

THE HILLGER SCHOOL

8411 E Forest Ave

Pingree Park
Where Dreams Take Shape



LISTED BY VADIM OSS WITH NIKA & CO

NIKA & CO
REAL ESTATE

ZONING CODE

R-1

APPROXIMATE PARCEL ACREAGE

1 Acre

LAND USE CODE

Public School

LOT DIMENSIONS

240 x 180

FLOOR SQUARE FOOTAGE

20,456

YEAR BUILT

1912

SQFT PARTIALLY BELOW GRADE

10,000+

LISTING PRICE

\$985K

THE HILLGER SCHOOL

8411 E Forest Ave

Transform this iconic canvas into a bold, modern legacy! Imagine 28 epic lofts or mixed-use facilities featuring original oak floors, soaring ceilings, and greenery in every window. Welcome to the historic Hillger School, a 1912 masterpiece named after Detroit real estate legend William Hillger. This gem once hosted WWI rallies and 1920s Belle Isle races.





The Location

Situated on a 1-acre lot, you're in the heart of Pingree Park, an 18-acre oasis carpeted with grass and shaded by mature oak and maple trees, as described by the Detroit Free Press in 1926. Envision soccer fields, new trails, and a tight-knit community surrounding you. Just 4 miles from downtown, 3 miles from Belle Isle, you'll be steps away from the rapidly developing Art District of Little Village, the charm of Indian Village, and the vibrant spots of West Village.

Hillger School is at the center of a neighborhood renaissance.

DETROIT PREP SCHOOL
K-8

DETROIT WALDORF SCHOOL
PreK-8

INDIAN VILLAGE
Highly Desired Neighborhood

WEST VILLAGE
Highly Desired Neighborhood

LITTLE VILLAGE
Art District

THE SHEPHERD
Art District Anchor

BELLE ISLE & RIVERFRONT
Outdoor Recreation & Boardwalk



THE SHEPHERD

Art District Anchor



LANTERN

Mixed-Use Space



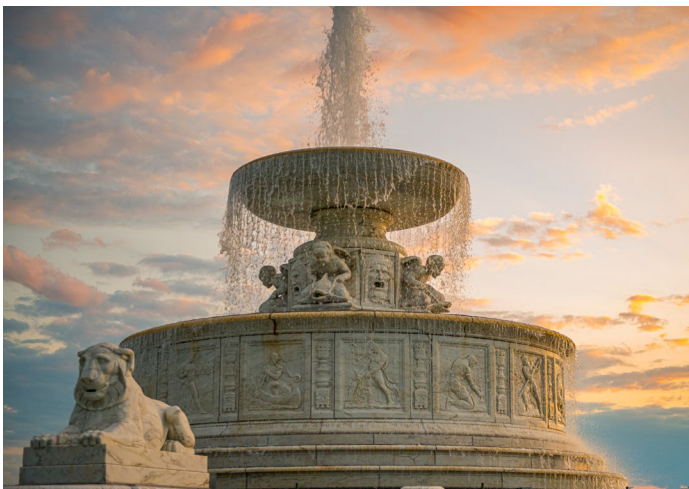
WEST VILLAGE

Food, Beverage, Retail



DETROIT PREP SCHOOL

K-8



BELLE ISLE PARK

Outdoor Recreation



DETROIT RIVERFRONT

Riverwalk top ranked in the US

Options for Proposed Use

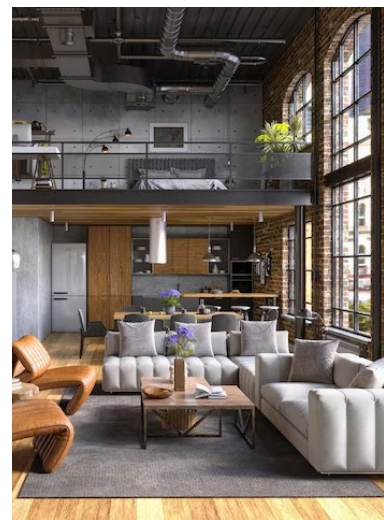
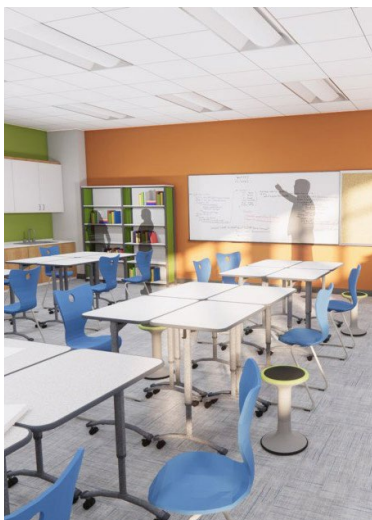
AMOUNT OF CONVERSION EFFORT & INVESTMENT

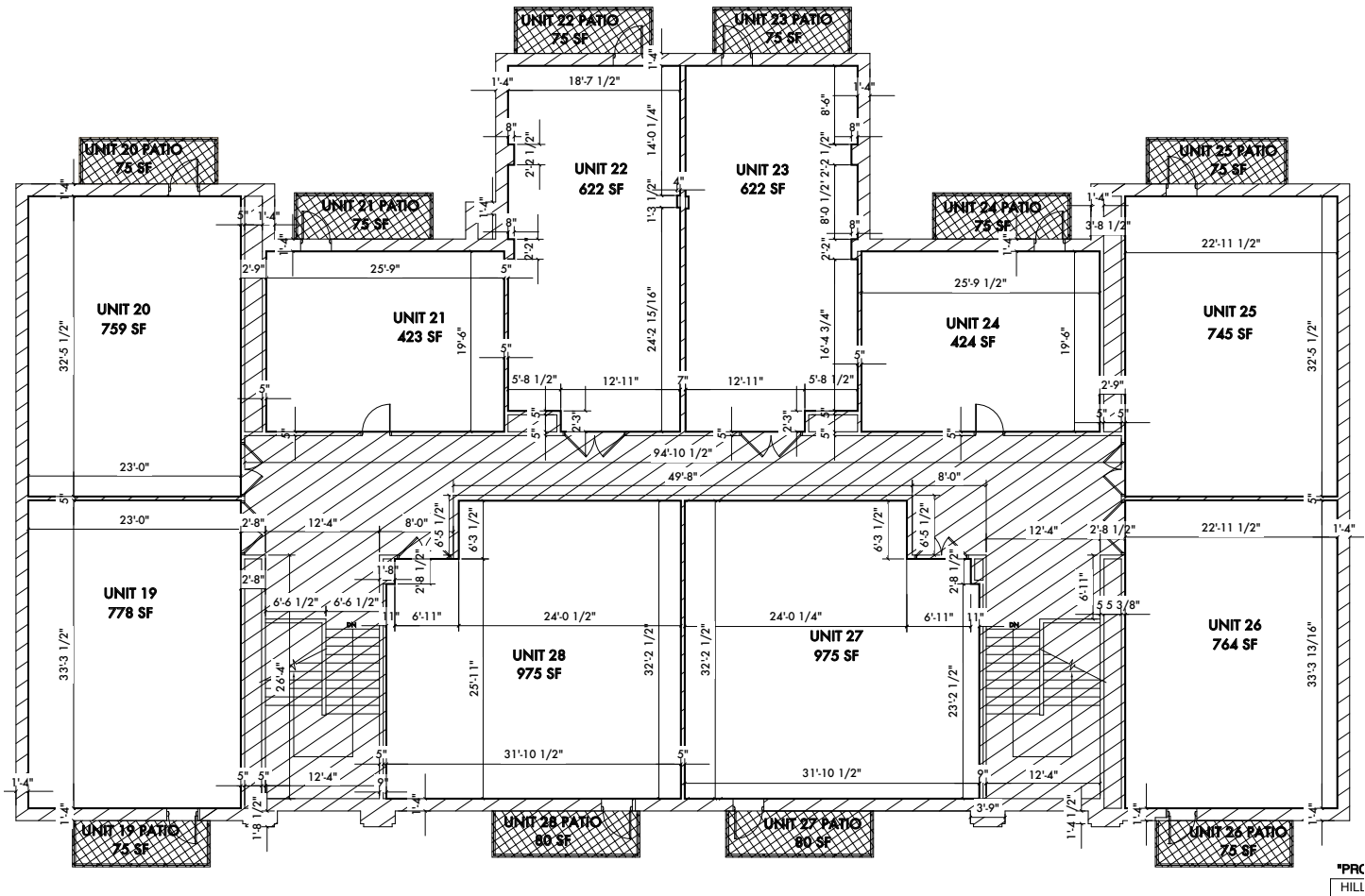
BUSINESS OWNER
OPERATOR

EDUCATIONAL FACILITY OR
COMMUNITY SPACE

MIXED-USE APARTMENT
BUILDING

LOFT CONDO
CONVERSION

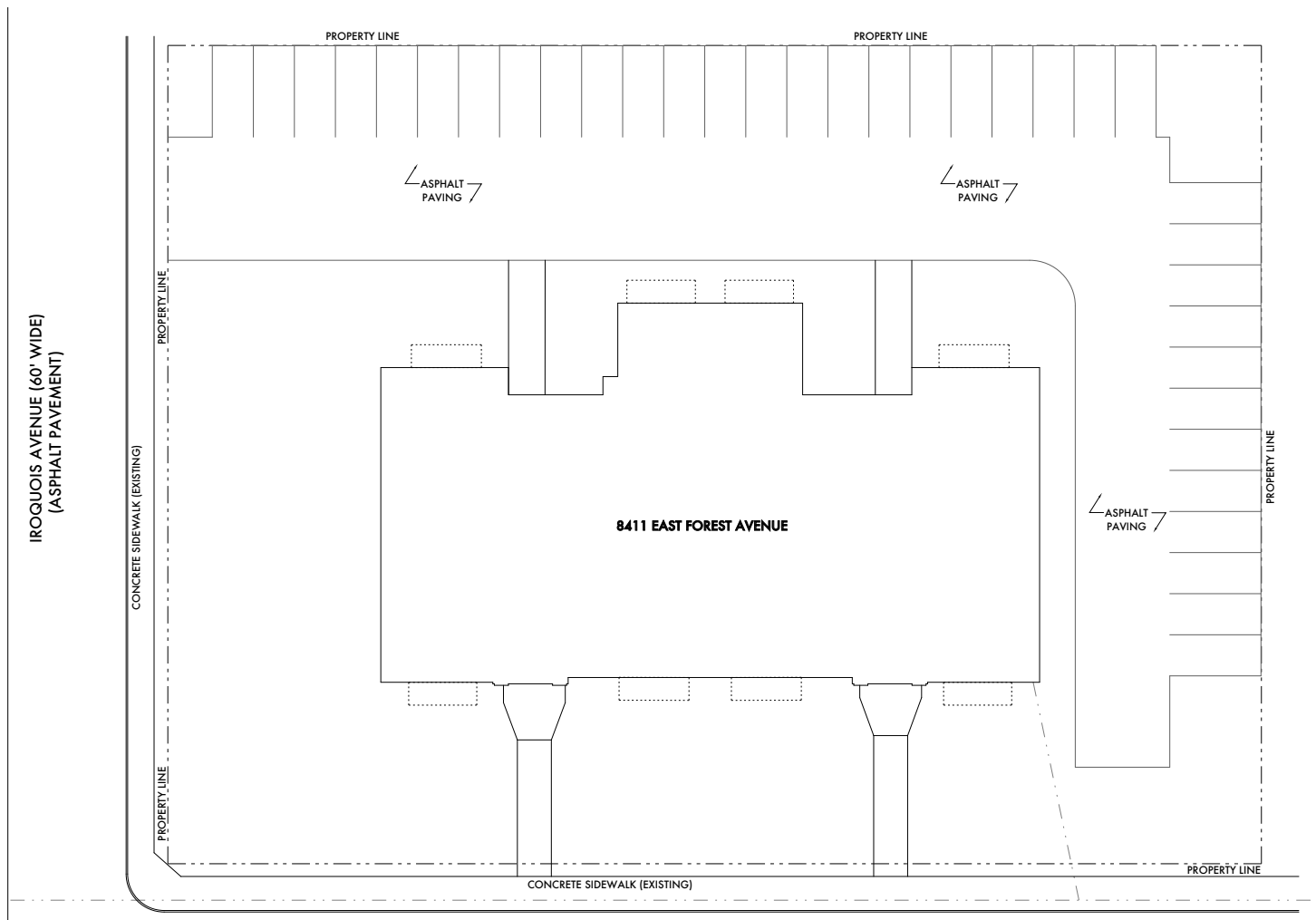




REIMAGINING URBAN LIVING

28 Lofts in a Historic School Building

This visionary project proposes a conversion of the historic Hillger School into 28 stylish lofts, each blending original architectural details with modern amenities. Located in the highly desirable Pingree Park, these residences offer a unique opportunity to live in a space where history, nature and innovation intersect.



HEART OF PINGREE PARK

Historic School, Vast Lot, Untapped Potential

This 30,000 sq ft historic school, built in 1912, is a blank canvas waiting for your vision. With an approximately 1-acre lot featuring plenty of parking spaces—as showcased in the architectural drawing—this property is ideal for residential, business, or educational purposes. Imagine transforming it into modern lofts, a bustling business hub, creative space or a thriving educational facility; the possibilities are endless.



Evaluation Metrics

ZIP CODE
48207 / 48214

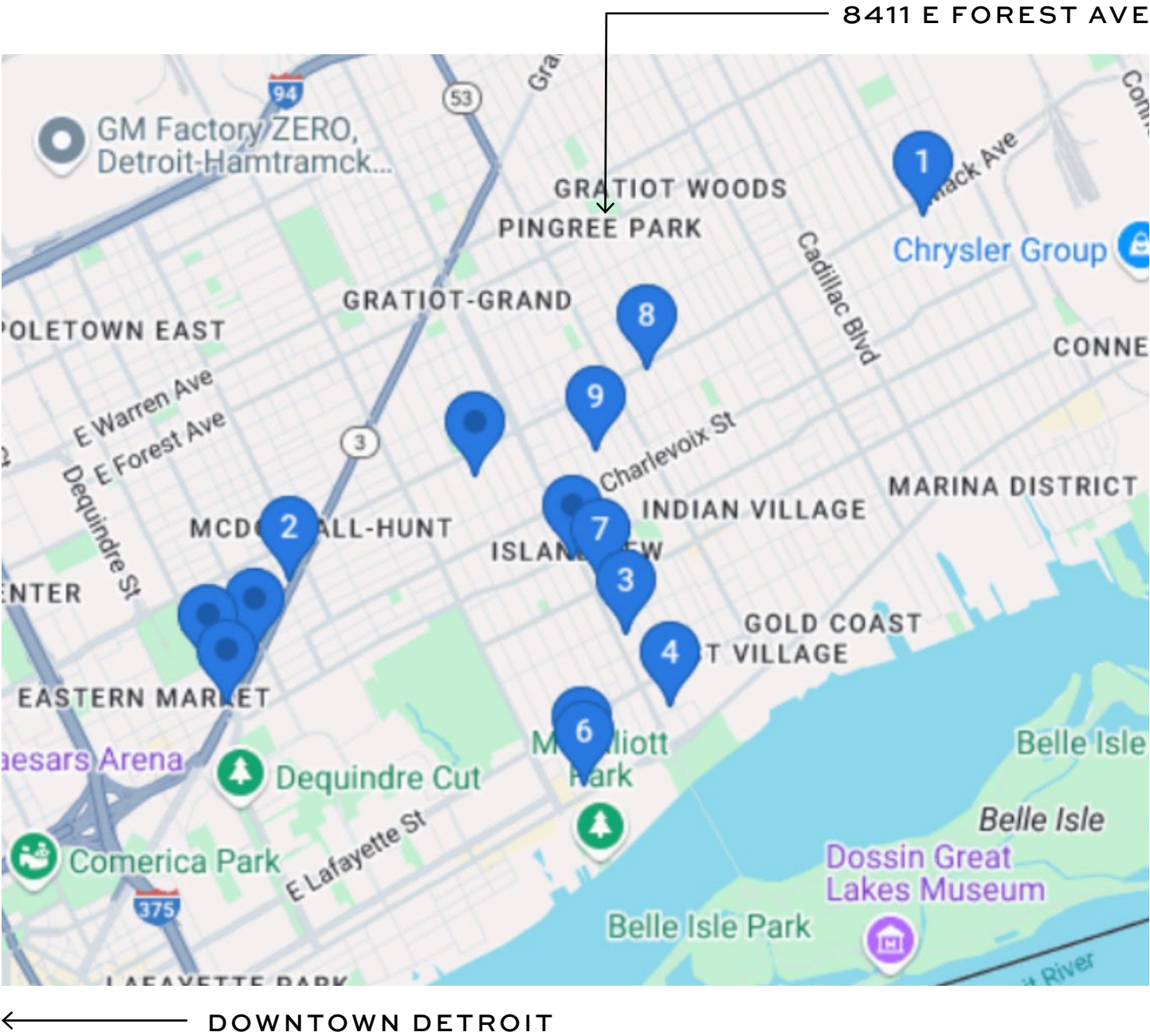
TIME PERIOD
Since 2020

SOLD COMPS
14

SIZE
8,000 - 50,000sqft

TYPES
Industrial
Multi-Family
Retail
Office

MEDIAN PRICE
\$42/sqft



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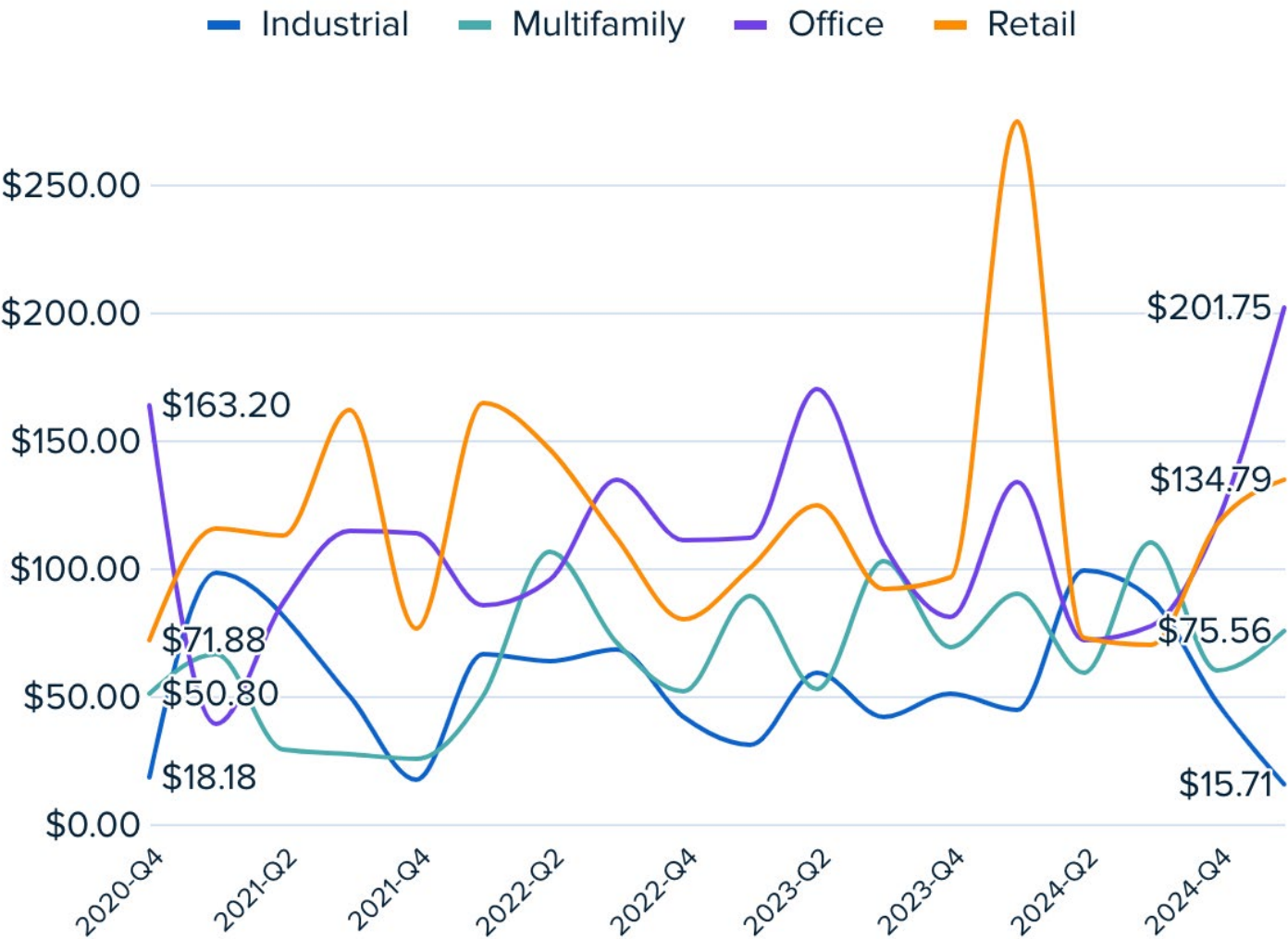
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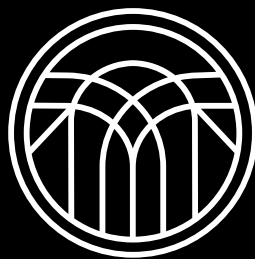
Since 2020

SOLD COMPS

14

Sale Price per Sq Ft





VADIM@NIKA.CO
(248) 266-2566
@NIKA_CO_DETROIT