

BAGLEY MANSION

20 OFFICE UNITS

2921 E JEFFERSON, DETROIT



**LAMBRECHT
REALTY**



JOHN LAMBRECHT
OWNER/BROKER

313-736-4444 Ext. 700

www.bagleymansion.com

\$2,2500,000

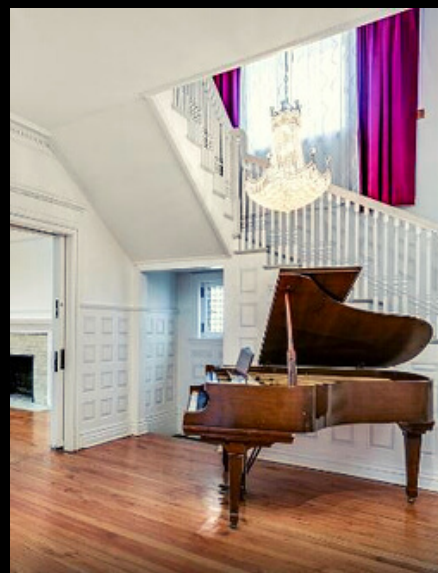
\$264.7 / SF

20 Office Units

Built in 1880

15 Car Parking

Lot 40 x 200



The Bagley Mansion is a 20 unit French Renaissance Romance style commercial building located in Detroit's Rivertown District. Rivertown District is a vibrant waterfront area with a mix of homes and businesses all steps from the newly redeveloped Riverwalk featuring The Aretha Amphitheater and the new Atwater Beach and the Joseph Campau Greenway. The Bagley Mansion is located on a the main artery into Detroit from the eastern suburbs, making it a highly visible and easily accessible landmark. The building has beautifully perserved historic features including original hand carved fire places, turn-of-the-century stained glass and carved sandstone. Built in 1887, it was the original home of Michigan's 16th Governor, John Bagley.

PROPERTY HIGHLIGHTS

- Activated commercial building
- Prime location with high visibility
- Strategic Neighborhood Zone
- 2 minute proximity to core
- On main commuter artery
- Historic significance
- 5-Star walkability to riverfront, stores, restaurants, bars

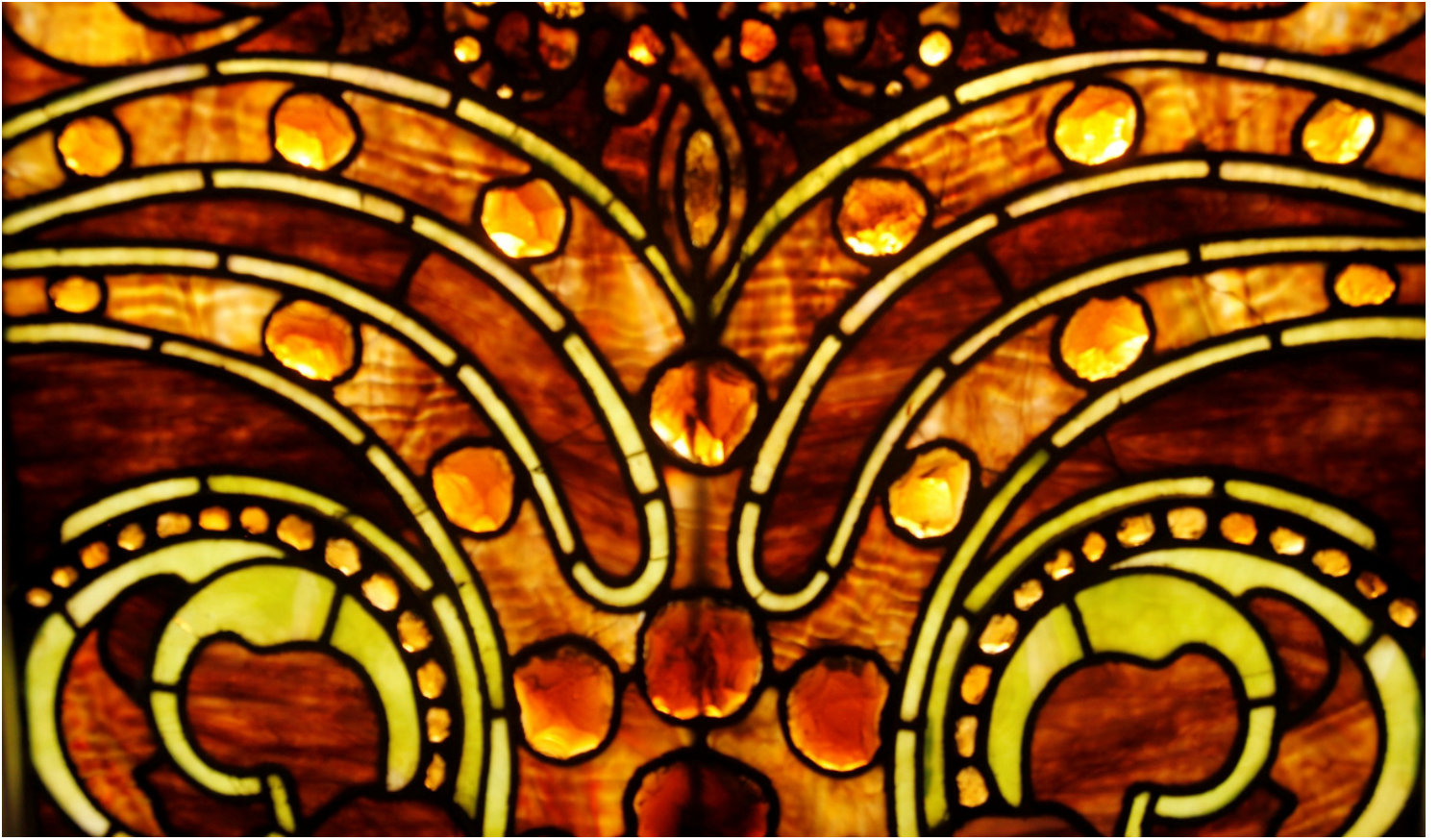






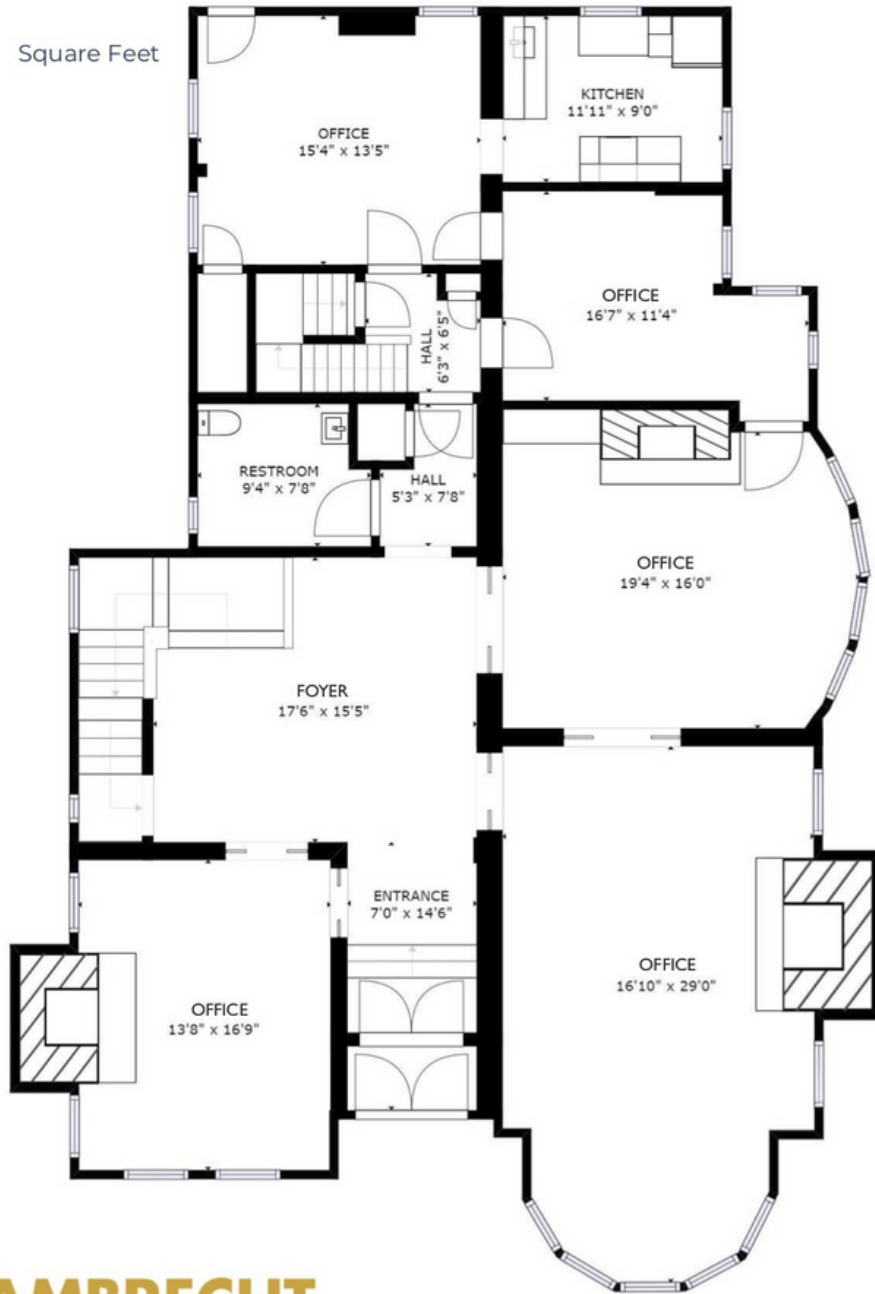






BAGLEY MANSION - 1ST FLOOR

2,315 Square Feet



BAGLEY MANSION - 2ND FLOOR

2,324 Square Feet



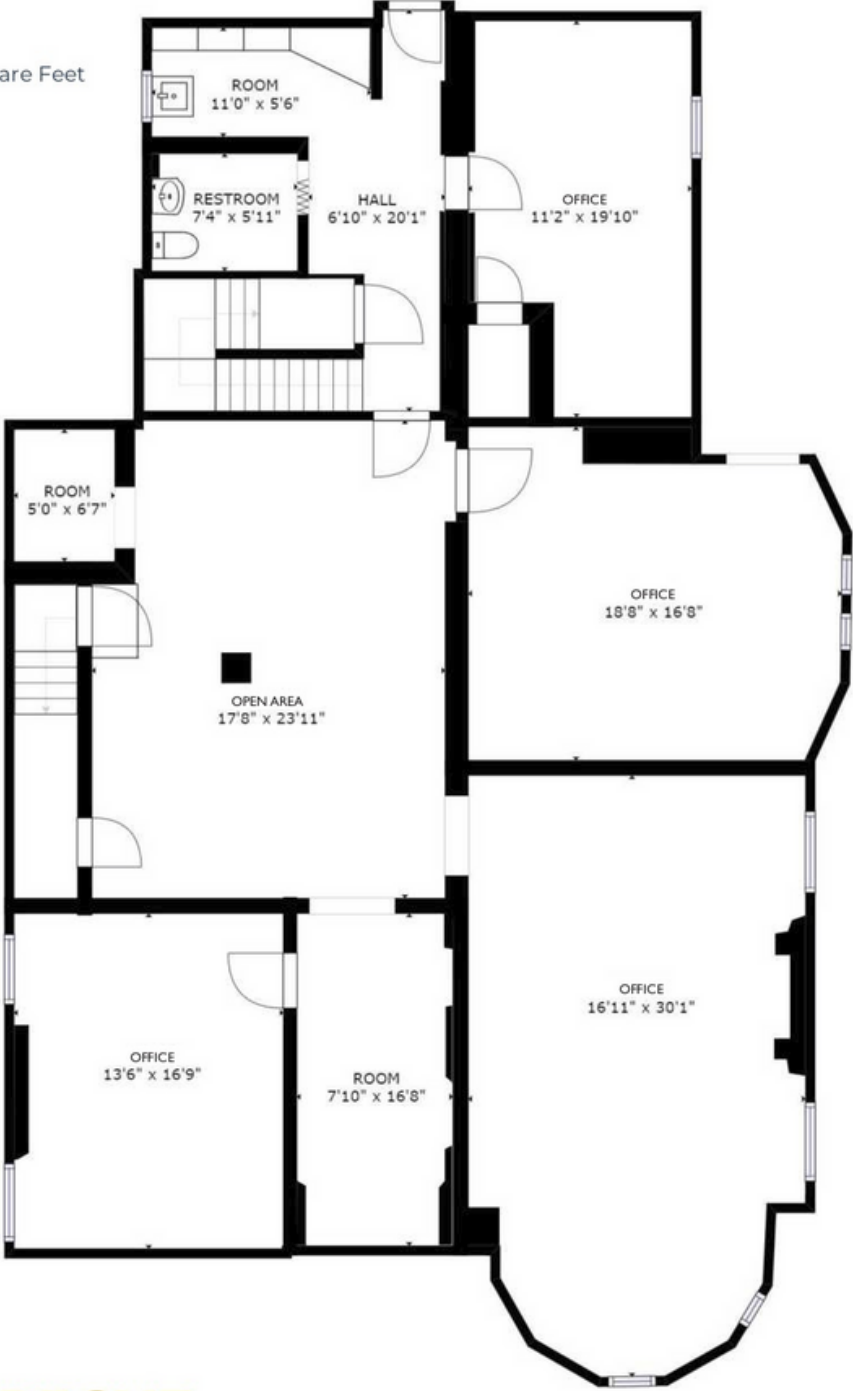
BAGLEY MANSION - 3RD FLOOR

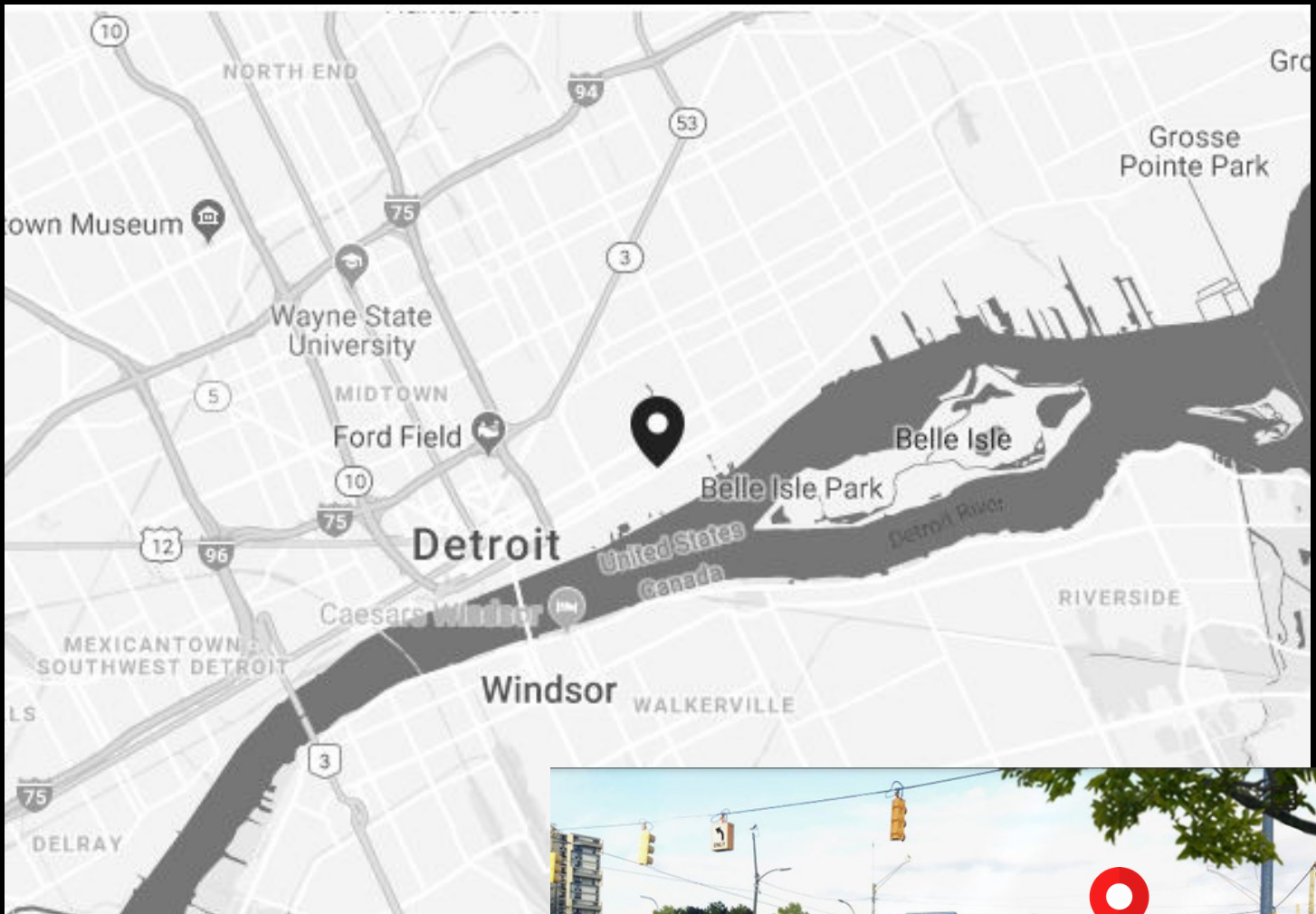
1,600 Square Feet



BAGLEY MANSION - GARDEN LEVEL

2,255 Square Feet





Location Location Location

- 2 minutes to downtown core on main artery
- 20,000 cars pass by per day - commuter route to eastern suburbs, including the Grosse Points & Saint Claire Shores
- Easy access to highways
- Walking distance to the Riverfront with all of its new and coming development
- Easy parking - street and lot
- 5 minutes to professional sports
- 2 minutes to beautiful Belle Isle recreation
- Surrounded by strong businesses and new developments
- 2 minutes to Windsor-Detroit Tunnel
- 20 minutes to Detroit International Airport

WHY INVEST HERE?

MAJOR DEVELOPMENT PLANS UNDERWAY



st Jefferson Avenue, MLS Size

E JEFFERSON CURRENT VIEW



URBAN DEVELOPMENT UNDERWAY

DEVELOPMENT NEXT DOOR JOSEPH CAMPAU GREENWAY



CONSTRUCTION 20202



FINAL VISION RENDERING

WATERFRONT URBAN PLANNING AROUND BAGLEY MANSION



A DECADE OF CHANGE & GROWING CONFIDENCE



- 2nd largest increase in market outlook after Atlanta (2010-2016 by PWC)
- 84%+ positive real estate outlook up from 17% in 2010
- Detroit is America's only winner of the UNESCO "City of Design" designation
- 33% of the greater Downtown Detroit population is now millennials, this is 10% higher than the U.S. average for urban cities. Millennials have over a trillion dollars in direct buying power (21% of the market)
- In 2017, New York Times named Detroit a TOP TEN destination to visit
- Downtown Detroit now welcomes millions of visitors each year for major sports, casinos, international festivals and conferences with a total tourist revenue of \$14.2 billion
- 9.3 million annual visitors
- Eastern Market attracts 550 local vendors and up to 40,000 visitors on Saturdays
- Downtown Detroit boasts 11 museums
- Detroit is home to some of the country's most important cultural heritage, like Motown and is home to the world's largest free jazz festival
- Detroit is the only American city with all four of its major league teams centrally located in its downtown core

A RISING TIDE LIFTS ALL SHIPS
DETROIT'S TIDE IS STILL RISING
DON'T MISS OUT

THE BEST TIME TO BECOME A PART OF DETROIT IS NOW

THEN



Source: Reddit

"We have experienced a long period of head winds here in Detroit, but the air has been dramatically shifting to a tail wind." – Billionaire Dan Gilbert

Downtown Detroit has changed dramatically in the last 5 years. Its unprecedented resurgence that has garnered national and international headlines.

- Progressive infrastructure improvements
- Residential developments
- Public transportation initiatives
- Building restoration

Detroit, America's first great city, promises continued responsible growth. It is a place where the best is yet to come.

NOW



Source: Detroit Metro Times



Source: Downtown Detroit Parks