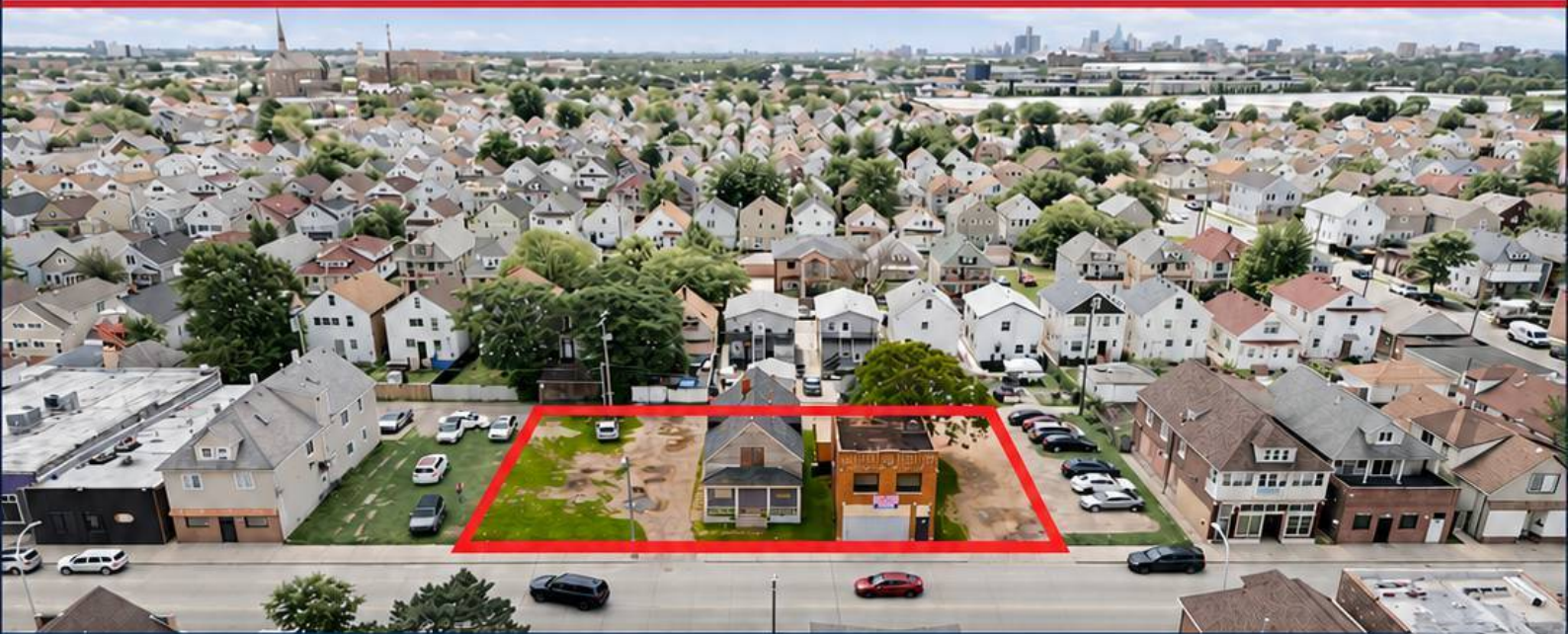




RE/MAX
TEAM 2000
OUR EXPERIENCE WORKS FOR YOU

2236 & 2256 Caniff Ave
Hamtramck, MI 48212



Prime Development Opportunity

BUILD TODAY.
GROW TOMORROW.



**High-Visibility
Corridor**



**Flexible Use:
Retail Plaza or Multi-Family**
(Subject to Zoning)



**Strong Area
Growth & Demand**

Endless Potential in the Heart of Hamtramck

This well-located property offers a rare chance to bring your vision to life in one of Metro Detroit's most established and growing communities. With the right zoning, this site can be transformed into a **neighborhood retail plaza** or a **modern multi-family development** — both strong options in today's market.

Hamtramck continues to attract residents, businesses, and investors due to its strong economy, vibrant culture, and central location. This property is perfectly positioned to serve the community's growing needs — whether it's convenient retail and services or quality housing.

A smart investment. A stronger community. A better future.

Let's unlock the potential — together.

Why This Location?



Close to schools, parks,
shopping & major highways



High population density
and steady demand



Excellent long-term
investment potential



Opportunity to enhance
and support the local community

**For More Information
Contact Me Today**



Al Alfarajalla

Commercial Real Estate Specialist | RE/MAX Team 2000



(313) 471-9045



al.remaxteam2000@gmail.com

2226 Caniff Street, Hamtramck, Michigan 48212-2958

MLS#: **20261047515**
P Type: **Real Estate Only**
Status: **Active**

Area: **05056 - Hamtramck**
DOM: **N/26/26**

Short Sale:
Trans Type:

**No
Sale
ERTS/FS**

LP: **\$499,900**
OLP: **\$599,900**

Location Information

County: **Wayne**
City: **Hamtramck**
Mailing City: **Hamtramck**
School Dist: **Hamtramck**
Location: **S of Caniff / W of Jos Campau**
Directions: **I-75 TO CANIFF E ON CANIFF APPROX 2 BLOCKS S SIDE OF CANIFF**

Side of Str:

Lot Information

Acres: **0.07**
Rd/Wtr Frt Ft: **152 /**
Lot Dim: **152X121**

General Information

Year Blt/Rmd:
#Units/ % Lsd: / -%
Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments:

Business Information

Zoning: **Commercial, Residential**
Current Use: **Commercial, Residential**
Bus Type:
Licenses:
Rent Incl:
Inv List:
Inv Incl: **No**
APOD Avail:

Zone Conform:
Rent Cert'd:
Restrictions:

Income and Expenses

Monthly Sales:
Annl Net Inc: **0**
Annl Gross Inc: **0**
Annl Oper Exp: **0**

Access To / Distance To

Interstate:
Railroad:
Airport:
Waterway:

Square Footage

Est Sqft Ttl: **3,800** (LP/SqFt: \$131.55)
Est Sqft Main: **3,800**
Est Sqft Ofc:
Sqft Source:

Recent CH: **07/10/2026 : DOWN : \$599,900->\$499,900**

Listing Information

Listing Date: **06/23/2026** Off Mkt Date:
Listing Exemptions:
Exclusions: Protect Period: **180**
Terms Offered: **Cash, Conventional, Warranty Deed**
Access: **Appointment**
Pending Date:
ABO Date:
Possession:
MLS Source: **At Close**
LB Location: **REALCOMP**
BMK Date:
Contingency Date:
Originating MLS# **20261047515**

Features

Arch Level:
Foundation: **Slab**
Accessibility:
Water Source: **Public (Municipal)**
Exterior: **Brick**
Foundation Mtrl:
Sewer: **Sewer (Sewer-Sanitary)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **41003050204000**
Tax Summer: **\$574**
SEV: **9,300.00**
Legal Desc: **LOT 204 ADOLPH SLOMAN'S MILWAUKEE JUNCT. SUB 1/4 SEC 39 10,000 A.T. L.21 P.100WCR**
Subdivision: **Adolph Sloman Milwaukee Junction Sub**
Tax Winter: **\$64**
Taxable Value: **\$9,300.00**
Ownership: **Standard (Private)**
Oth/Sp Assmnt:
Existing Lease: **No**
Occupant: **Vacant**

Agent/Office/Contact Information

Listing Office: **RE/MAX Team 2000**
Listing Agent: **AL ALFARAJALLA**
Contact Name: **CALL AL**
List Ofc Ph: **(313) 561-0900**
List Agt Ph: **(313) 471-9045**
Contact Phone: **(313) 471-9045**

Remarks

Public Remarks: **Exceptional commercial investment opportunity with tremendous upside potential. Situated on a highly visible site, this property offers endless redevelopment possibilities, including a mixed-use apartment building, retail plaza, or other commercial ventures (subject to approvals). Prime location with strong traffic counts and growing surrounding development makes this an ideal opportunity for investors and developers looking to maximize value. Don't miss your chance to unlock the full potential of this versatile property.**

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2232 Caniff Street, Hamtramck, MI 48212-2958

Realist Tax

Owner Information				
Owner Name:	Sparta Dev Llc	Tax Billing Zip:	48313	
Mailing Address:	14738 Rice Dr	Tax Billing Zip+4:	2940	
Tax Billing City & State:	Sterling Heights Mi			

Location Information			
Location City:	Hamtramck	MLS Area:	05056
School District:	Hamtramck	Census Tract:	552200
School District Code:	Hamtramck	Parcel Comments:	SUMMER TAX (2025) 6593.90 ;W
Subdivision:	Adolph Sroman Milwaukee Junction Sub		

Tax Information			
Tax ID:	41-003-05-0205-300	Parcel ID:	41003050205300
Alternate Tax ID:	41003050205300	Lot:	205
Legal Description:	LOTS 205 TO 208 INCL ADOLPH SLOMAN'S MILWAUKEE JUNCT. SUB 1/4 SEC 39 10,000 A.T. L.21 P.100W		

Assessment & Taxes			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$106,800	\$97,600	\$89,900
YOY Assessed Change (\$)	\$9,200	\$7,700	
YOY Assessed Change (%)	9%	9%	
Market Value - Total	\$213,600	\$195,200	\$179,800
Tax Year	2025	2024	2023
Total Tax	\$7,727.74	\$1,994.33	\$1,972.03
Change (\$)	\$5,733	\$22	
Change (%)	287%	1%	

Characteristics			
Land Use - Corelogic:	Misc Improvements	Stories:	2.0
Land Use - State:	Commercial	# of Buildings:	2
Land Use - County:	Commercial Improved	Total Baths:	3
Estimated Lot Acres:	0.280	Full Baths:	3.000
Estimated Lot Sq Ft:	12,197	Heat Type:	Forced Air
Lot Frontage:	120	Garage Capacity:	0
Lot Depth:	100	Year Built:	1923
Building Sq Ft:	3,334		

Building 1 of 2

Building 2 of 2

Map Google Street View



Click any parcel for parcel details.

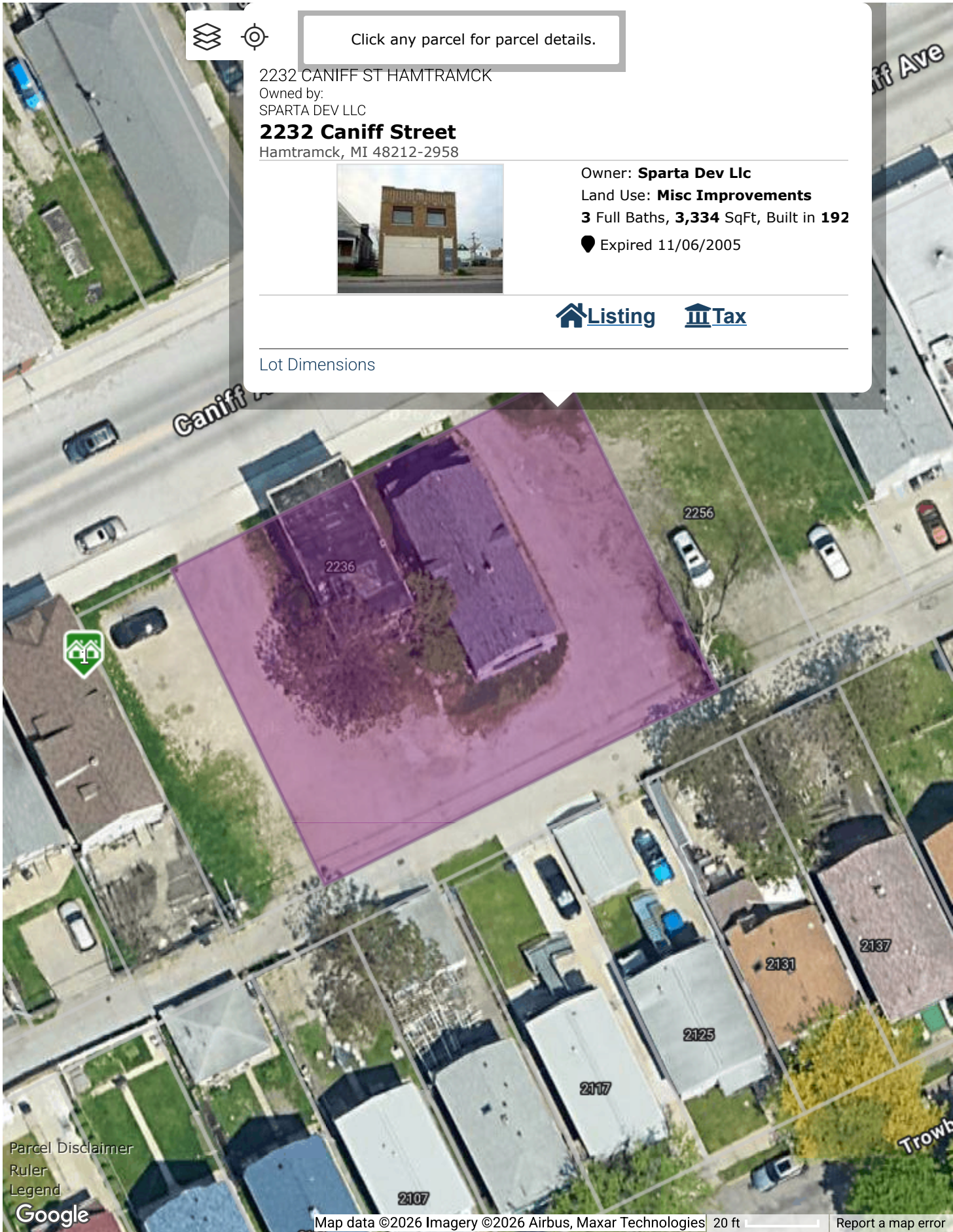
2232 CANIFF ST HAMTRAMCK
Owned by:
SPARTA DEV LLC
2232 Caniff Street
Hamtramck, MI 48212-2958



Owner: **Sparta Dev Llc**
Land Use: **Misc Improvements**
3 Full Baths, 3,334 SqFt, Built in 192
Expired 11/06/2005

[Listing](#) [Tax](#)

Lot Dimensions





Click any parcel for parcel details.

2256 CANIFF ST HAMTRAMCK

Owned by:
SPARTA DEV LLC

2256 Caniff Street

Hamtramck, MI 48212-2958

Owner: **Sparta Dev Llc**

Land Use: **Misc Improvements**

0.07 Acres

Tax

[Lot Dimensions](#)



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Legend
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1/1