

## DETROIT DUPLEX PORTFOLIO

4249 Elmhurst, Detroit, MI 48204 & 14731 E Forest Ave, Detroit, 48215



# FOR SALE

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EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 4249 Elmhurst | Detroit, MI 48204

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**PROPERTY OVERVIEW**

Two (2) property duplex portfolio for sale in Detroit, MI.

**OFFERING SUMMARY**

|                  |                     |
|------------------|---------------------|
| Sale Price:      | \$159,000           |
| Building Size:   | 2,112 SF & 1,835 SF |
| Number of Units: | 4                   |
| Price / UN:      | \$39,750.00         |
| Year Built:      | 1925                |
| Zoning:          | R2                  |

**PROPERTY HIGHLIGHTS**

- Two (2) duplex portfolio for sale
- 4249 Elmhurst: Two 3BR units
- 14731 E Forest: Two 1BR units
- New roof in 2024 on 4249 Elmhurst
- Both properties located in areas receiving large development funding

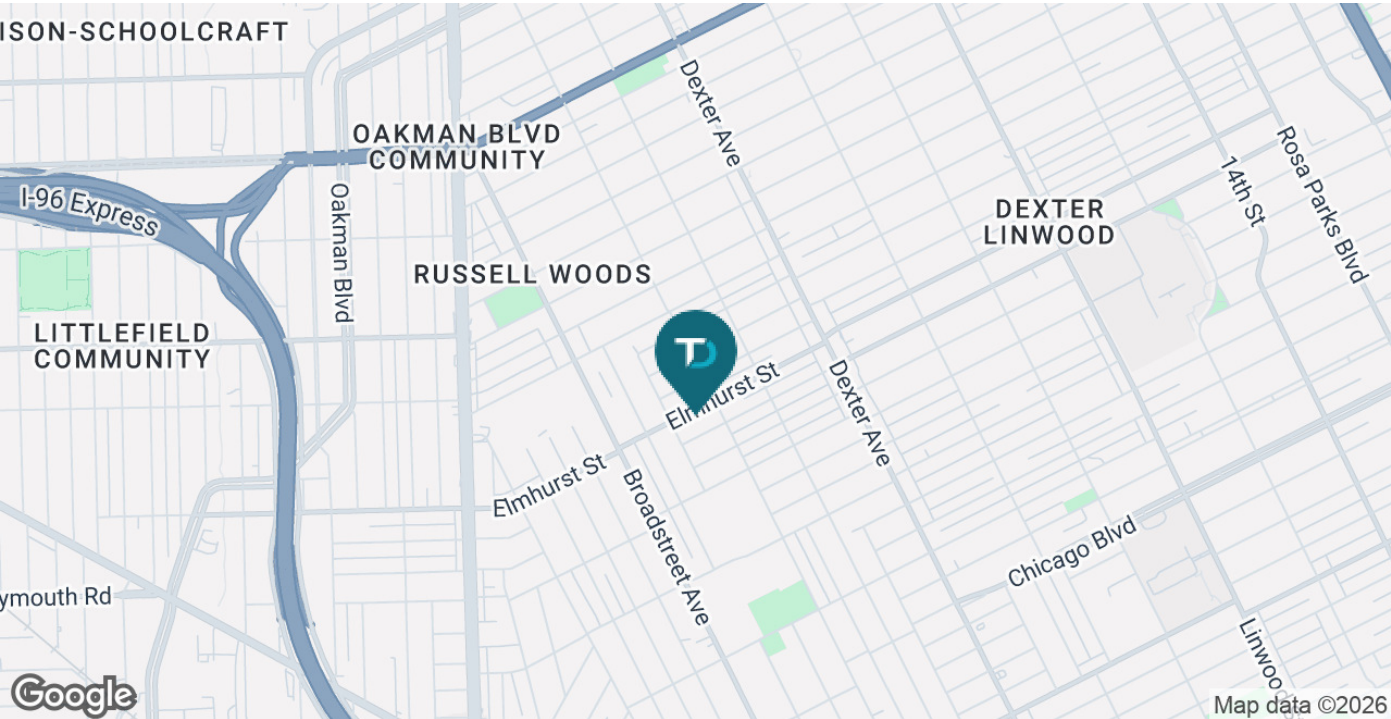


**BUILDING/PROPERTY INFORMATION:**
4249 Elmhurst | Detroit, MI 48204

| BUILDING INFORMATION |                      | PROPERTY INFORMATION |                        |
|----------------------|----------------------|----------------------|------------------------|
| Price/UN:            | \$39,750             | Lot Size:            | -                      |
| Building Size:       | 3,947 SF             | Property Type:       | Multifamily            |
| Year Built:          | 1925                 | Property Subtype:    | Mid-Rise               |
| Number of Floors:    | 2                    | Taxes:               | -                      |
| Utilities:           | City water and sewer | Zoning               | R2                     |
|                      |                      | Legal Description:   | Available upon request |
|                      |                      | APN:                 | 14-004118              |

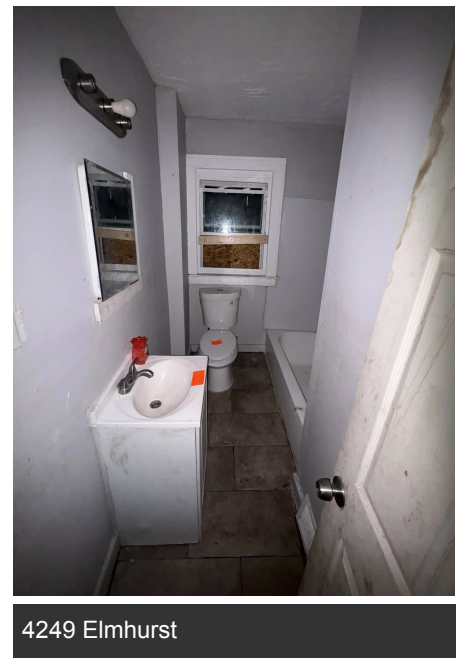
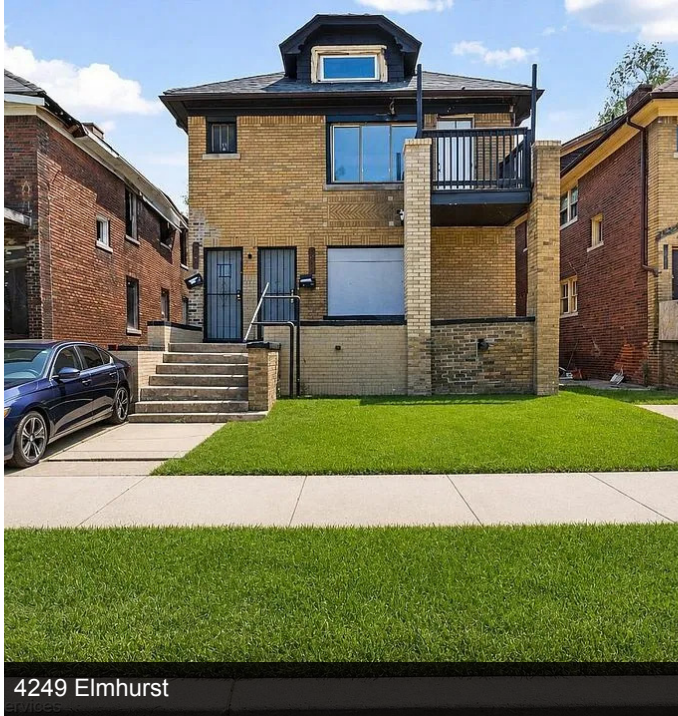
**LOCATION INFORMATION**

Located at Elmhurst & Dexter, and E Forest Ave and Alter Rd, both in Detroit, MI.



**ADDITIONAL PHOTOS:** 4249 Elmhurst | Detroit, MI 48204

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4249 Elmhurst



4249 Elmhurst



4249 Elmhurst



4249 Elmhurst



**ADDITIONAL PHOTOS:** 4249 Elmhurst | Detroit, MI 48204



14731 E Forest



14731 E Forest



14731 E Forest



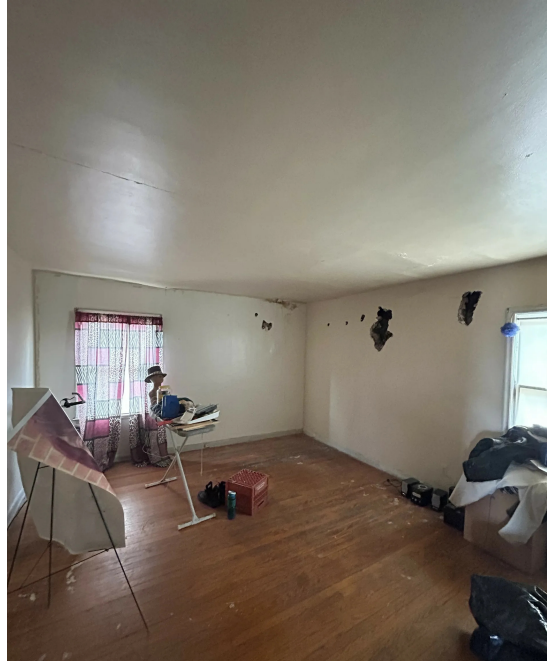
14731 E Forest



**ADDITIONAL PHOTOS:** 4249 Elmhurst | Detroit, MI 48204



14731 E Forest



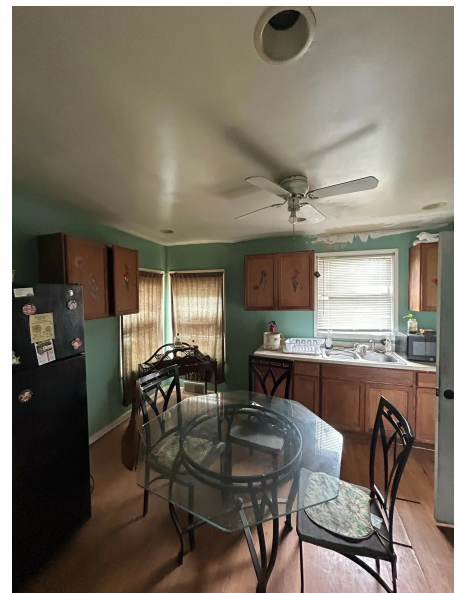
14731 E Forest



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14731 E Forest

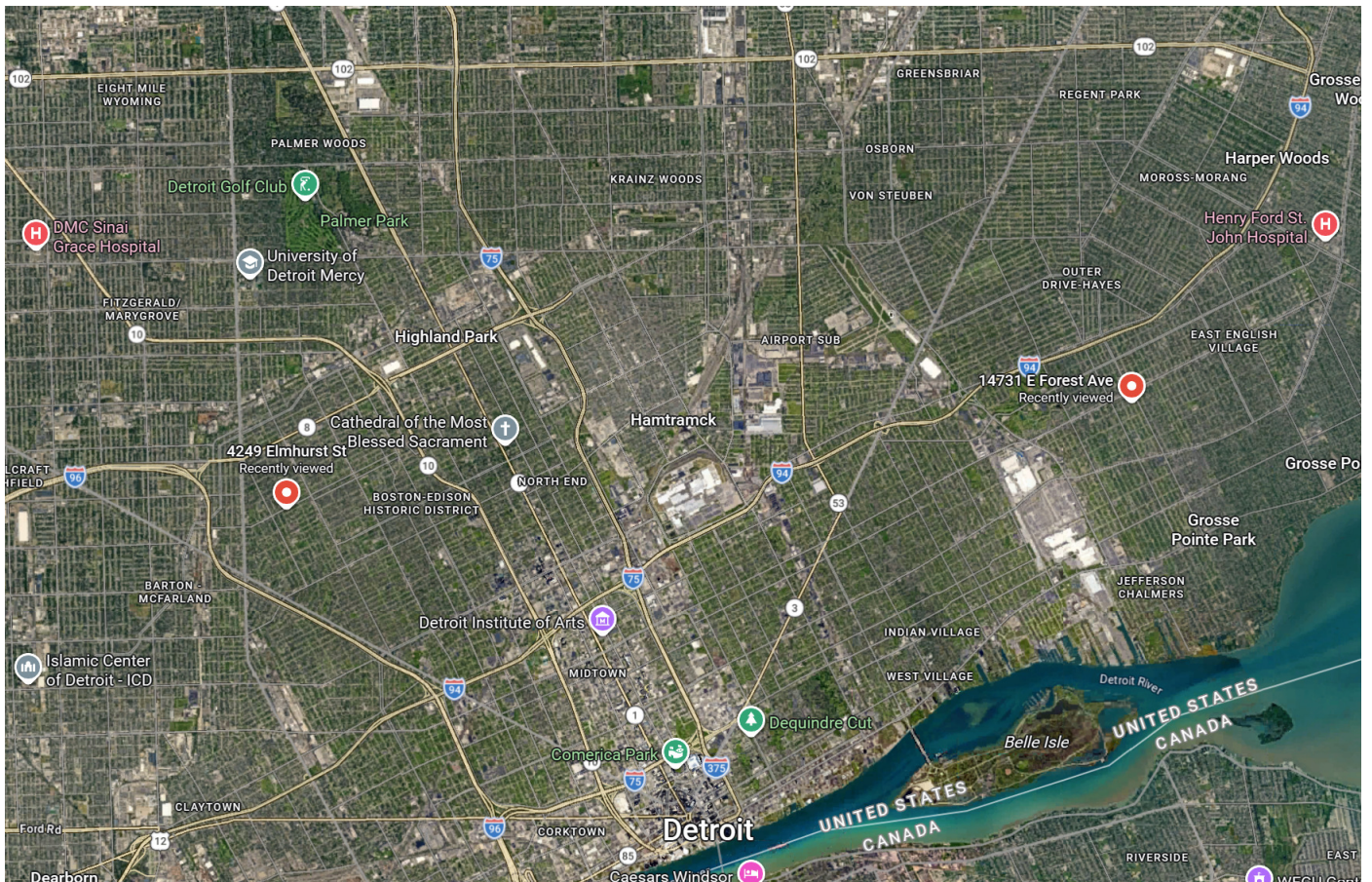


14731 E Forest



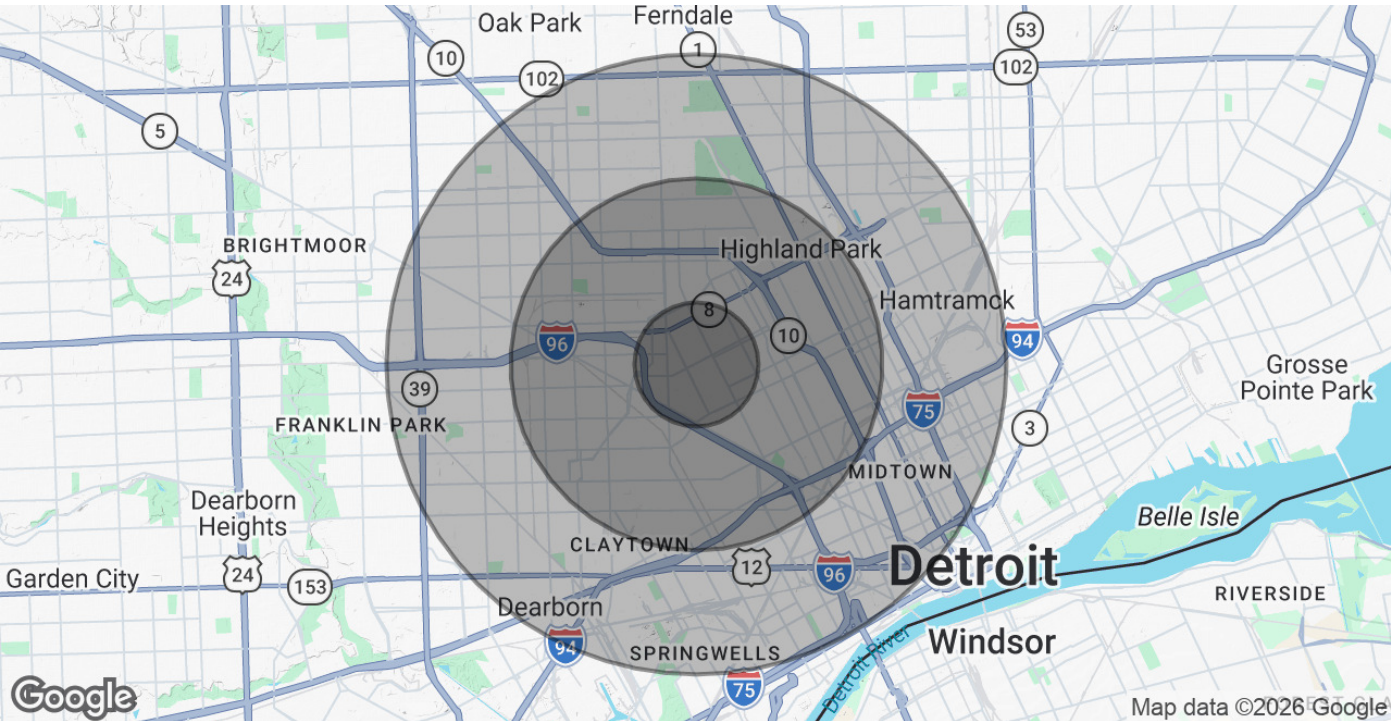
**LOCATION MAP:** 4249 Elmhurst | Detroit, MI 48204

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DEMOGRAPHICS MAP & REPORT: 4249 Elmhurst | Detroit, MI 48204



| POPULATION                           | 1 MILE   | 3 MILES   | 5 MILES   |
|--------------------------------------|----------|-----------|-----------|
| Total Population                     | 15,253   | 127,665   | 412,585   |
| Average Age                          | 39.8     | 37.9      | 35.4      |
| Average Age (Male)                   | 35.6     | 35.8      | 33.4      |
| Average Age (Female)                 | 41.9     | 39.2      | 36.6      |
|                                      |          |           |           |
| HOUSEHOLDS & INCOME                  | 1 MILE   | 3 MILES   | 5 MILES   |
| Total Households                     | 6,673    | 50,861    | 153,726   |
| # of Persons per HH                  | 2.3      | 2.5       | 2.7       |
| Average HH Income                    | \$41,185 | \$53,030  | \$57,583  |
| Average House Value                  | \$83,743 | \$112,358 | \$126,387 |
| 2023 American Community Survey (ACS) |          |           |           |



EAST WARREN CORRIDOR • NEIGHBORHOOD REDEVELOPMENT

New Life for the Arthur Murray Building

Groundbreaking marks next chapter for East Warren–Cadieux corridor | City of Detroit, October 2025

Real Estate Interests, LLC has broken ground on The Arthur Murray, a \$15.6 million adaptive-reuse project at 16621–16653 E. Warren Avenue in Detroit's East English Village neighborhood. The building has sat vacant for more than five years, but it carries real history: built in the early 1950s, it once housed the world's first Arthur Murray Dance franchise, operated by entrepreneur Doris Eaton Travis.

The redevelopment will preserve the original midcentury structure while adding a third floor, reshaping the building into a mixed-use anchor for the corridor. The project is backed in part by Detroit's Strategic Neighborhood Fund and a \$2.4 million loan from the Michigan Strategic Fund, and joins a wave of recent investment along East Warren that includes The Ribbon affordable housing development and a nearby public market.

City and community leaders, including Mayor Mike Duggan, marked the groundbreaking as proof that reinvestment is reaching Detroit's east side neighborhoods, not just downtown — restoring a landmark building while adding housing and local business space the corridor has been asking for.

PROJECT AT A GLANCE

|                  |                                                                                  |
|------------------|----------------------------------------------------------------------------------|
| Address          | 16621–16653 E. Warren Avenue, East English Village, Detroit                      |
| Developer        | Real Estate Interests, LLC (Aria Warren Detroit, LLC)                            |
| Investment       | \$15.6 million total, including a \$2.4M Michigan Strategic Fund loan            |
| Residential      | 32 new apartments; affordable units for households at 60–100% Area Median Income |
| Commercial       | ~8,000 sq. ft. ground-floor space, to be occupied by Activate Detroit            |
| Building history | Constructed early 1950s; former home of the first Arthur Murray Dance franchise  |
| Funding partner  | Detroit Strategic Neighborhood Fund (SNF)                                        |

Source: City of Detroit press release, “East Warren Corridor Revival Continues with Redevelopment and Expansion of Long-Vacant Arthur Murray Building,” [detroitmi.gov](https://detroitmi.gov), October 2025. Additional detail via Crain's Detroit Business, Michigan Chronicle, WXYZ, and Urbanize Detroit.

[detroitmi.gov/news/east-warren-corridor-revival-continues-redevelopment-and-expansion-long-vacant-arthur-murray](https://detroitmi.gov/news/east-warren-corridor-revival-continues-redevelopment-and-expansion-long-vacant-arthur-murray)