

435 HOLBROOK ST

435 Holbrook St, Detroit, MI 48202



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

abattersby@thomasduke.com

OFFERING SUMMARY: 435 Holbrook St | Detroit, MI 48202



PROPERTY OVERVIEW

Rare fourteen (14) unit townhome style apartment building for sale in Detroit, MI.

OFFERING SUMMARY

Sale Price: \$1,400,000
Building Size: 21,455 SF
Number of Units: 14
Price / UN: \$100,000
Year Built: 2007
Zoning: R3

PROPERTY HIGHLIGHTS

- Three story, 14 unit townhome style building
- Large 2BR units & garage for each unit
- Adjacent land included in sale
- First time being offered for sale
- Contact Broker for financials

BUILDING/PROPERTY INFORMATION: 435 Holbrook St | Detroit, MI 48202

BUILDING INFORMATION

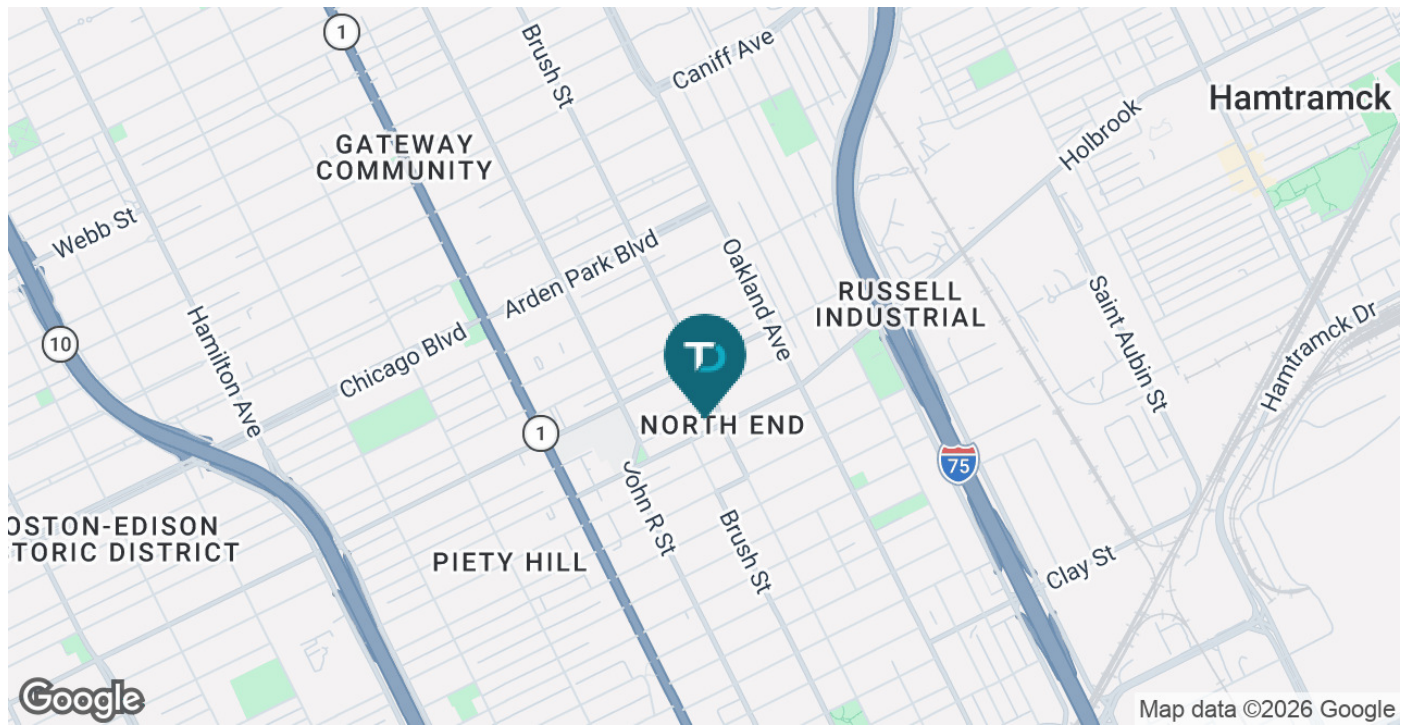
Price/UN:	\$100,000
Building Size:	21,455 SF
Year Built:	2007
Number of Floors:	3
Utilities:	City water and sewer
Parking Spaces:	14 (1/UN)

PROPERTY INFORMATION

Lot Size:	0.50 AC
Property Type:	Multifamily
Property Subtype:	Mid-Rise
2025 Taxes:	\$17,556.00
Zoning:	R3
Traffic Count:	3,053 Vehicles/Day (Costar, 2026)
Legal Description:	Available upon request
APN:	01-002860 & 01-002861

LOCATION INFORMATION

Located on the north side of Holbrook St, just west of Brush St. Two blocks east of Woodward Ave.



ADDITIONAL PHOTOS: 435 Holbrook St | Detroit, MI 48202



FINANCIALS: 435 Holbrook St | Detroit, MI 48202

**435 Holbrook Street
Detroit, MI 48202
Annualized Profit and Loss**

Gross Rental Income:	\$201,600.00
Tenant Reimbursement:	\$4,200.00
Other Income:	\$0.00

Total Income:	\$205,800.00
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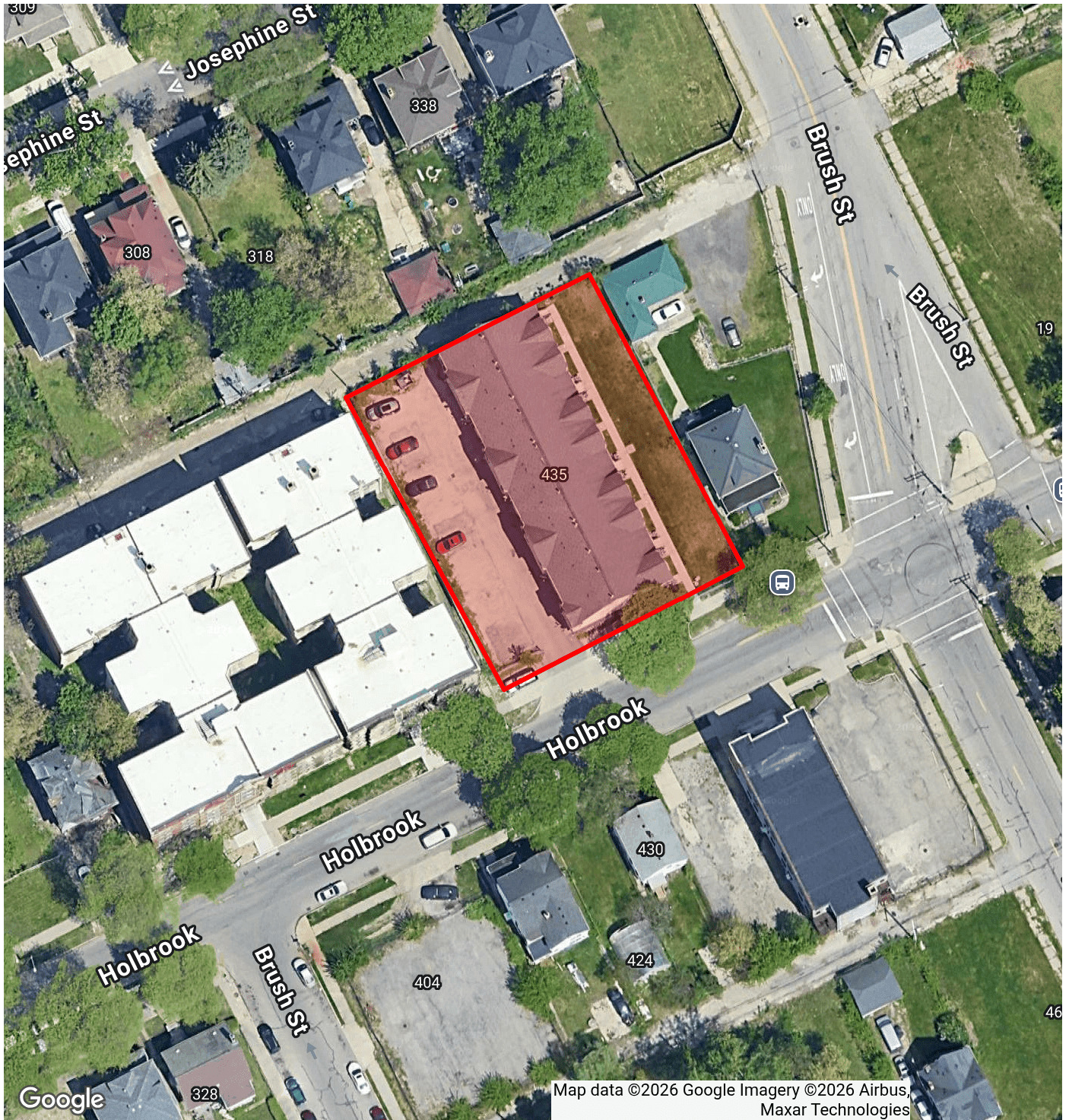
Expenses:

Leasing Fees:	\$0.00
Legal/Professional:	\$450.00
Property Taxes:	\$17,556.32
Insurance:	\$11,652.00
Water:	\$8,640.00
Lawn and Snow:	\$3,600.00
Misc. Repairs:	\$3,029.87
Management Fee (3%):	\$6,048.00
Capital/Repair Reserve:	\$10,850.00

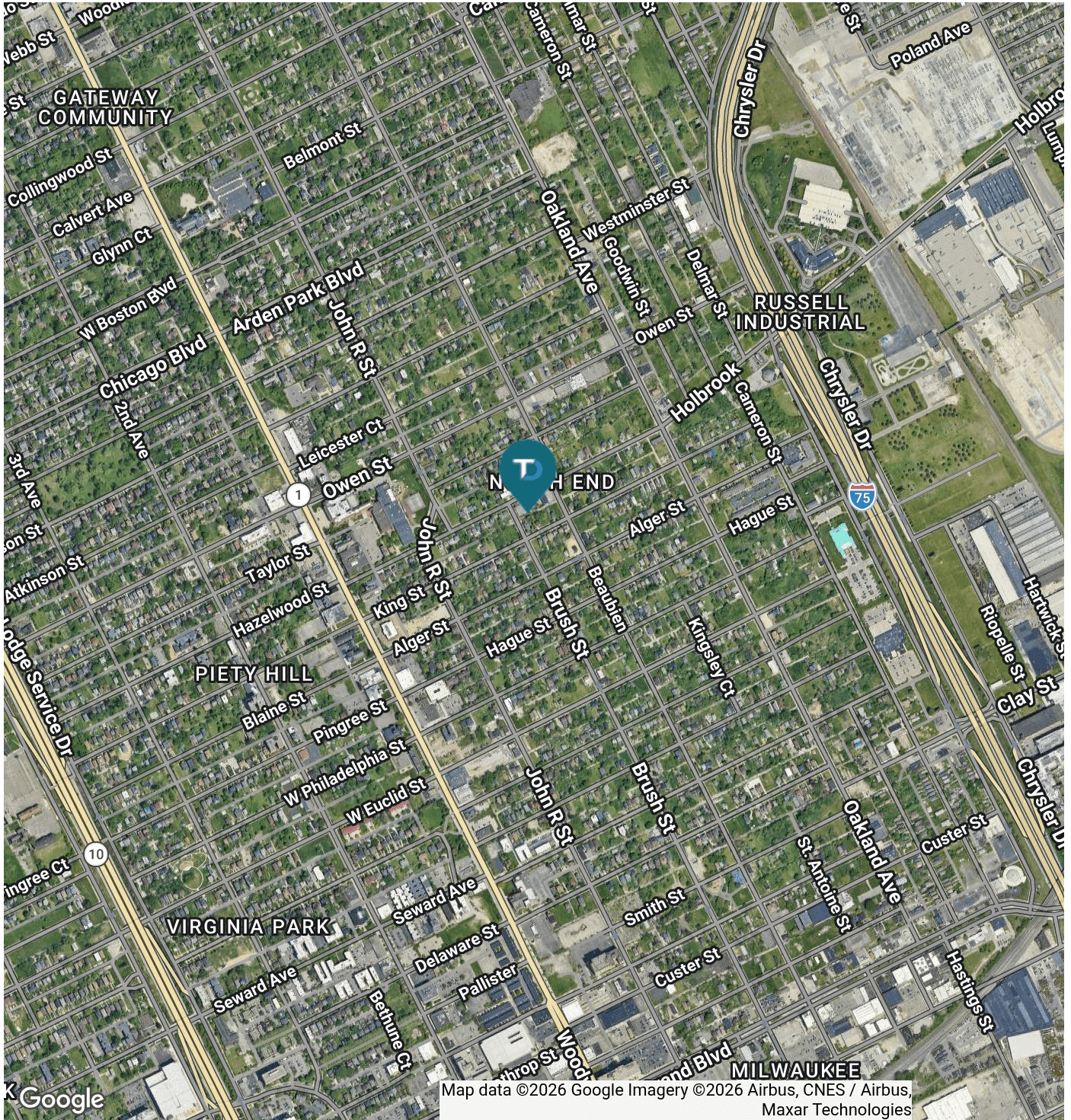
Total Operating Expense:	\$61,826.19
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Net Operating Income:	\$143,973.81
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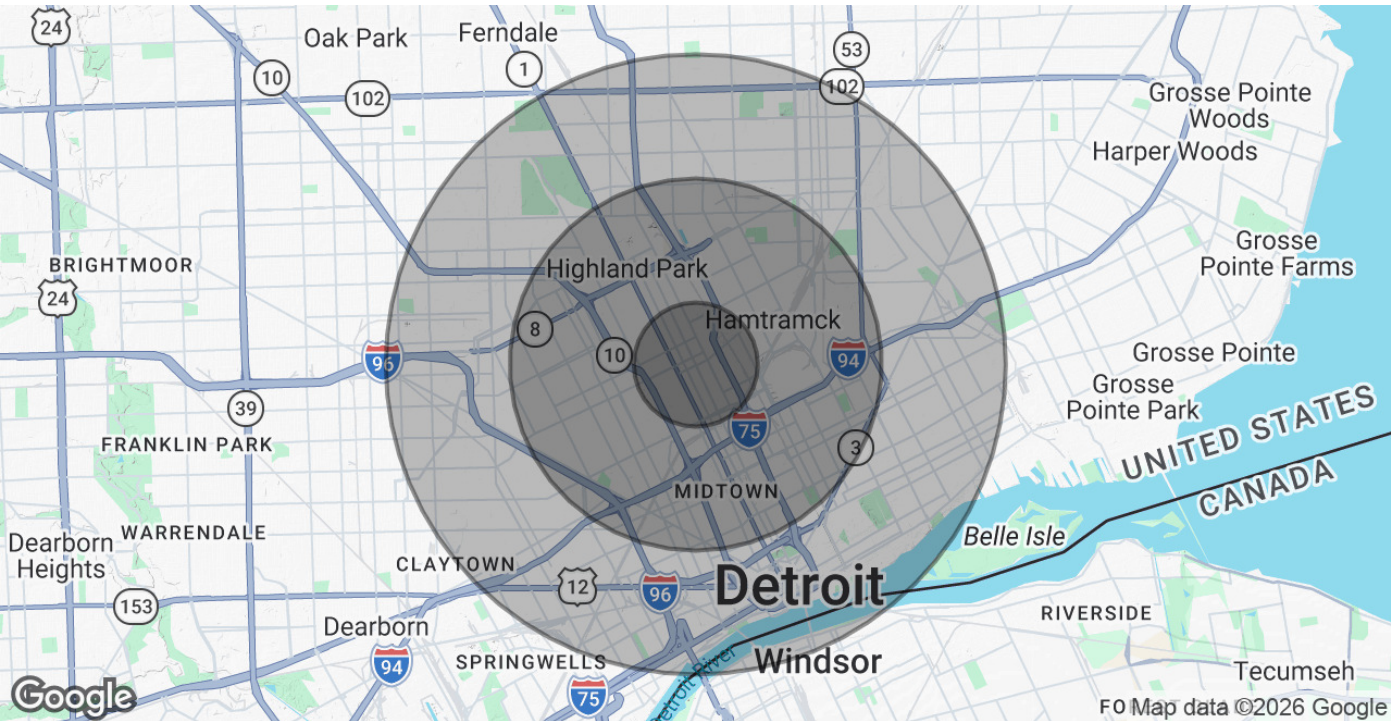
AERIAL MAP: 435 Holbrook St | Detroit, MI 48202



RETAILER MAP: 435 Holbrook St | Detroit, MI 48202



DEMOGRAPHICS MAP & REPORT: 435 Holbrook St | Detroit, MI 48202



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,256	121,622	329,079
Average Age	34.6	36.3	36.6
Average Age (Male)	35.8	35.0	34.9
Average Age (Female)	34.9	36.7	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,451	48,182	132,823
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$59,513	\$54,613	\$57,964
Average House Value	\$180,364	\$142,786	\$126,857
2023 American Community Survey (ACS)			