

ICONIC
REAL ESTATE

FOR SALE

0.28 ACRES



VACANT LAND

CONTACT

PETAR ELIEFF

PElieff@ICONICdet.com

313.603.ICON

5203 16TH STREET
DETROIT, MI 48208

PROPERTY FEATURES

- 0.28 Acres of Vacant Land
- Corner lot/R2 Zoning
- Allowed to build one or two family dwellings
- 600 feet from Grand River Avenue
- .3 miles from the I-94 freeway
- Proximity to CHN and Cinnaire Housing Community development
- Sale Price: \$30,000.00



ZONING DISTRICT CLASSIFICATIONS

RESIDENTIAL ZONING DISTRICTS

R1 SINGLE-FAMILY RESIDENTIAL DISTRICT

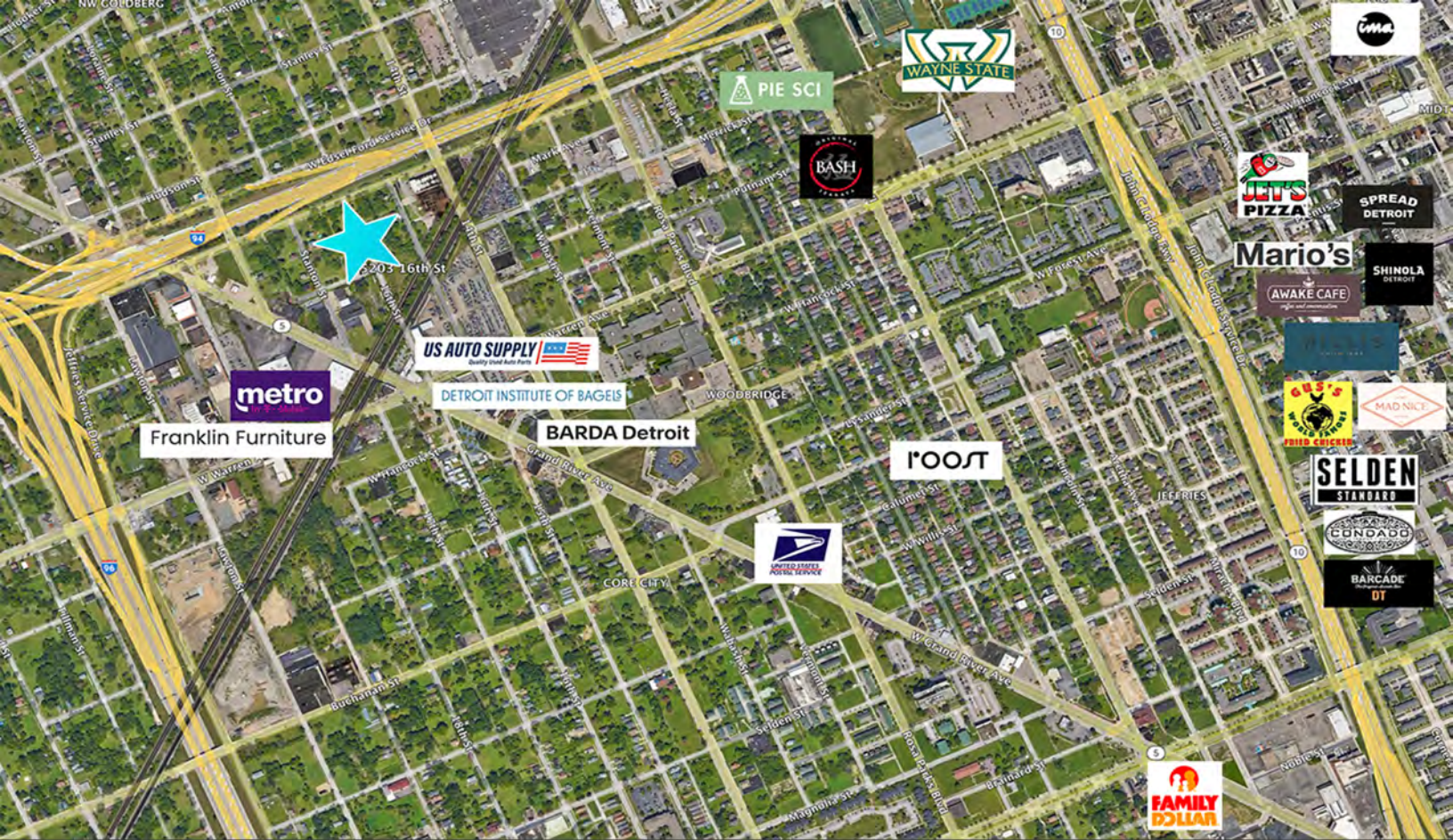
This district is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

R2 TWO-FAMILY RESIDENTIAL DISTRICT

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

R3 LOW DENSITY RESIDENTIAL DISTRICT

This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.



DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	9,654	37.00	4,023	\$24,567
3 MILE	120,412	36.90	49,662	\$31,144

DAILY TRAFFIC COUNTS

ROADS

DAILY TRAFFIC

14TH ST/MERRICK ST NW

1,943

W KIRBY ST/16TH NE

1,257