

McKinstry Campus Portfolio

1444-1450 McKinstry Street, Detroit, Michigan 48209



Presented by:

Wendy Acho

Leasing and Sales Associate

248 563 0739 | acho@farbman.com

Harrison Yaldoo

Vice President

313 953 0430 | yaldoo@farbman.com



Property Description

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NAI FARBMAN introduces **1444 and 1450 McKinstry St, Detroit, MI**. This historic gem is ideally positioned in Detroit's southwest market, providing a compelling opportunity for a special purpose investor. With its R2 zoning under the Build More Housing initiative, the property offers versatility and potential for development. Discerning investors will appreciate the property's historic charm, modern updates, and strategic location, presenting a rare chance to own a piece of Detroit's heritage while contributing to its future.

Location Description

RARE OPPORTUNITY Adaptive Reuse Campus in Southwest Detroit - NAI Farbman is pleased to offer the potential acquisition of the McKinstry Campus Portfolio located at 1444 and 1450 McKinstry Street, Detroit, Michigan. The McKinstry Campus Portfolio presents a rare opportunity to acquire a historic institutional campus in the heart of Southwest Detroit's vibrant Latino community. The offering consists of two architecturally significant buildings totaling approximately 28,000 square feet situated on approximately 0.60 acres within a Qualified Opportunity Zone (QOZ).

Portfolio Sale Price

\$975,000

Location Information

Building Name	1444 & 1450 McKinstry St
City, State, Zip	Detroit, MI 48209
County	Wayne
Market	Detroit W of Woodward Submarket
Sub-market	Adjacent to Clark Park in Southwest Detroit
Cross-Streets	W Grand Blvd & W Vernor Hwy

Church Information

Building Size	6,600 SF
Tenancy	Single
Number of Floors	1
Average Floor Size	6,600 SF
Year Built	1887
Year Last Renovated	2016

Property Information

Property Type	Special Purpose & Mixed-Use Development
Zoning	R2 Build More Housing initiative
Lot Size	0.6 Acres
APN #	14-010290

School Information

Building Size	21,000 SF
Tenancy	Single
Number of Floors	1
Average Floor Size	21,000 SF
Year Built	1941
Year Last Renovated	2016



Property Description

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1444 McKinstry St, Bethlehem Lutheran Evangelical Church, is a distinguished 6,600 SF property with a rich legacy, originally constructed in 1887/1920s and thoughtfully refreshed in 2016. The church is generally in strong physical condition with the exception of mezzanine-level storage clutter and pew staging.



Property Highlights - Church

- 6,600 sq. ft. Church
- Sanctuary Seats 600 Main Floor, 200 Seats on Balcony
- Sacristy Rooms (2)
- Multi-Purpose Rooms
- Pipe Organ, Bell Tower, Stained Glass Windows
- Elevated Ceilings, Historic Detailing
- Classrooms (6), Offices (3), Kitchens (2), Restrooms
- Adjacent to Clark Park in Southwest Detroit



Additional
Photos





Property Description

Property Description

1450 McKinstry is an investment opportunity, this 21,400 SF building boasts a rich history, having been constructed in 1941 and thoughtfully renovated in 2016. Zoned R2 under the Build More Housing initiative, the property is located in the Schools - Detroit W of Woodward Submarket area. With a highly flexible institutional layout, this space includes classrooms, administrative offices, kitchen facilities, an auditorium and stage, shower facilities, and even a lower-level 4-lane bowling alley. The property's redevelopment potential is extensive, with options ranging from a multifamily loft conversion to a nonprofit campus or a mixed-use redevelopment. This facility is ideal for a forward-thinking Special Purpose/School investor.



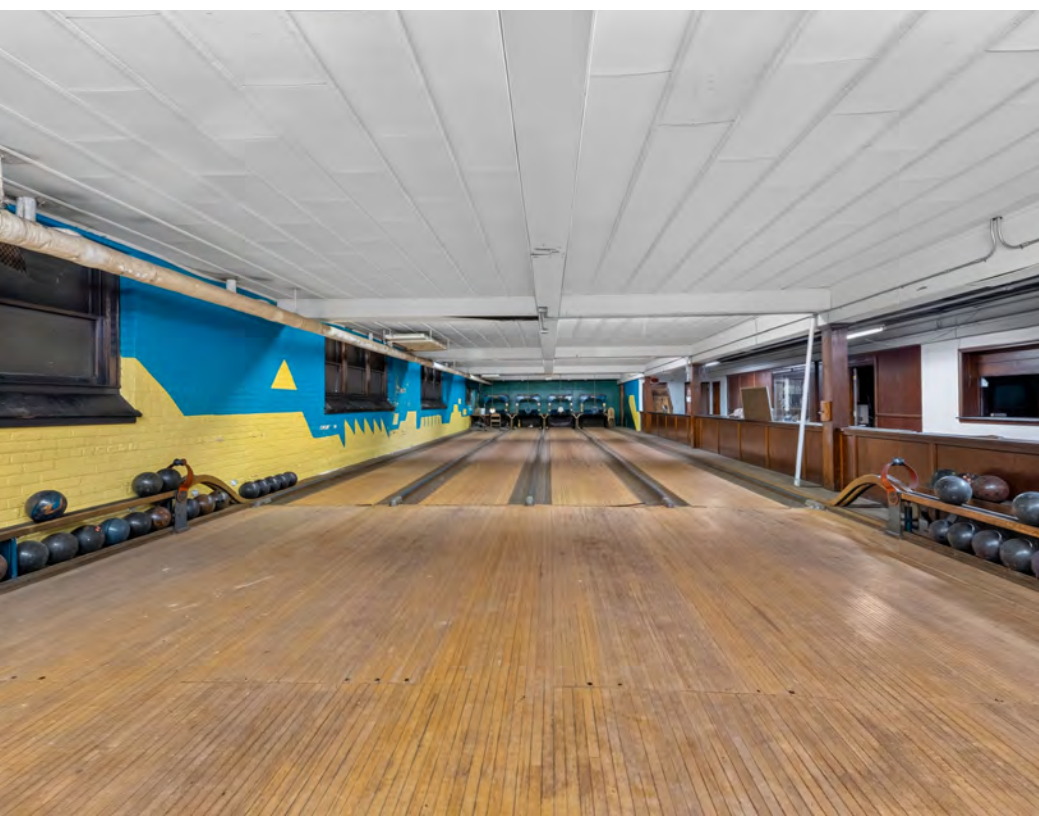
Property Highlights - School

- 21,400 SF building with flexible institutional layout
- Built in 1941, renovated in 2016
- Zoned R2 - Build More Housing initiative
- Classrooms, administrative offices, and kitchen facilities
- Auditorium, stage, shower facilities, and bowling alley
- Large interior gathering spaces
- Historic brick construction
- Redevelopment potential for multifamily loft conversion
- Potential for charter or private school/day care
- Adaptive reuse concepts for community center/adult day care
- Opportunity for nonprofit campus or creative office space
- Potential as an arts incubator or recreation/wellness facility
- Ideal for mixed-use redevelopment

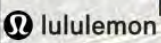


Additional
Photos





Retailer Map



Subject Property

Major Employers



HYUNDAI
MOBIS

STELLANTIS

gm

Subject Property

ROCKET
Companies

Henry Ford
HEALTH SYSTEM

LM Manufacturing

Evans Distribution Systems

Diversified Synergies

Windsor
International
Airport

Retailer Map



31700 Middlebelt Road
Suite 225
Farmington Hills, MI 48334
248 353 0500

www.naifarbman.com

