



DISCRETION CIGAR BAR



EAST RIVERFRONT

COMMERCIAL REDEVELOPMENT
OPPORTUNITY



JEFFERSON AVENUE

REDEVELOPMENT SITE

WOODBIDGE ST.

DEQUINDRE CUT

FRANKLIN ST.

ST. AUBIN

1977 WOODBRIDGE ST.
Detroit, Michigan 48207

1977 WOODBRIDGE ST., DETROIT, MI 48207



OPPORTUNITY ZONE

3 BUILDINGS

4,757 TOTAL SQ. FT. OF COMMERCIAL SPACE

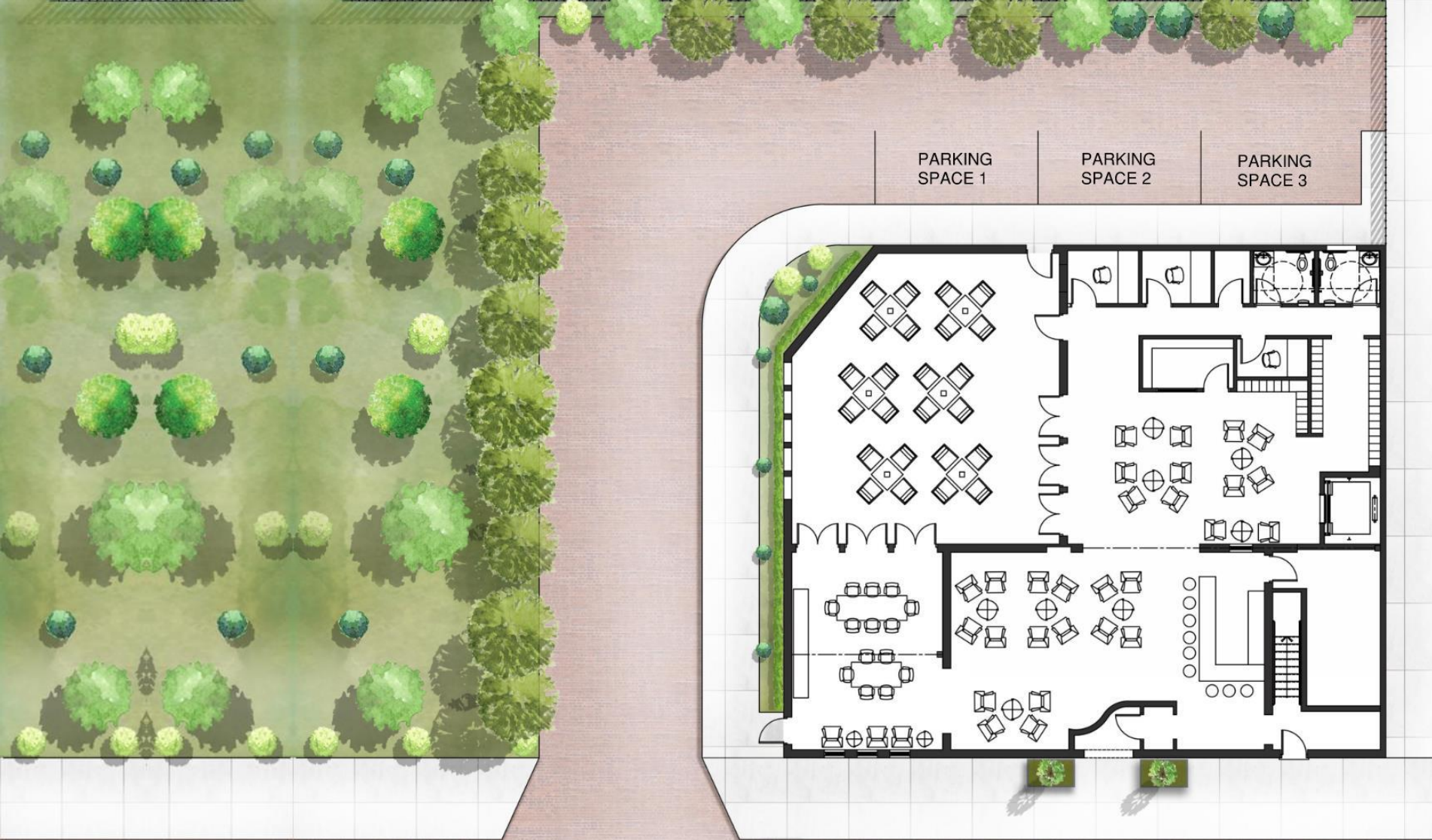
CENTRALLY LOCATED ON EAST RIVERFRONT

WITHIN 1 MILE OF 1,200 RESIDENTIAL UNITS
(in predevelopment or construction)

This commercial site consists of 3 buildings that total 4,757 square feet. It is directly across the street from Chyll Martini Bar. The buildings are brick facade. There are interior murals that are in good condition and special consideration should be made to recover/restore them.

Buildings #1 and #3 are ancillary buildings and are not required to remain through redevelopment. Building #2 must remain and designs are encouraged to maintain the historical characteristics of the building and the area, (i.e. Franklin & Atwater Streets). The property also has outdoor space. Examples of the expected design standard can be found on page 11.

PROPOSED PLANS

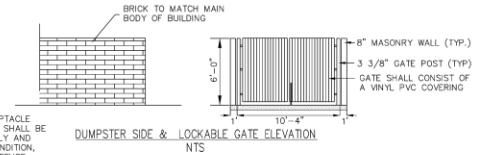
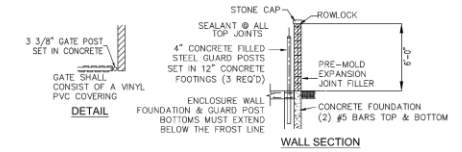
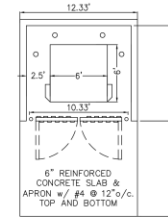
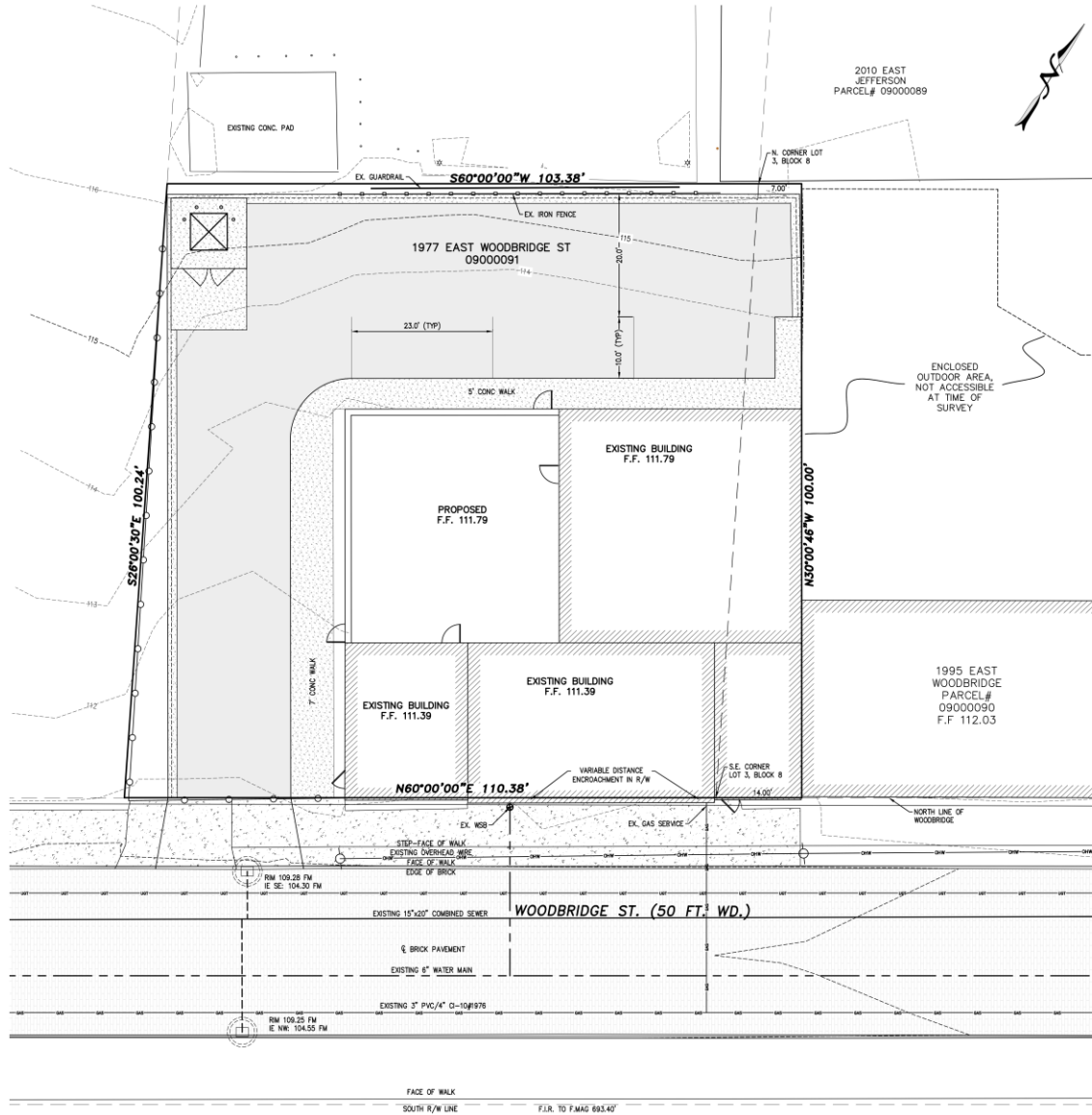


PARKING SPACE 1

PARKING SPACE 2

PARKING SPACE 3

WOOD BRIDGE STREET



- AREA INSIDE TRASH RECEPTACLE SCREEN WALL STRUCTURE SHALL BE MAINTAINED IN AN ORDERLY AND STRUCTURALLY SOUND CONDITION, CLEAN AND FREE FROM REFUSE CLUTTER.
- TRASH REMOVAL SERVICES BY THE CITY WILL NOT BE AVAILABLE FOR THIS SITE.

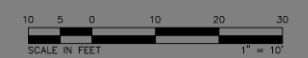
SITE DATA:
ZONED: SD4

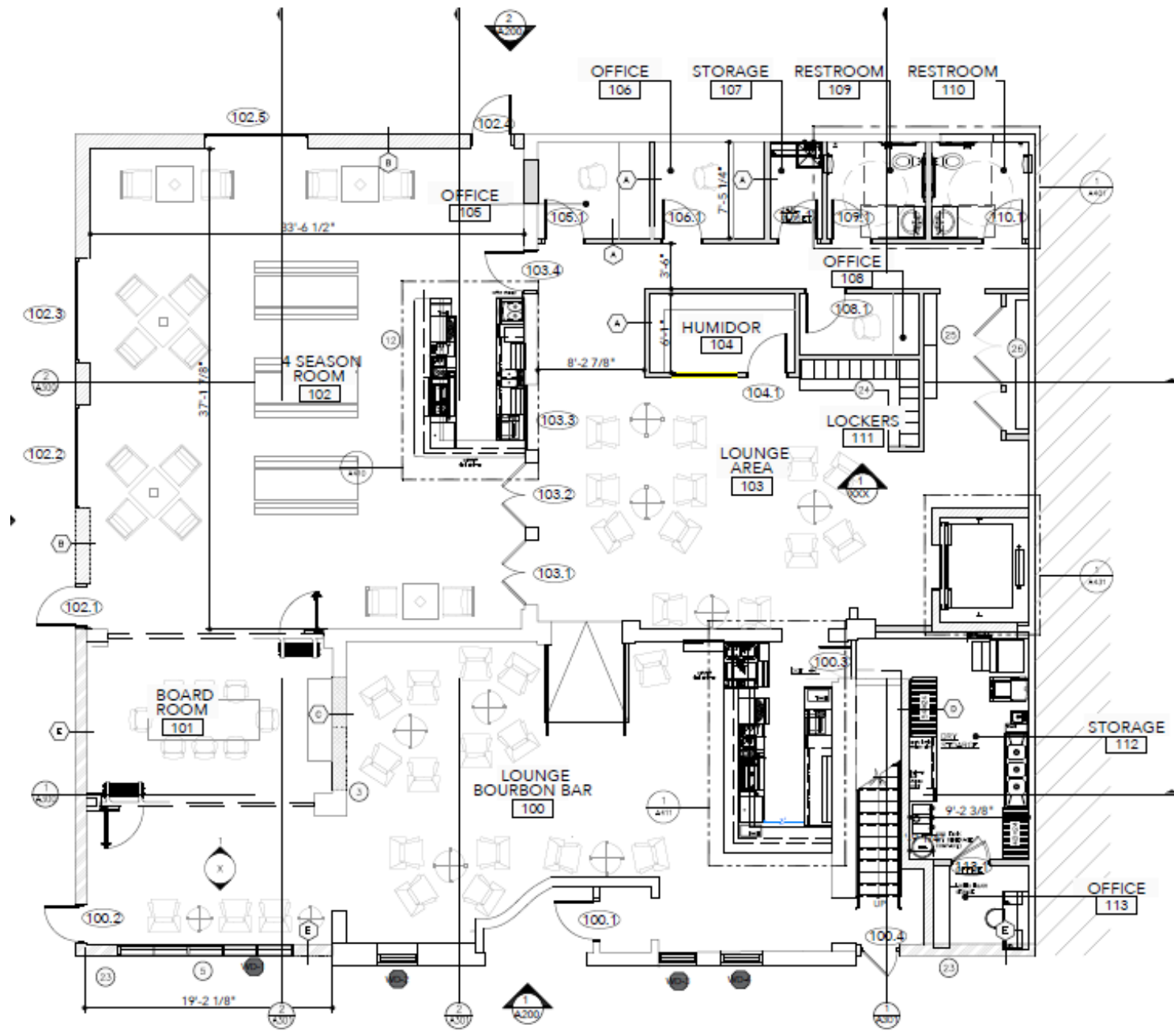
MAX F.A.R. (FLOOR AREA RATIO) = 4.50
 MINIMUM LOT AREA: 7,000 S.F.
 LOT AREA: 10,687 S.F.
 MINIMUM LOT WIDTH: 70 L.F.
 STRUCTURE AREA: 4,758 S.F.
 F.A.R. CALCULATIONS: 4,758/10,687 = 4.45

LEGEND:

EXISTING COMBINED SEWER	
EXISTING STORM	
EXISTING WATER MAIN	
EXISTING FENCE	
EXISTING OVERHEAD WIRE	
EXISTING GAS LINE	
EXISTING AT&T	
MANHOLE	
TELEPHONE MANHOLE	
ELECTRIC MANHOLE	
CATCH BASIN	
FIRE HYDRANT	
UTILITY POLE	
UTILITY POLE W/ LAMP	
FOUND CAPPED IRON ROD	F.C.I.R.
FOUND IRON ROD	F.I.R.
FOUND MAG NAIL	F.MAG
PROPOSED ASPHALT	
PROPOSED CONCRETE	
EXISTING BRICK PAVEMENT	
EXISTING CONCRETE	

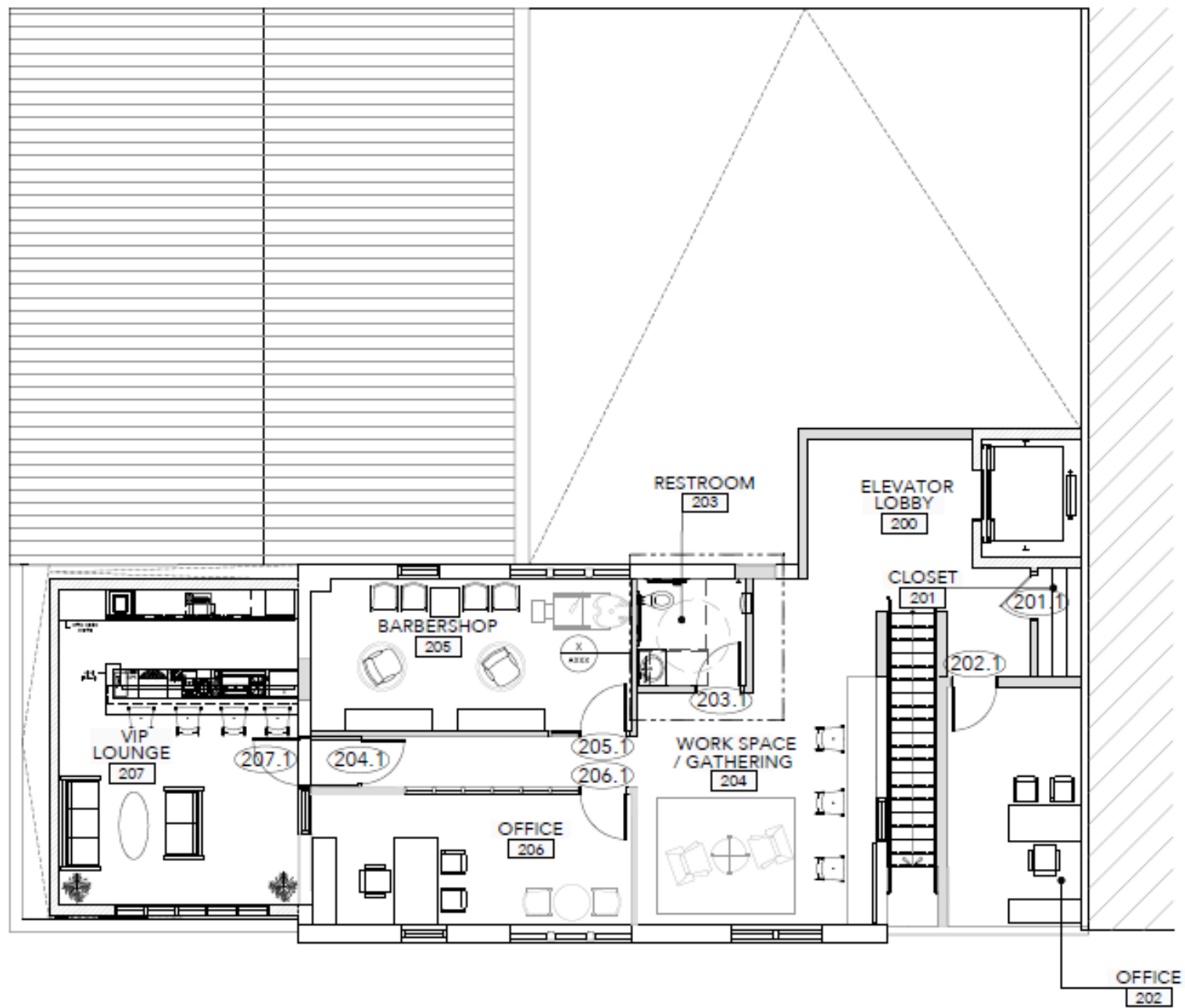
BENCHMARKS:
 CITY OF DETROIT DATUM
 DETROIT BM 38.253 B
 DISK AT NORTHEAST CORNER OF ST. ALBIN ST. & E. JEFFERSON AVE
 ELEVATION: 115.67
 SITE BM#1
 HYDRANT ARROW +/- 64' WEST OF WEST PROPERTY LINE - NORTH SIDE OF WOODBRIDGE
 ELEVATION: 113.24





FIRST FLOOR PLAN





DESIGN INTENT



DISCREETLY





THANK YOU

