EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

9645 SHOEMAKER ST

9645 Shoemaker St, Detroit, MI 48213



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

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OFFERING SUMMARY: 9645 Shoemaker St | Detroit, MI 48213



PROPERTY OVERVIEW

Vacant 30 unit apartment building for sale on Detroit's east side.

OFFERING SUMMARY

Sale Price:	$599,000
Building Size:	35,000 SF
Number of Units:	30
Price / UN:	$19,966.67
Year Built:	1928
Zoning:	R2

PROPERTY HIGHLIGHTS

- Thirty (30) unit vacant apartment building
- Previously operated as 100% section 8
- Large units
- Located near Gratiot Ave & I-94
- Unit Mix: 13 2BR units; 17 3BR units
- Contact Broker for additional information

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 9645 Shoemaker St | Detroit, MI 48213

BUILDING INFORMATION

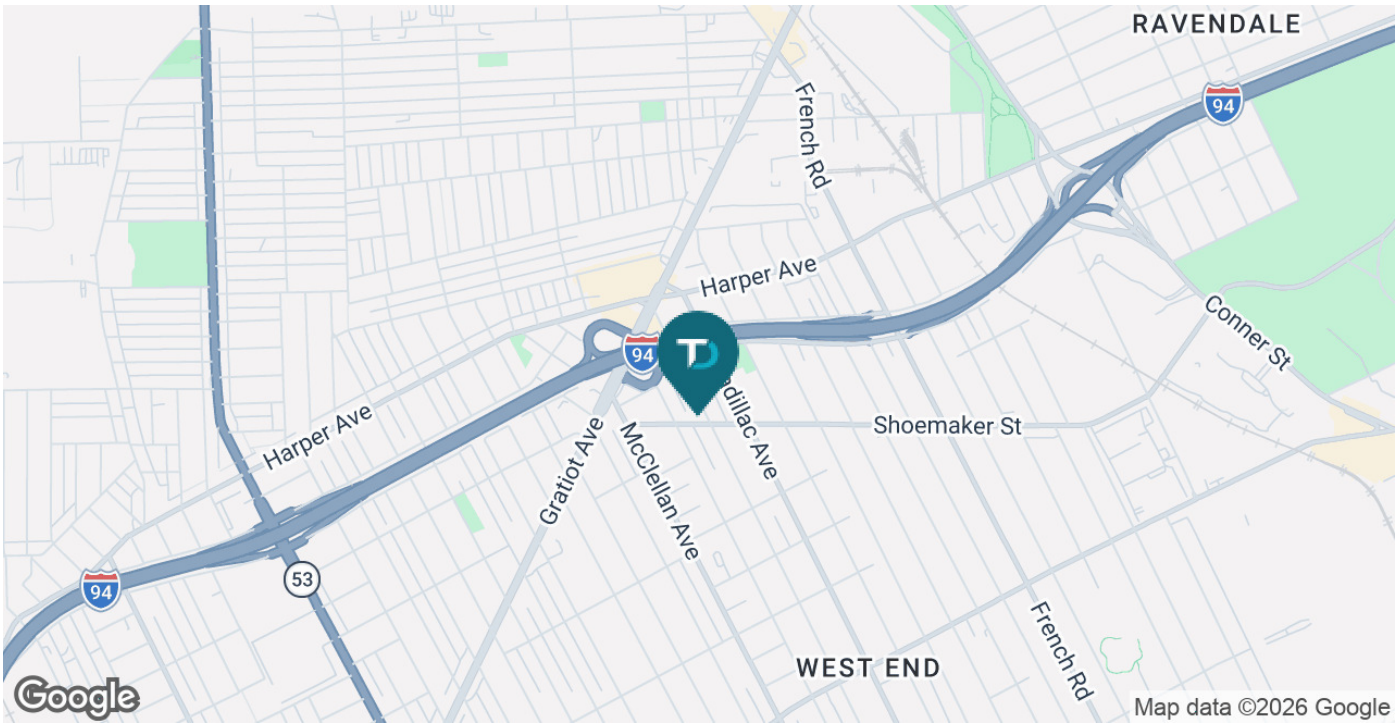
Price/UN:	$19,966.67
Building Size:	35,000 SF
Year Built:	1928
Number of Floors:	4
Utilities:	City water and sewer
Parking Spaces:	-

PROPERTY INFORMATION

Lot Size:	0.29 AC
Property Type:	Multifamily
Property Subtype:	Mid-Rise
2025 Taxes:	$48,173
Zoning	R2
Traffic Count:	7,136 Vehicles/Day (Costar, 2025)
Legal Description:	Available upon request
APN:	19-001413

LOCATION INFORMATION

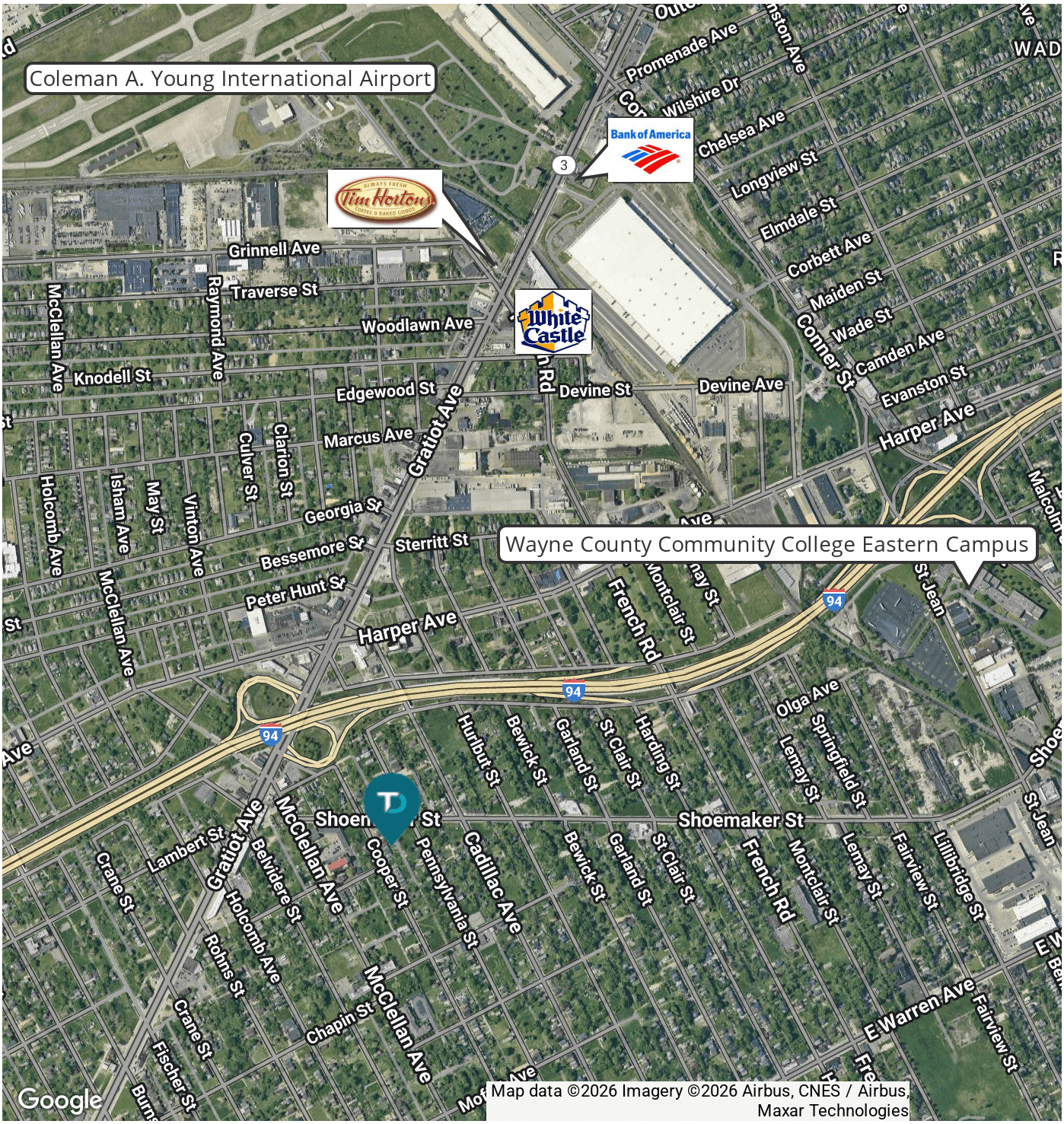
Located on the north side of Shoemaker St, three blocks east of Gratiot Ave.



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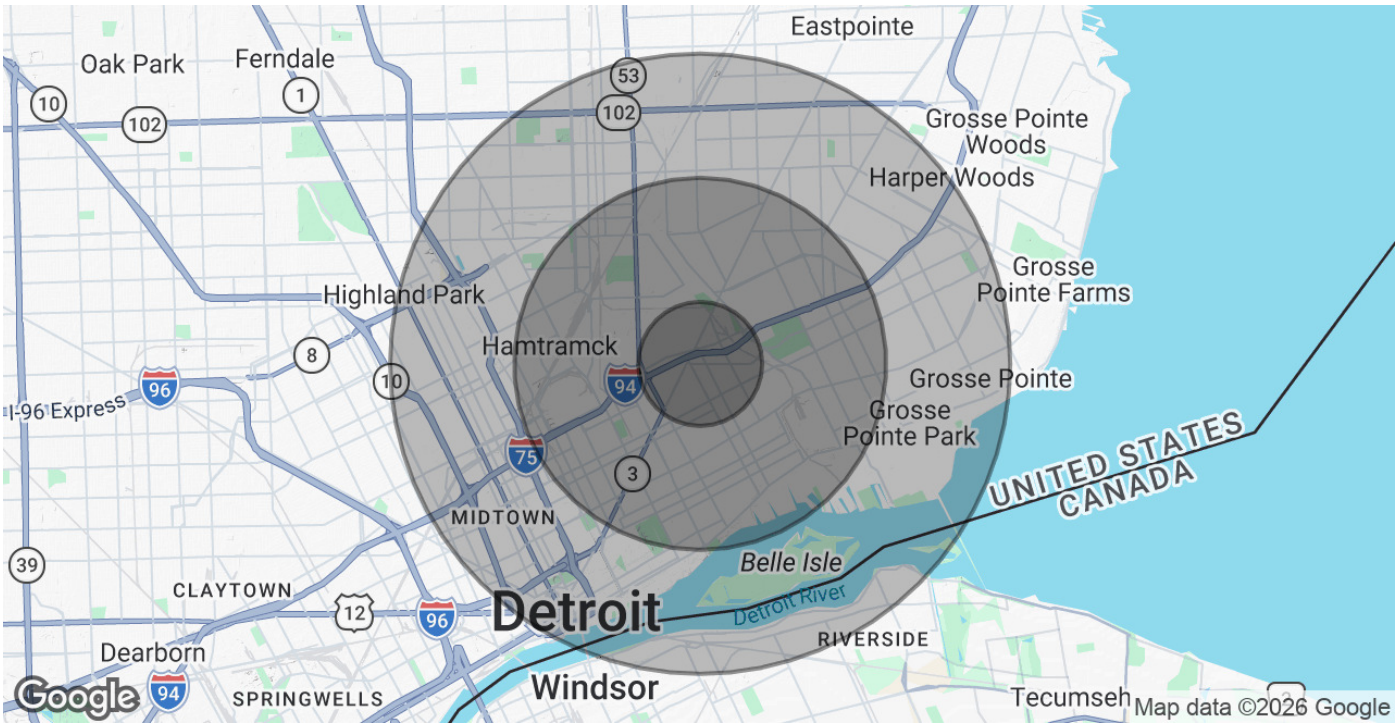
RETAILER MAP: 9645 Shoemaker St | Detroit, MI 48213



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DEMOGRAPHICS MAP & REPORT: 9645 Shoemaker St | Detroit, MI 48213



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	7,375	101,089	322,361
Average Age	43	38	38
Average Age (Male)	41	37	37
Average Age (Female)	44	39	39

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	3,035	38,913	130,178
# of Persons per HH	2.4	2.6	2.5
Average HH Income	$42,677	$50,843	$63,204
Average House Value	$112,435	$150,495	$182,575

2020 American Community Survey (ACS)