



\$ 40,000



14014 Washburn St, Detroit, MI 48238

- » Beds: 2 | Baths: 1 Full
- » MLS #: 20261006278
- » Single Family | 876 ft<sup>2</sup> | Lot: 3,920 ft<sup>2</sup>
- » More Info: [14014WashburnSt.IsForSale.com](https://www.14014WashburnSt.IsForSale.com)



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#### Remarks

This 2-bed, 1-bath ranch sits on a corner lot with high ceilings, amazing natural light, a full basement, and a large attic, offering the kind of structure investors look for when building long-term cash flow. The seller has already absorbed the major capital expenses that typically stall deals or blow up budgets: a new roof, premium windows from Los Angeles, all new plumbing, and a full interior gut and rebuild. Drywall and paint are complete, the bathroom is prepped for final finishes, and the kitchen is partially installed with custom cabinetry and ready for cosmetic completion. The front of the home has been updated with new stucco, and a new paver walkway is already in place. The remaining work is straightforward and strategic: final cosmetics, some electrical and addressing the foundation, which will likely require attention but does not negate the solid structure already in place. This is not a scenario where hidden systems or deferred maintenance will erode returns. The heavy lifting is already done, allowing an investor to control costs and timelines. Directly across the street on Washburn, three lots are owned by the Detroit Land Bank Authority, presenting future potential to expand your footprint or benefit from surrounding redevelopment. The area is actively

