

BEFORE





East Baltimore Development

207 East Baltimore Street, Detroit

2018

Project overview

207 East Baltimore LLC was awarded a \$225,000 performance-based grant to convert a vacant warehouse building into a residential live/work building with 12 loft-style units in Detroit.

The applicant converted a vacant warehouse building into a residential live/work building with 12 loft-style units on approximately 0.20 acres of property located at 207 East Baltimore Street. The warehouse structure is just under 8,000 square feet and was in disrepair. On the eastern half of the building, the roof had caved in, so a second story was added that includes balcony space for six of the units that faced Woodward Avenue. The western half of the roof was rebuilt in the areas where needed. There was significant interior demolition, including removing the existing floor.

The project required significant infrastructure improvements including a new sewer drainage, new plumbing, HVAC and electrical. Completed, the project includes over 10,000 square feet of redeveloped space and units with modern amenities marketed toward the growing creative class in Detroit.

MEDC investment: \$225,000 Community Revitalization Program grant

Private investment: \$1.7 million

Local investment: \$277,200 in Obsolete Property Rehabilitation Authority tax credits

Jobs created: 1