

# 2740 MOUNT ELLIOTT

## ISLANDVIEW





## ISLANDVIEW REDEVELOPMENT

Located at the corner of Mount Elliot and Charlevoix, 2740 Mount Elliott 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

**\$225,000**

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Building Size

**4,977 SF**

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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

**2740 Mount Elliott  
Detroit, 48207**

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Location

**Mount Elliot and  
Charlevoix**

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Neighborhood

**Islandview**

Total Lot Size

**0.234 acres (10,193 SF)**

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Zoning

**R4**

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4,977 SF former liquor store sits on a 0.234-acre (10,193 SF) site and offers an excellent redevelopment or owner-user opportunity. The property provides a flexible building footprint with strong potential for retail, service, or commercial reuse.



The property features a highly visible location, striking exterior murals, and an open interior ready for repositioning, redevelopment, or adaptive reuse.



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DETROIT 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.



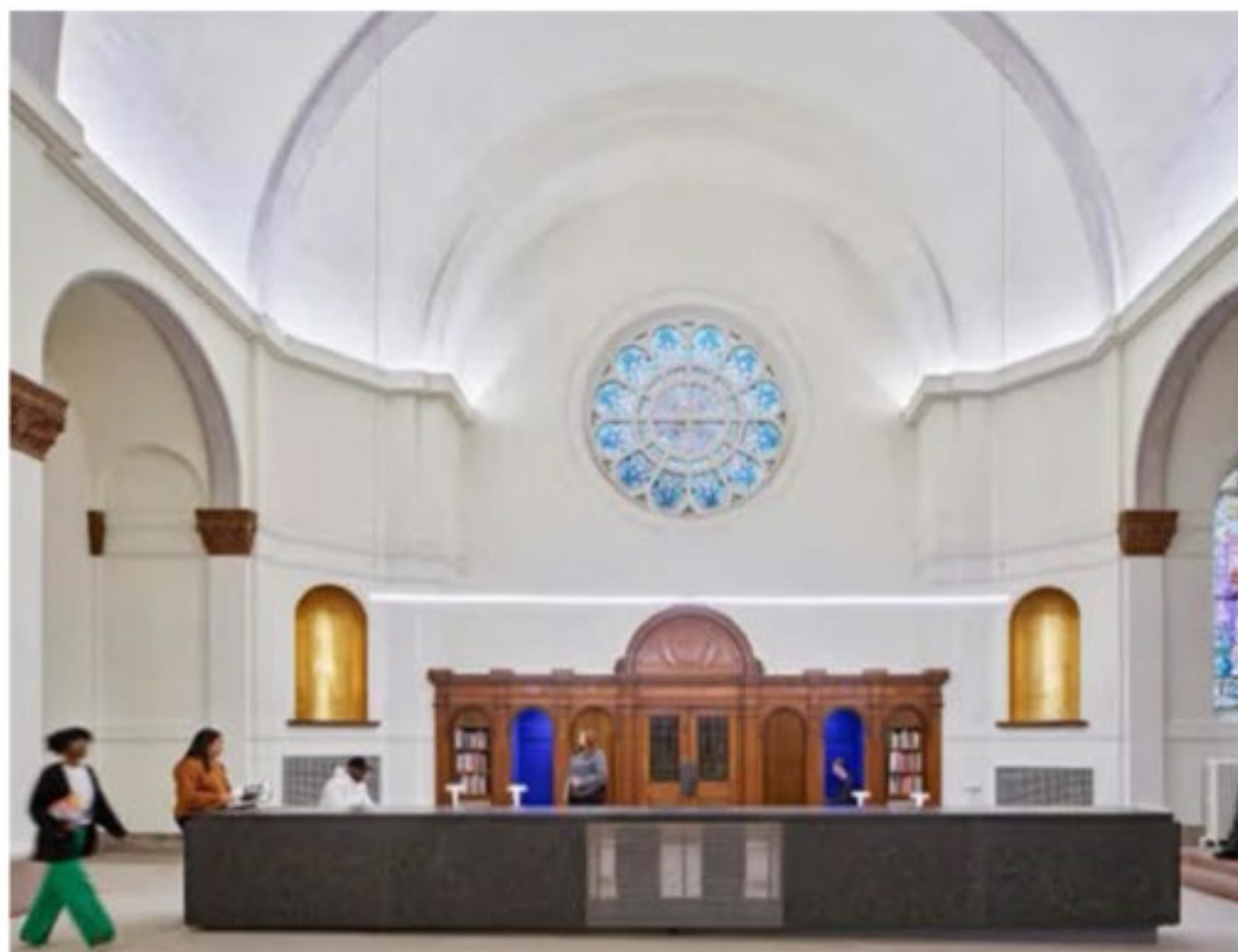
### University of Michigan Center for Innovation

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.



**2740 MOUNT ELLIOTT**

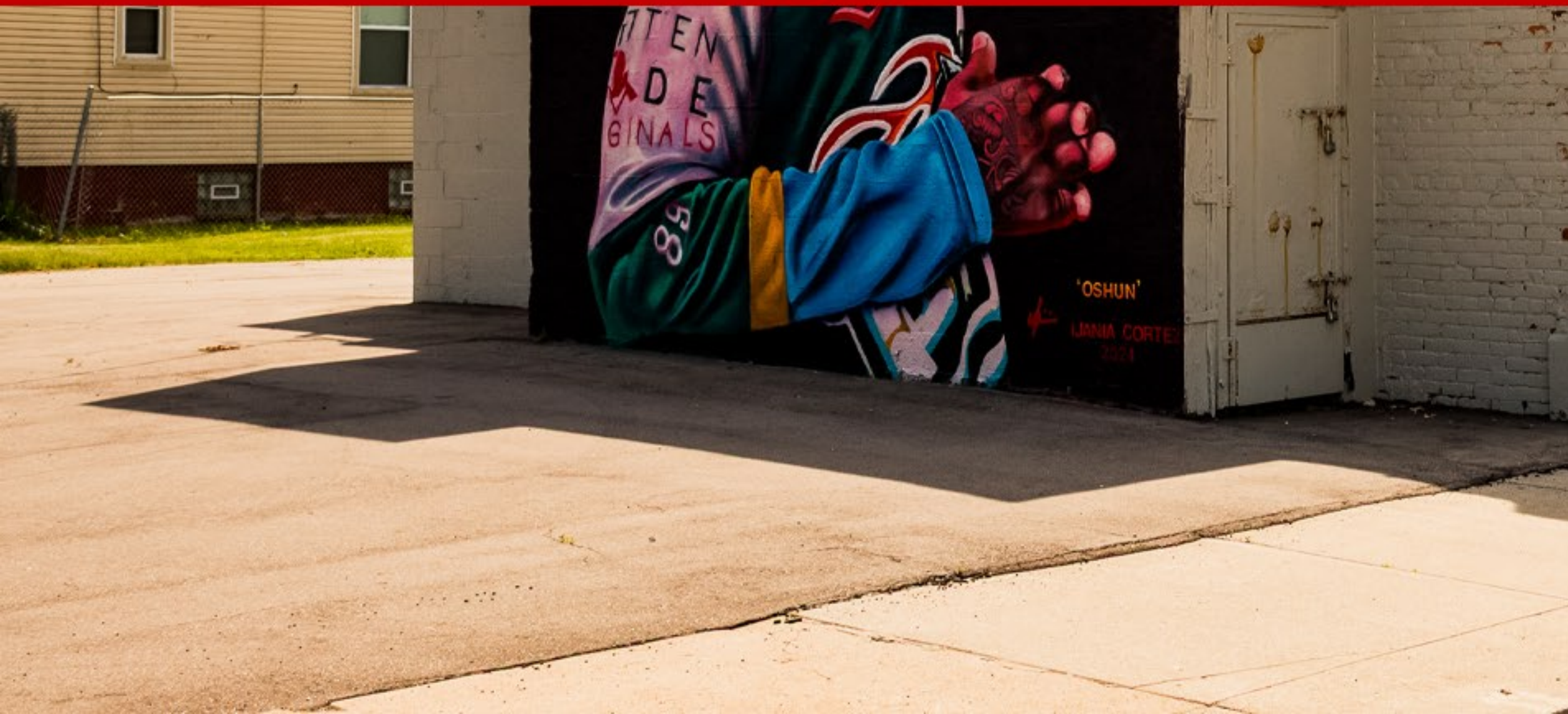
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For more information about our properties, please contact O'Connor Real Estate



**Vincent Mazzola**  
+ 313 704 2678  
vincent@oconnordetroit.com

**Sloane Walsh**  
+ 248 227 0182  
sloane@oconnordetroit.com

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