

# BEFORE





AFTER

# 678 Selden

678 Selden Street, Detroit

COMPLETED 2017

## Project overview

678 Selden LLC was awarded \$670,210 performance-based grant and has historically renovated the three-story apartment building at 678 Selden Street in Midtown Detroit into a mixed-use commercial/residential building. The building includes 28 modern apartments and two commercial units on the first floor that can also be used for commercial or residential. The project has a total capital investment of approximately \$3.7 million.

The project has converted a historic, vacant apartment building constructed in 1920 into a mixed-use development that increased the density and the walkability of the block. The property previously been vacant for the past seven years. Despite the disinvestment, the brick building was structurally sound and had maintained some of its original detail; however, it could not be occupied without extensive renovations. The renovations on the building included: new plumbing, heating, electrical systems, bathrooms, kitchens, laundry facility in basement, an elevator with a state-of-the-art fire protection system, video intercom security system, and secured parking in leased space across from the property.

The original Terrazzo hardwood floors have been refurbished where possible and replaced in areas that could be salvaged. The project has a mix of uses including two commercial units that are built out to accommodate residential units if necessary and 28 residential units that include one-bedroom and studio apartments. The commercial units are being marketed for studio space for artists, exclusive boutique space, live work space or office space for a small business.

**MEDC investment:** \$670,210 Michigan Community Revitalization Program grant

**Private investment:** \$3.6 million

**Local investment:** \$410,930 in Obsolete Property Rehabilitation Abatement

**Jobs created:** 4