

BEFORE





Casket Company Building

644 Selden Street, Detroit

COMPLETED 2019

Project overview

The project, undertaken by Selden Partners LLC, New Center Council Inc. and AG Selden LLC, redeveloped a .23-acre parcel of property located at 644 Selden Street in the city of Detroit, commonly known as the Casket Company building. The location was rehabilitated and a two-floor addition of residential space added over a portion of the building, creating a mixed-use development with a destination restaurant, creative innovation workspace and eight residential units. The project was supported with a \$1 million Community Revitalization Program Other Economic Assistance Loan Participation and resulted in approximately \$7.2 million in private investment while creating 65 new full-time equivalent jobs.

While the Air & Gas building and adjoining courtyard between the two buildings were also redeveloped, environmental hazards had to be remediated prior to occupancy. There were no functioning mechanical systems, elevators or plumbing. The roof had been neglected for years resulting in significant water damage to the Casket Company building.

After improvement, the building has increased in size from approximately 18,000 to 31,000 square feet with the addition of the residential space. The restaurant includes an outdoor patio which is integrated into the Selden Courtyard. Midtown Detroit Inc. has a master-lease and programs the second floor with small innovation companies and entrepreneurs seeking a collaborative environment with shared amenities and affordable rents. The third floor features two-story loft style residential units with balconies for each unit.

MEDC investment: \$1 million Michigan Community Revitalization Program

Private investment: \$7.2 million

Local investment: \$1.1 million Obsolete Property Rehabilitation Act

Jobs created: 65