-Family, Multiple, Residential**
 Cnfrms Zoning: Pool: **No**
 Lgl Rnt Cert: Invtry List:
 Arch Style: **Other, Upper/Lower Apartment, Art Deco**
 Arch Level: **2 Story**

Recent CH:

06/04/2026 : New : ->ACTV

Listing Information

Listing Date: **06/04/2026**
 Exclusions:
 Land DWP: **\$300,000**
 Land Payment: **\$4,000**

Off Mkt Date:
 ABO Date:
 Protect Period: **180**
 Land Int Rate: **8%**
 Land Terms: **36**

Contingency Date:
 Pending Date:
 Possession: **At Close**

BMK Date:
 MLS Source: **REALCOMP**
 Originating MLS# **20261040085**



Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Basement Desc: **Unfinished, Walk-Out Access, Walk-Up Access**
 Parking:
 Exterior Feat: **Fenced**
 Exterior: **Brick**
 Out Buildings:
 Heating: **Natural Gas, Radiant, Steam**
 Water Source: **Public (Municipal)**
 Porch Type: **Breezeway**
 Road Frontage: **Paved, Pub. Sidewalk**

Tot Grq Space: **0.0**
 Foundation Material: **Brick/Mortar**
 Foundation Feat:
 Parking Spaces:
 Fencing: **Fenced, Fence Allowed**
 Cooling:
 Sewer: **Sewer (Sewer-Sanitary)**
 Roof Materials: **Rubber**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	Qty of Unit Type	Rent
Studio/Efficiency	1	0	466			
Studio/Efficiency	1	0	466			
Studio/Efficiency	1	0	435			
Studio/Efficiency	1	0	435			
One Bedroom	1	0	646			
One Bedroom	1	0	634			
One Bedroom	1	0	599			
One Bedroom	1	0	599			
One Bedroom	1	0	599			
One Bedroom	1	0	599			
One Bedroom	1	0	536			
One Bedroom	1	0	536			
One Bedroom	1	0	536			
One Bedroom	1	0	536			
Two Bedroom	1	0	566			
Two Bedroom	1	0	566			
One Bedroom	1	0	646			
One Bedroom	1	0	646			

Rent Includes:
 # Units Total: **20** # Units Leased: **0** # Loft Units: **2** # Effic/Studios: **4**
 # Baths Total: **20** # Lavs Total: **0** # 1 Bed Unit: **12** # 2 Bed Unit: **2**
 # 3 Bed Unit: **0** # 4 Bed Unit: **0**

Legal/Tax/Financial

Property ID: **W21I001422S** Subdivision: **More Than One Sub Involved**
 Ownership: **Standard (Private)** Occupant: **Vacant**
 Tax Summer: **\$25,038** Tax Winter: **\$3,159** Is % Homestead: **No** Assessment:
 Terms Offered: **Cash, Contract, Conventional, Quit Claims Deed, Warranty Encroachments: Restrictions:**
 SEV: **338,500.00** Taxable Value: **338,500.00** Existing Lease: **No** Short Sale: **No**
 Legal Desc: **N MACK E 0.14 FT ON S LINE BG E 0.10 FT ON N LINE OF 7 LYG N & ADJ MACK AVE 120 FT WD, 8 THRU 10 & S 1/2 OF VAC ALLEY ADJ EXC MACK AVE AS WD TO 120 FT NOTTINGHAM SUB L38 P26 PLATS W C R 21/465 4&5 & S 1/2 OF VAC ALLEY ADJ EXC MACK AVE AS WD TO 120 FT MEININGER SUB L46 P47 PLATS W C R 21/270 100.14 X 82.64A**

Agent/Office Information

List Office: **EXP Realty Main** List Office Ph: **(888) 501-7085**
 List Agent: **JAY NAIM** List Agent Ph: **(313) 571-6581**
 Co-List Agent: **FADI DABAJA** Co-List Agent Ph: **(313) 600-6189**
 Listing Exemptions: Access: **Appointment/LockBox** LB Location:

Remarks

Pub Rmks: **Directly across from Grosse Pointe, 15523 Mack Avenue presents a rare opportunity to acquire a 20-unit mixed-use asset in one of Detroit's most sought-after border markets. The property consists of 18 residential units and 2 commercial spaces positioned along the highly visible Mack Avenue corridor, offering investors immediate scale and significant value-add potential. Located just minutes from Downtown Grosse Pointe, Corewell Health Beaumont Grosse Pointe Hospital, and Downtown Detroit, the property sits in a proven corridor supported by strong residential demand, established commercial activity, and continued public and private investment. Investors have the opportunity to increase value through renovation, lease-up, rent growth, commercial occupancy, operational improvements, and**

overall repositioning of the asset. City-approved redevelopment plans are available for purchase separately, providing a head start for future redevelopment, expansion, or adaptive reuse initiatives. The property may be eligible for Brownfield TIF, OPRA, PILOT programs, SBA financing, and potential 4% LIHTC incentives, creating additional avenues to enhance project feasibility and returns. Opportunities to acquire a mixed-use asset of this size, location, and redevelopment potential are becoming increasingly difficult to find as replacement costs continue to rise and barriers to new development remain high. Combining Grosse Pointe adjacency, Detroit pricing, multiple income streams, redevelopment potential, and appreciation potential, 15523 Mack Avenue offers a compelling opportunity for investors seeking a scalable asset with upside in one of Detroit's strongest border-market locations. Seller may consider Land Contract terms for qualified buyers. Proof of funds and Hold Harmless Agreement required prior to scheduling a showing. All information deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify all information and perform their own due diligence.

REALTOR®
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