

**REDEVELOPMENT PROPERTY // FOR SALE**

# 106,518 SF FORMER HOSPITAL ON 13 ACRES PRIME FOR REDEVELOPMENT

26755 BALLARD ST

HARRISON TOWNSHIP, MI 48045



- 106,518 SF on 13 acres
- Ideal for senior housing, assisted living, tear-down or multi-family development, medical or education
- Close highway proximity
- Potential Brownfield Fund Site
- Albert Kahn designed building
- 173 paved parking spaces



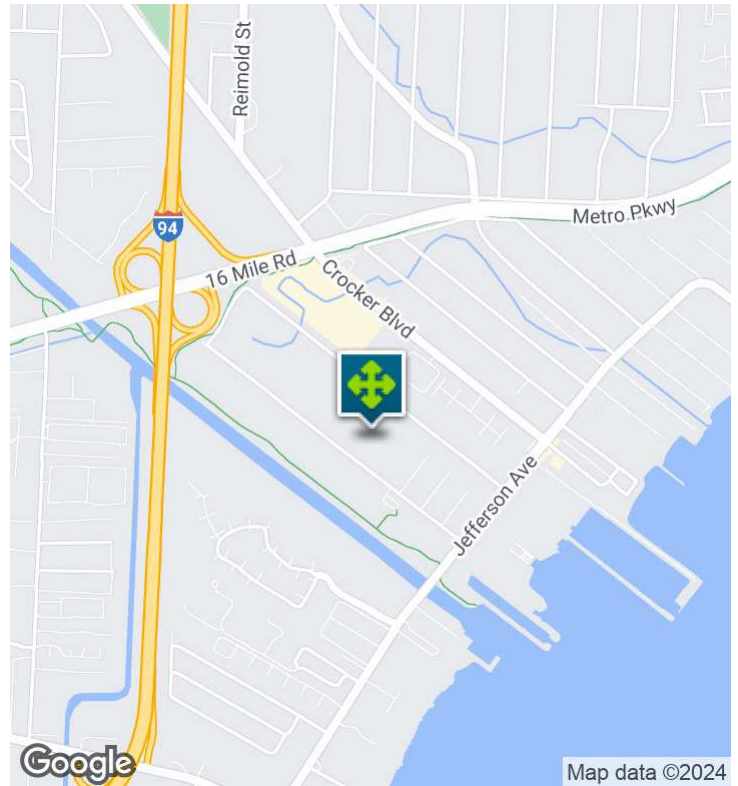
**P.A. COMMERCIAL**  
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# EXECUTIVE SUMMARY



Sale Price	\$2,900,000
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## OFFERING SUMMARY

Building Size:	106,518 SF
Number of Units:	100
Price / SF:	\$27.23
Year Built:	1925
Zoning:	RM-1
Market:	Detroit
Submarket:	Macomb East

## PROPERTY OVERVIEW

This 106,518 SF former St. John Hospital is an Albert Kahn-designed building that comes with additional land and parking. The two-story facility also comes with a basement and plumbing throughout most of the rooms some with a jack-and-jill arrangement. The township allows for apartments, nursing homes, group day care, and senior housing in this RM-1 Zoning District. Drawings have been produced to break out the additional land parcels for home or condo developments.

Conveniently located less than a mile from Lake Saint Clair and nearby I-94 interstate highway. This popular residential and commercial district features entertainment, restaurants, convenience stores, beaches, marinas, and amazing views of the lake. Harrison Township Waterfront park and popular Metropark and Nature Center are just down the road.

## PROPERTY HIGHLIGHTS

- Ideal for senior housing, assisted living, tear-down or multi-family development, medical, and education
- Potential Brownfield Fund Site
- Fully-repaired beautiful slate roof
- Fully built-out basement
- Fire-suppression system



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## ADDITIONAL PHOTOS



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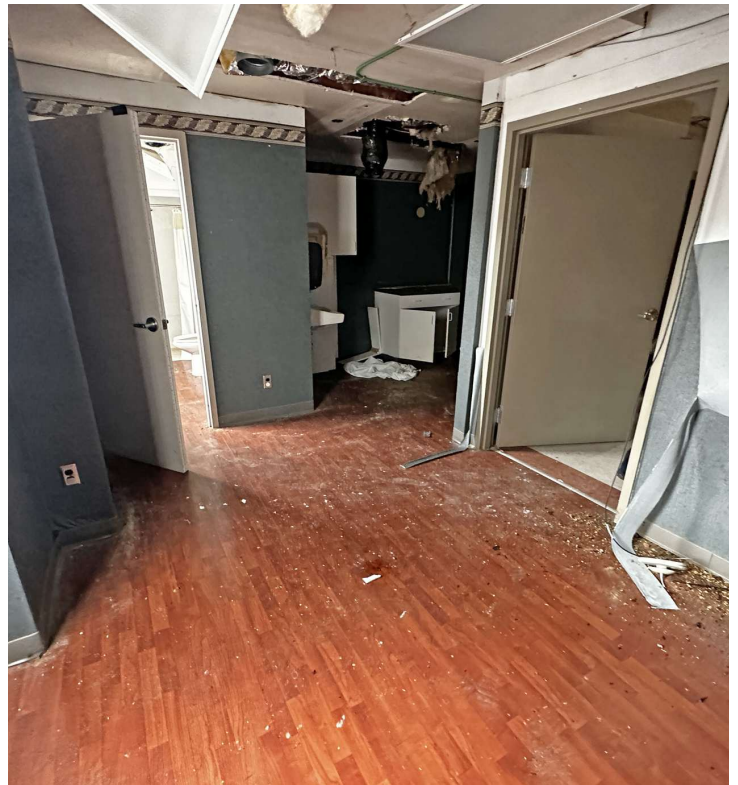
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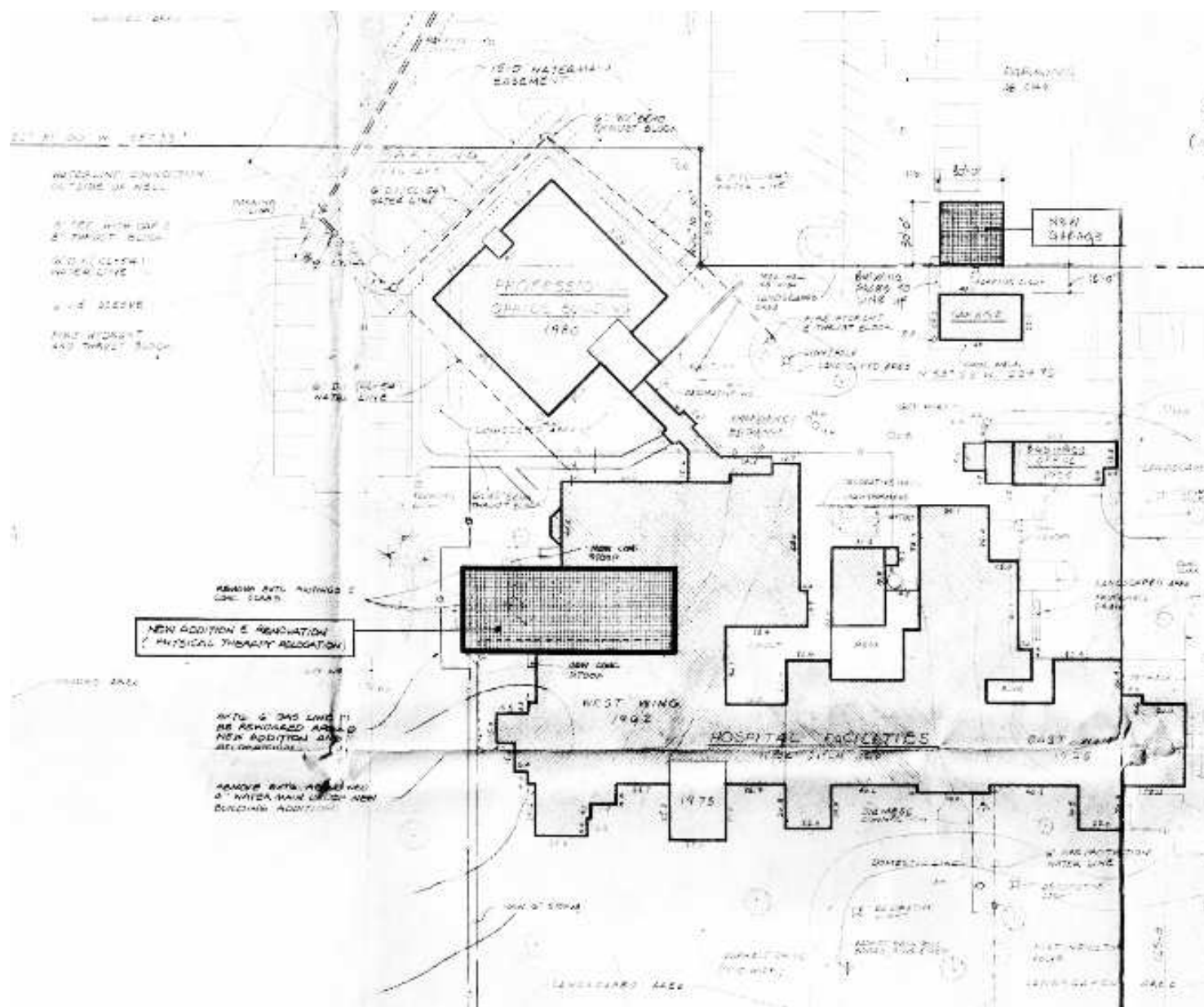
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## SITE PLAN



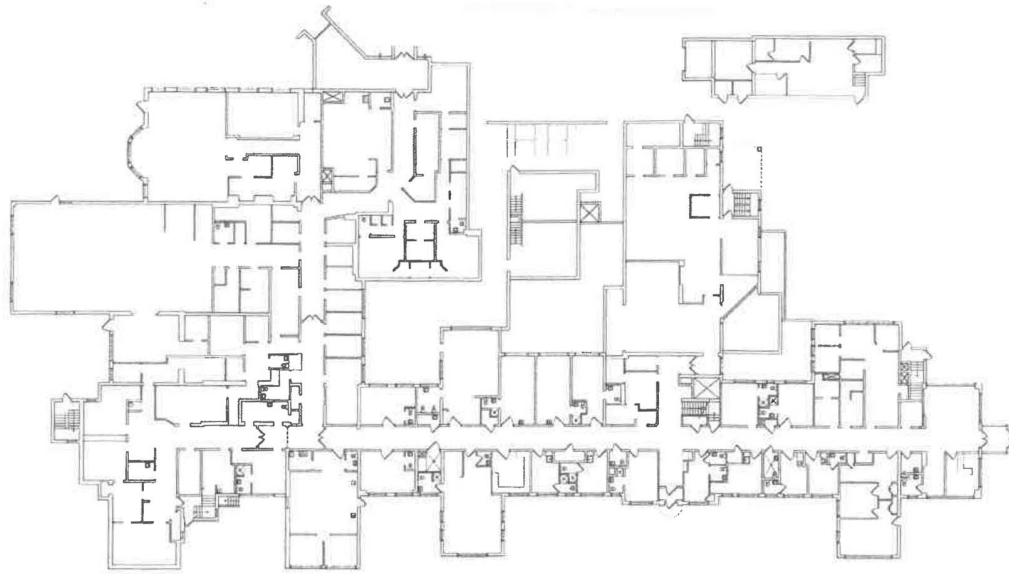
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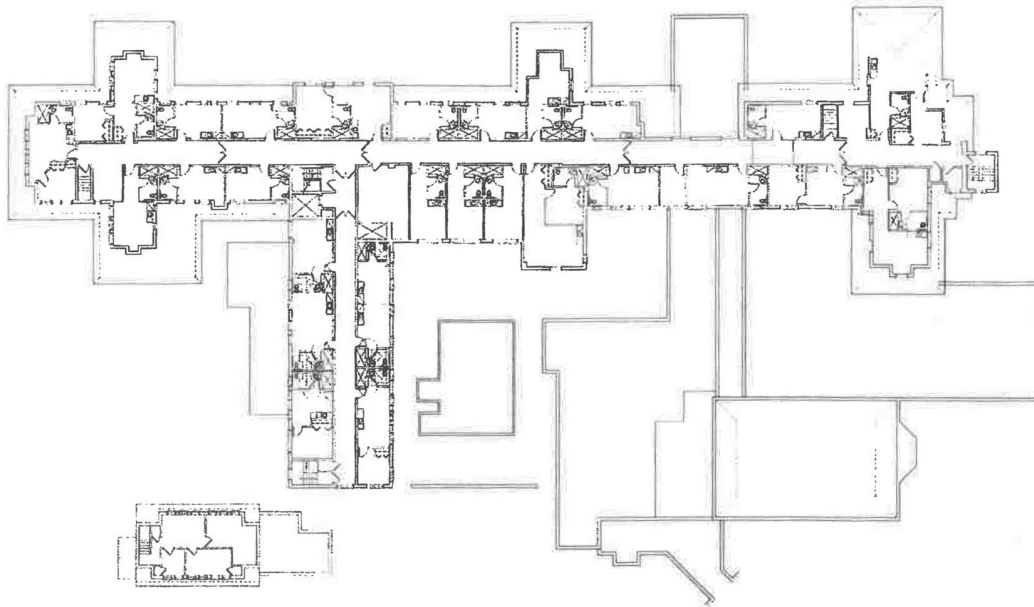


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## FLOOR PLANS



First Floor



Second Floor



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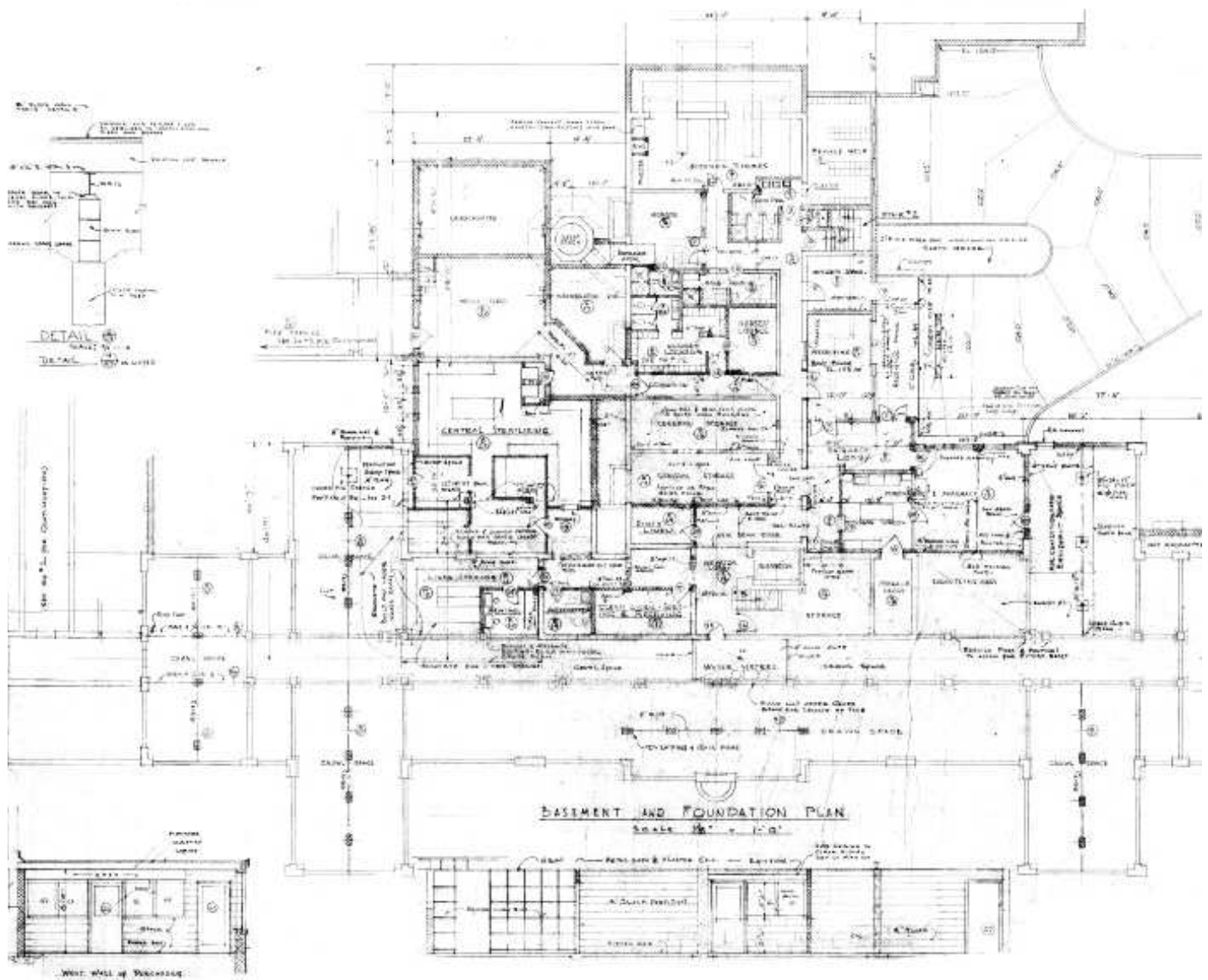
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## FLOOR PLANS



Basement



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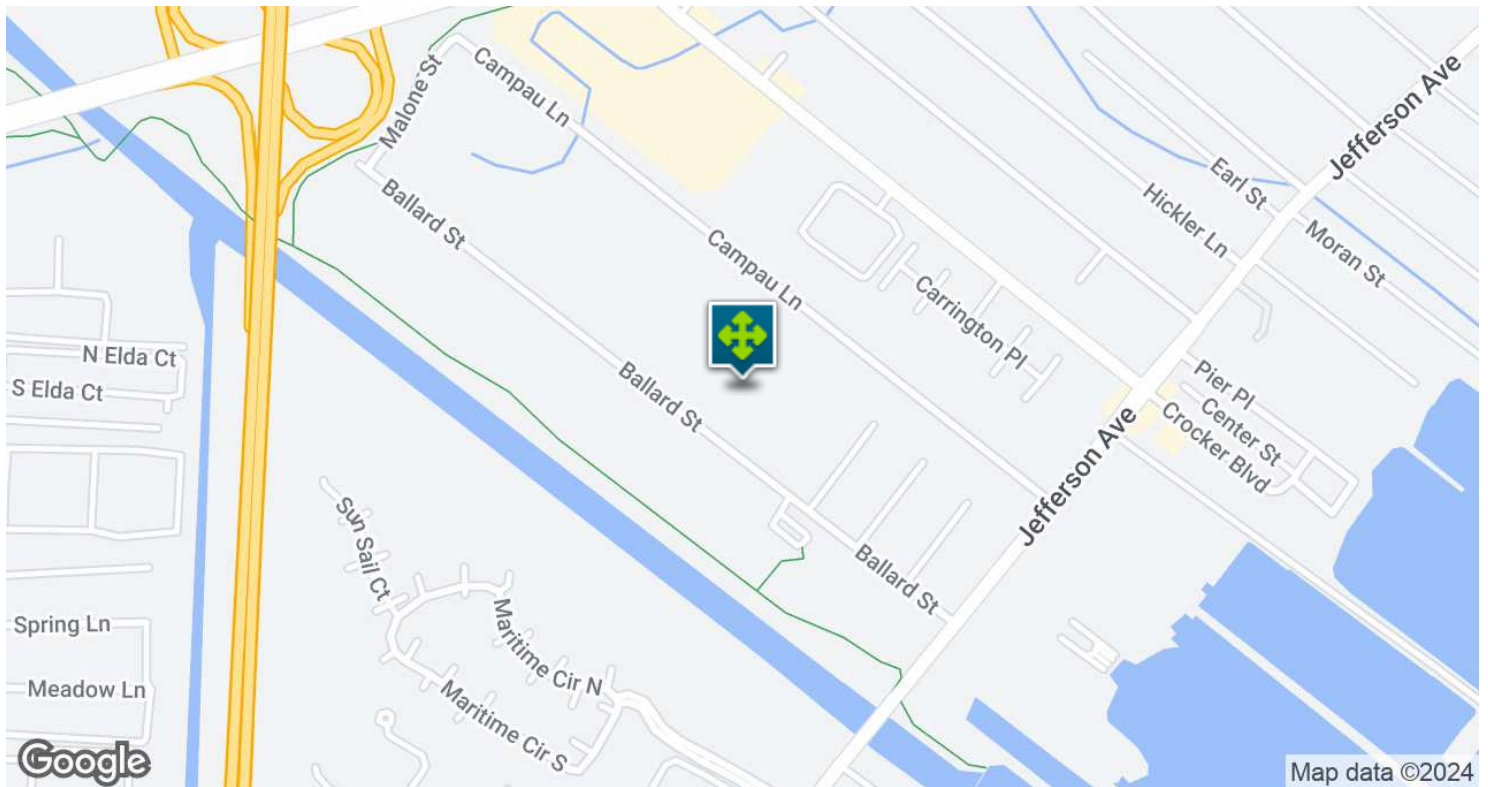
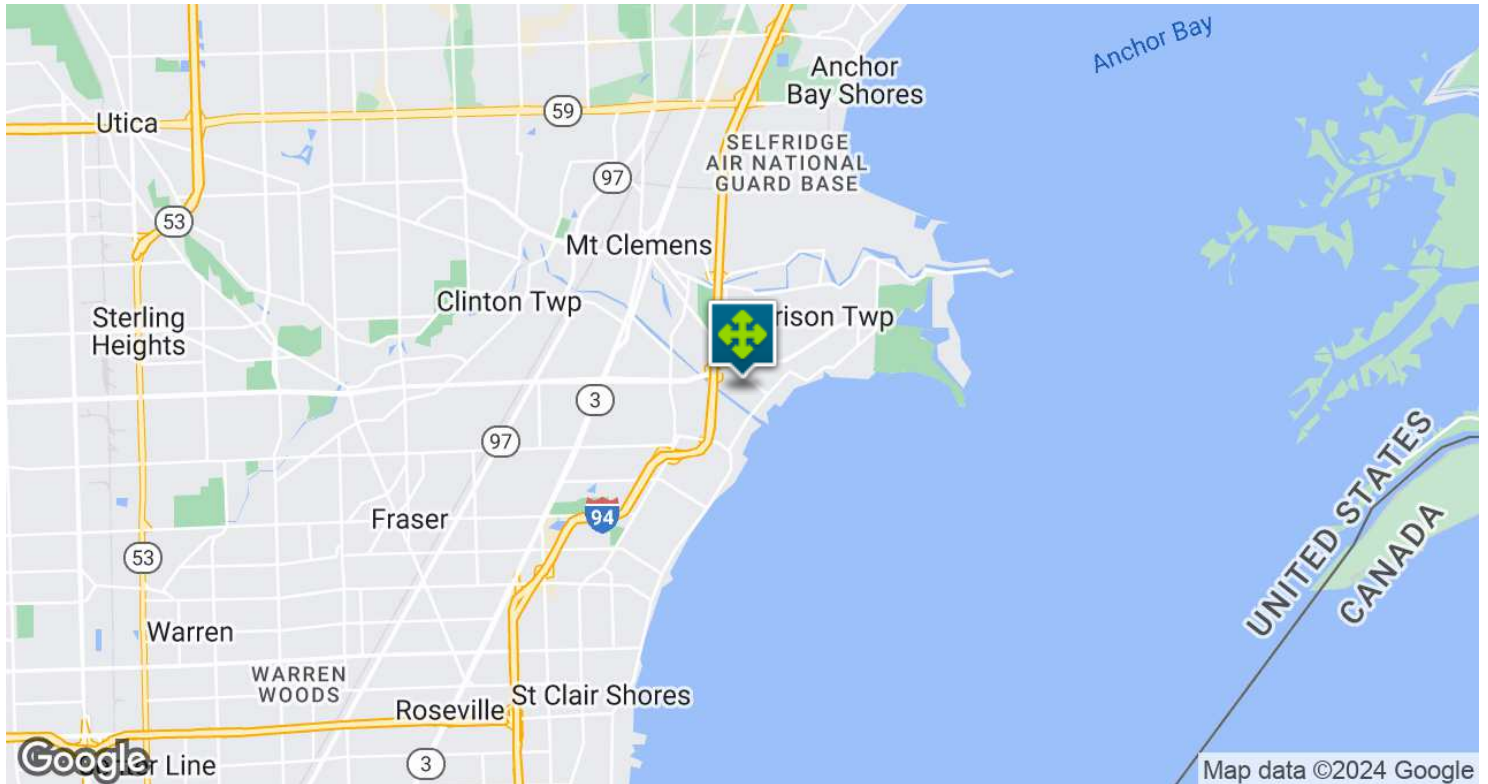
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## LOCATION MAP



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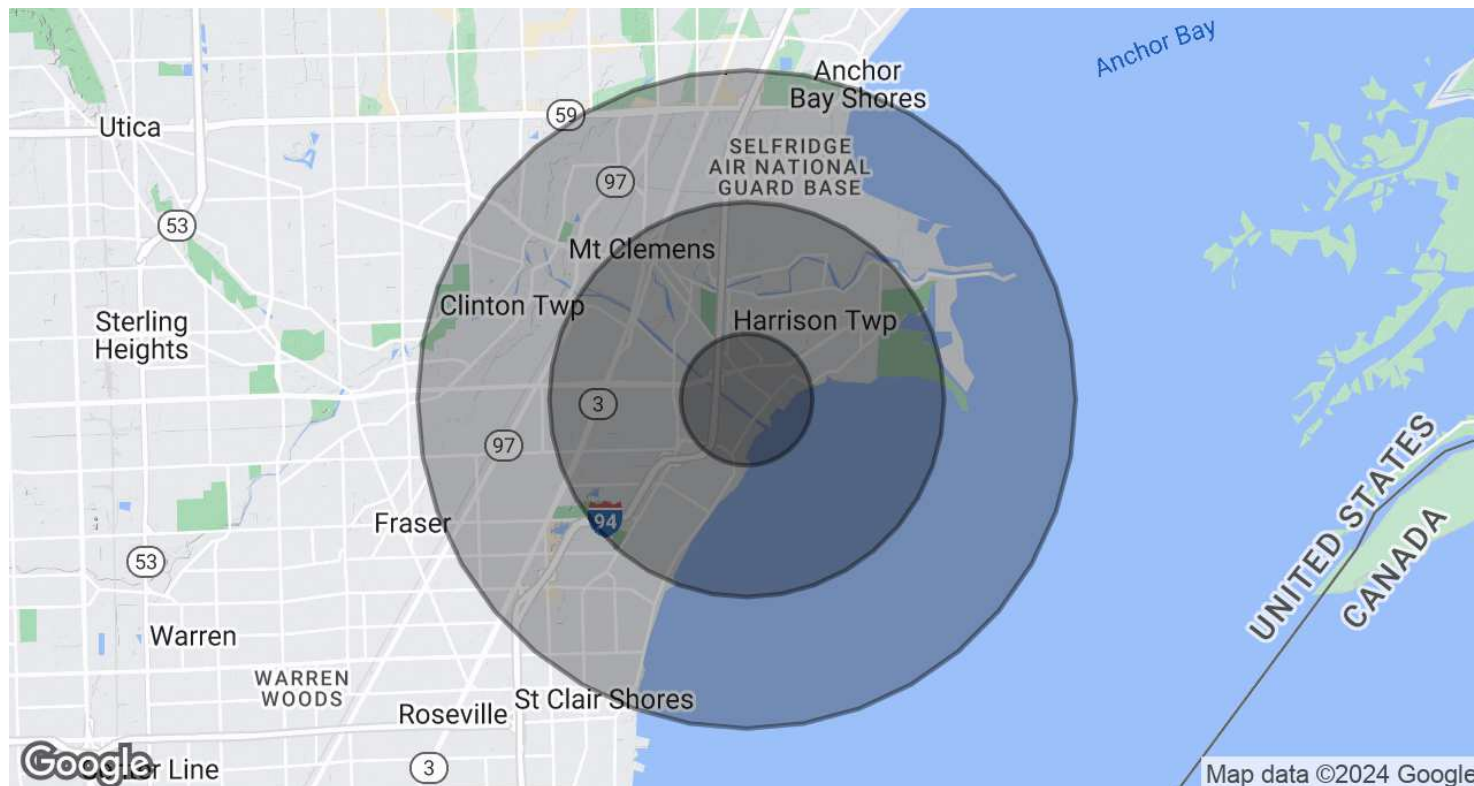
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,538	57,701	135,294
Average Age	43.7	43.0	42.8
Average Age (Male)	40.9	41.5	41.6
Average Age (Female)	45.7	43.2	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,570	28,049	63,024
# of Persons per HH	1.7	2.1	2.1
Average HH Income	\$54,205	\$69,854	\$72,233
Average House Value	\$125,322	\$144,994	\$147,161

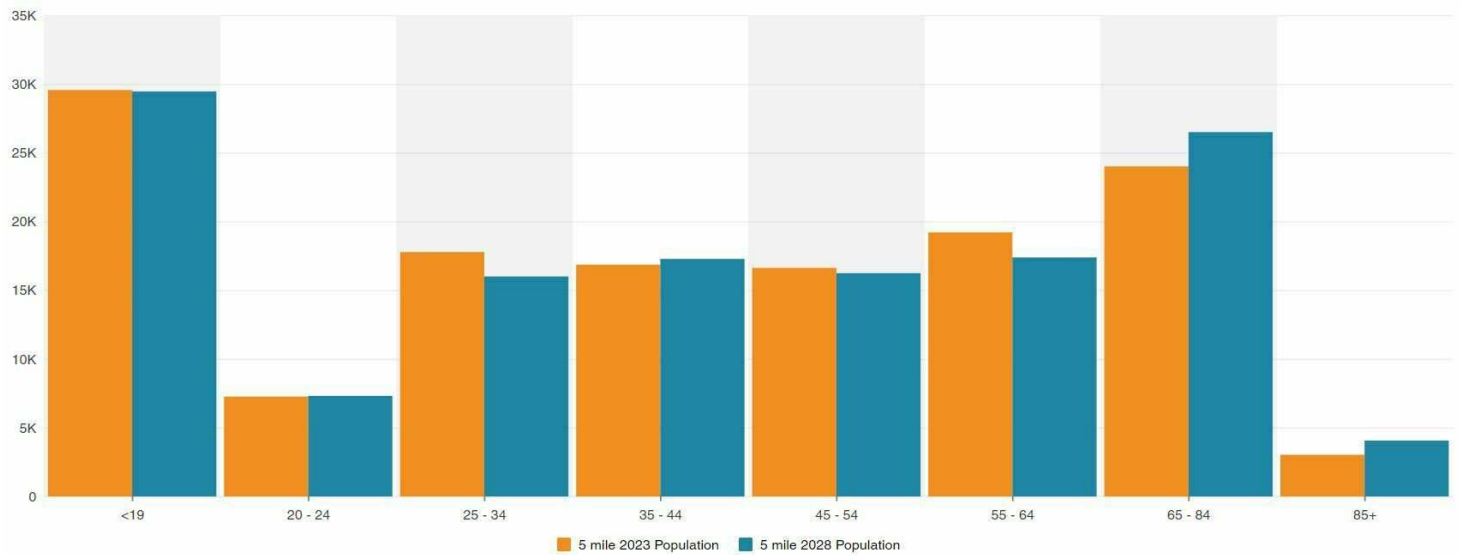
\* Demographic data derived from 2020 ACS - US Census



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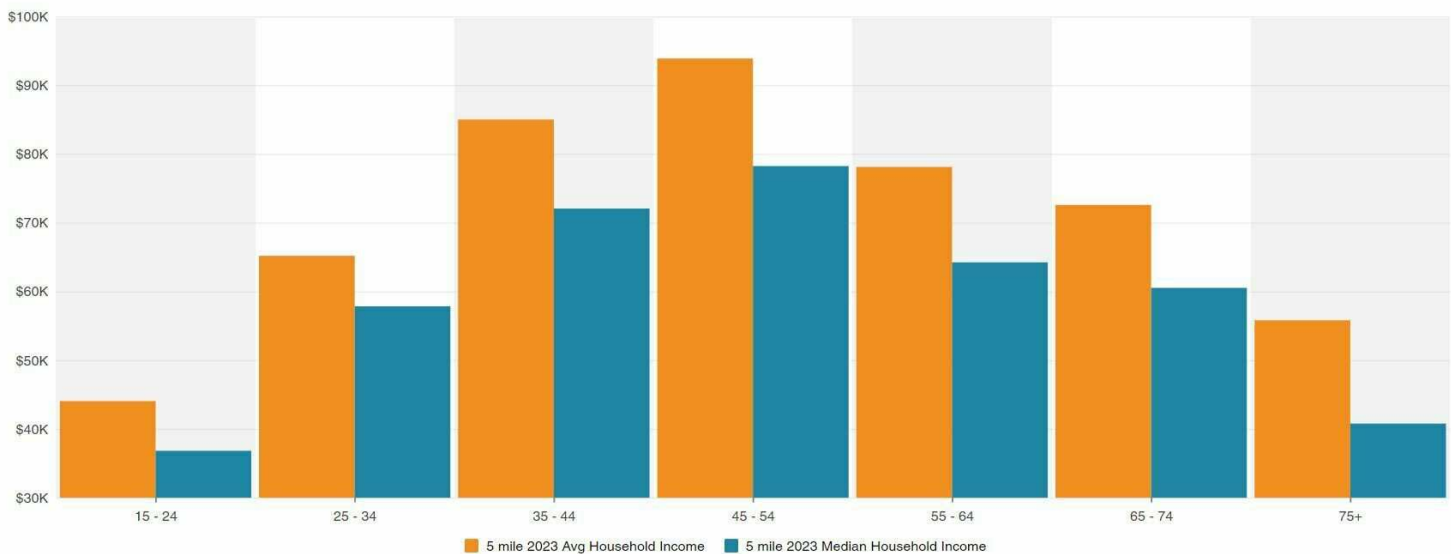
## DEMOGRAPHICS // CHARTS

Population By Age ▾



Household Income By Age ▾

Currency: USD (\$)



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CONTACT US



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