



**Gino Tozzi**  
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**1075 COPLIN Street, Detroit 48215-2788**  
**\$350,000**



Almost half an acre of vacant land zoned commercial in the Jefferson corridor of the rising Jefferson Chalmers neighborhood is ready to be sold to the right group. This land used to have a 30 plus unit apartment building on the lot and could be redeveloped to have that or other residential/commercial use. There is a newer sidewalk in front of the property, a grassy field with few trees and shrubbery on the edges of the property. Vacant land like this in rising areas of Detroit are prime for redevelopment as the city continues making its comeback. Numerous spots around this area are evidence of economic growth and redevelopment. Come and visit for yourself and make an offer!

|               |                                                                                                           |           |                 |             |                                      |              |           |                |                |
|---------------|-----------------------------------------------------------------------------------------------------------|-----------|-----------------|-------------|--------------------------------------|--------------|-----------|----------------|----------------|
| MLS#:         | <b>20240041067</b>                                                                                        | Status:   | <b>ACTV</b>     | Shrt Sale:  | <b>No</b>                            | Irrigation:  |           | Land Contract: | <b>No</b>      |
| County:       | <b>Wayne</b>                                                                                              | Stat Dt:  | <b>06/16/24</b> | Acreage:    | <b>0.45</b>                          | Lnd Cntrct:  | <b>No</b> | Tax Winter:    | <b>\$1,085</b> |
| School D:     | <b>Detroit</b>                                                                                            | Trans Ty: | <b>Sale</b>     | Front Feet: | <b>183</b>                           | Wtrfrt Ft:   |           | Tax Summer:    | <b>\$693</b>   |
| Area:         | <b>Det: Mcclellan East/Mack To Shore</b>                                                                  |           |                 | Price/Acre: | <b>\$777,778</b>                     | Land Int Rt: |           | Land Paymt:    |                |
| SubDiv:       | <b>LAKE VIEW (PLATS)</b>                                                                                  |           |                 | Road:       | <b>Paved, Pub. Sidewalk</b>          |              |           | Land Terms:    |                |
| Prop Type:    | <b>Land</b>                                                                                               |           |                 | Lot Dim:    | <b>183.00 x 108.00</b>               |              |           |                |                |
| Zoning:       | <b>Commercial</b>                                                                                         |           |                 | Water:      | <b>Public (Municipal)</b>            |              |           |                |                |
| Property ID:  | <b>W21I051808C11</b>                                                                                      |           |                 | Sewer:      | <b>Public Sewer (Sewer-Sanitary)</b> |              |           |                |                |
| Current Use:  | <b>Unimproved</b>                                                                                         |           |                 |             |                                      |              |           |                |                |
| Lot Features: | <b>Cleared, Level</b>                                                                                     |           |                 |             |                                      |              |           |                |                |
| Legal Desc:   | <b>W COPLIN 11 THRU 6 TRIANG PT OF 5 BG N 3 FT ON E LINE &amp; 108 FT ON N LINE LAKE VIEW SUB L16 P36</b> |           |                 |             |                                      |              |           |                |                |
| Directions:   | <b>North on Jefferson from Dickerson, Turn Left on Coplin, Vacant Lot on Left side of Coplin</b>          |           |                 |             |                                      |              |           |                |                |
| List Office:  | <b>Real Estate One-Clinton Twp</b>                                                                        |           |                 |             |                                      |              |           |                |                |

Presented By: **Gino Tozzi Jr -> (313) 587-6602**  
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