EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

435 HOLBROOK ST

435 Holbrook St, Detroit, MI 48202



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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Senior Associate

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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

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: 435 Holbrook St | Detroit, MI 48202

BUILDING INFORMATION

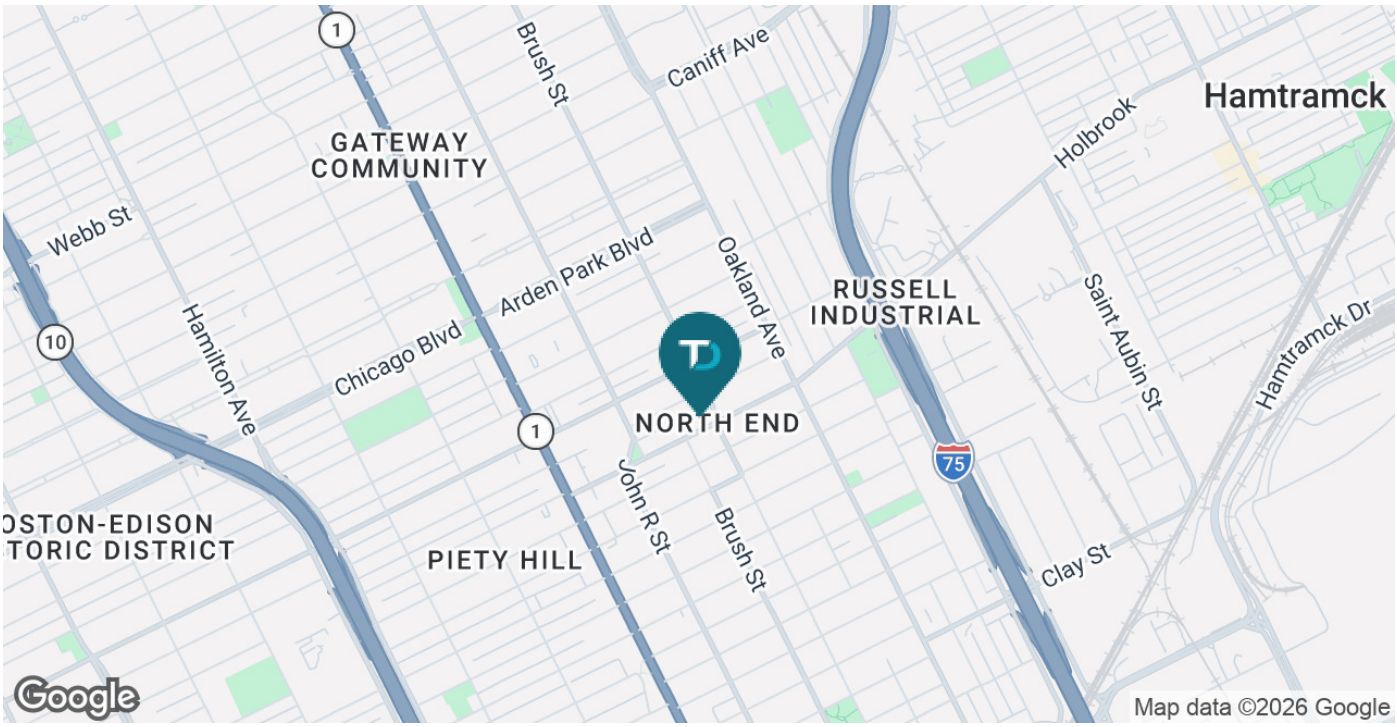
Price/UN:	$100,000
Building Size:	21,455 SF
Year Built:	2007
Number of Floors:	3
Utilities:	City water and sewer
Parking Spaces:	14 (1/UN)

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.



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ADDITIONAL PHOTOS: 435 Holbrook St | Detroit, MI 48202

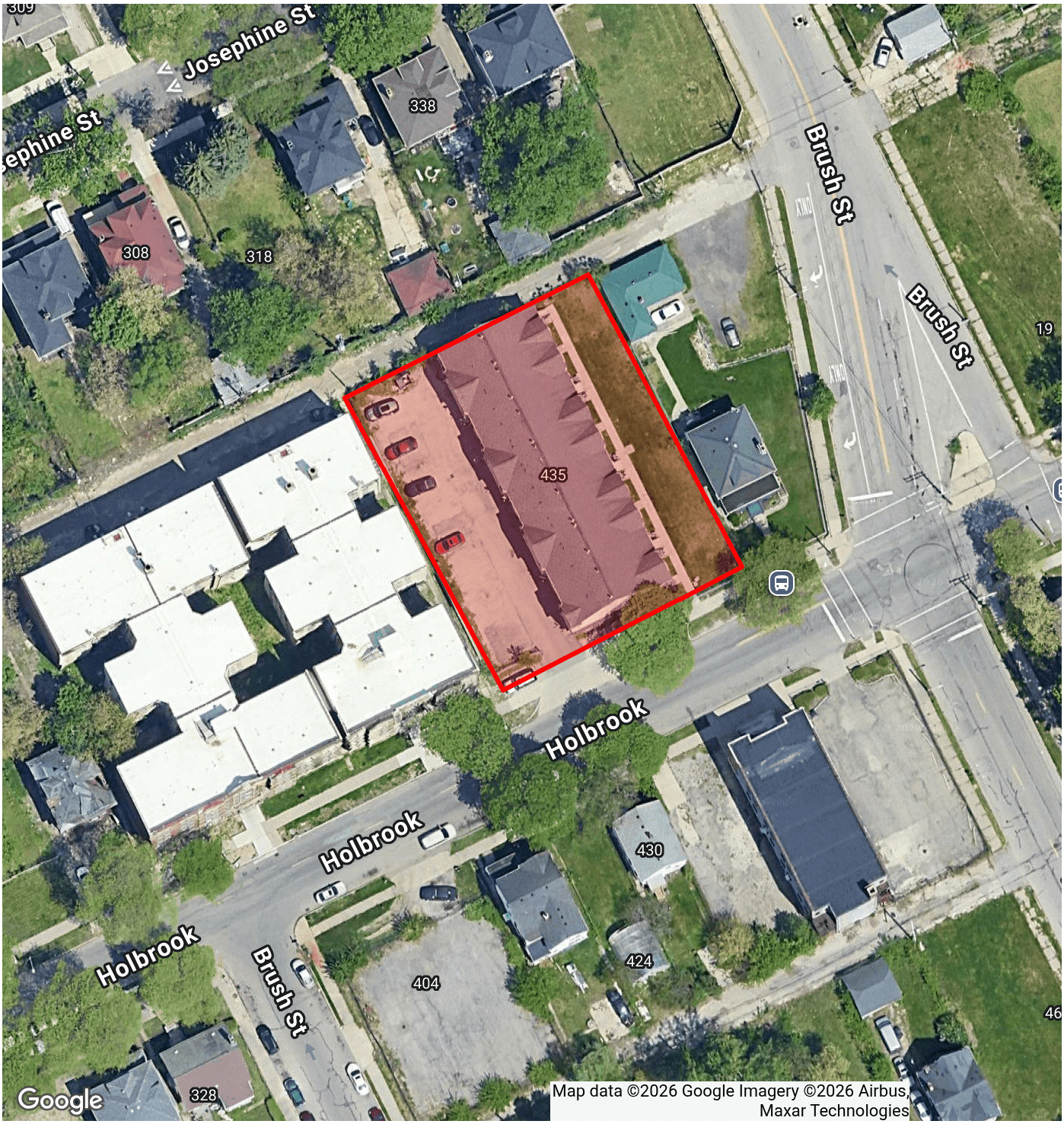


FINANCIALS: 435 Holbrook St | Detroit, MI 48202

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**
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**
Net Operating Income:	**$143,973.81**

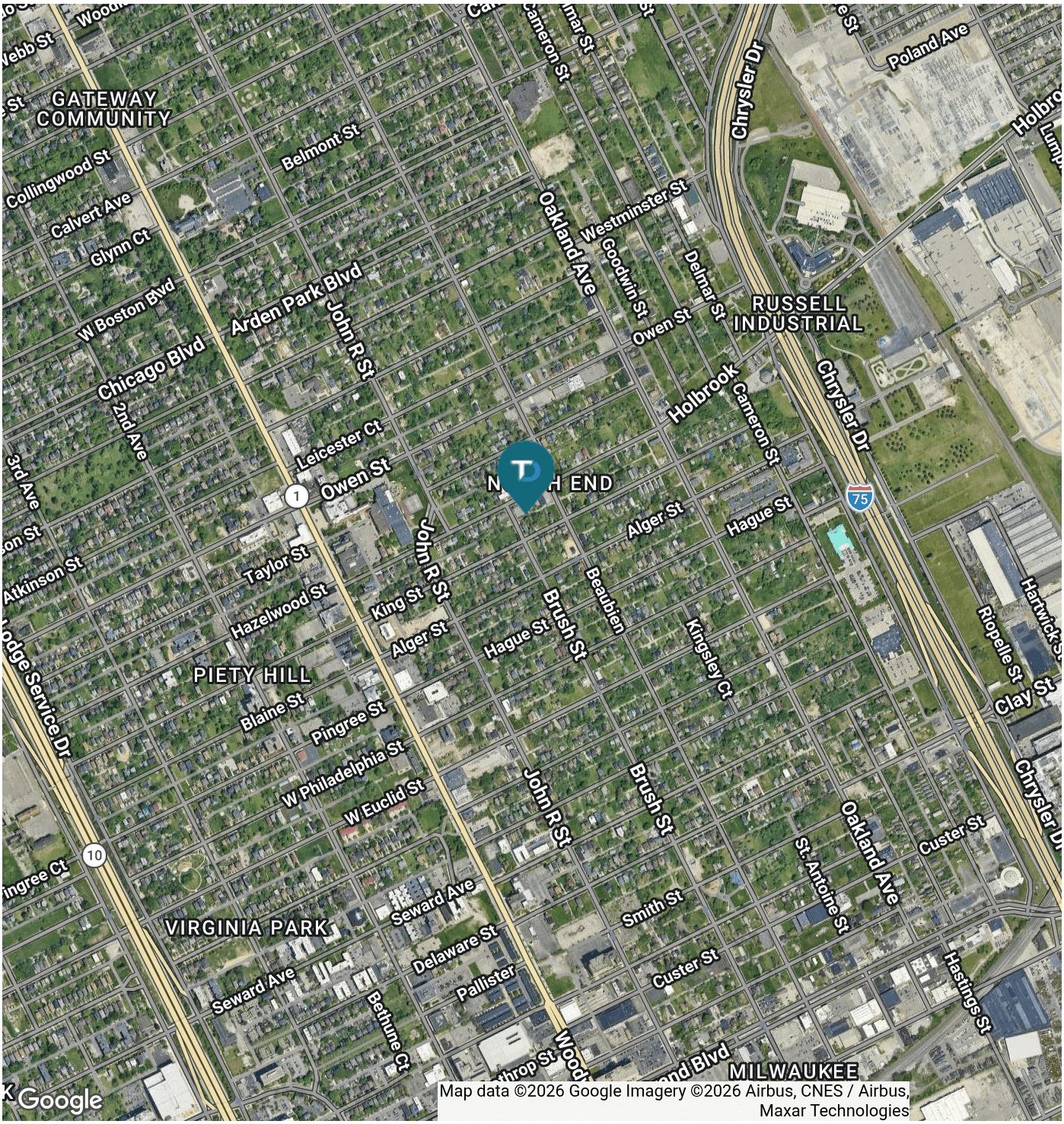
AERIAL MAP: 435 Holbrook St | Detroit, MI 48202



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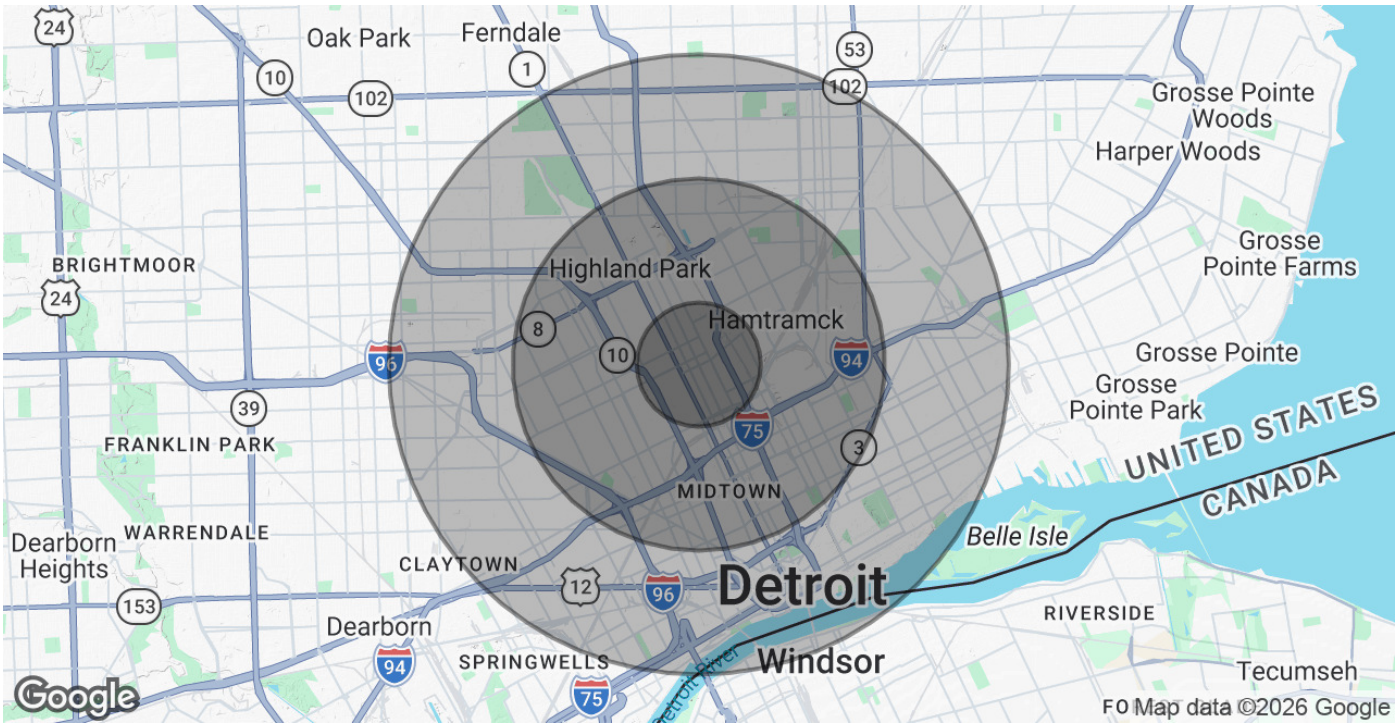
RETAILER MAP: 435 Holbrook St | Detroit, MI 48202



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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)