



\$ 70,000



14409 Cruse St, Detroit, MI 48227

- » Beds: 2 | Baths: 1 Full
- » MLS #: 20250025781
- » Single Family | 720 ft² | Lot: 4,792 ft²
- » More Info: [14409CruseSt.IsForSale.com](https://www.citycentremi.com/agents/1973016/GentraiaBrown)



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Remarks

Solid Brick Ranch with Section 8 Tenant in Place \$1,000/Month Income. Located in Detroit's Grand River/I-96 corridor, this 2-bed, 1-bath brick ranch offers immediate cash flow and long-term upside. Currently tenant-occupied with Section 8 assistance (\$931 of \$1,000/month rent), this home is leased through November 2025. Tenant pays all utilities, is current on rent, and has no pets. The 720 sq ft home includes a spacious basement with plenty of storage potential and a 1.5-car detached garage. A newer hot water tank is already in place, and the rest of the mechanicals are in solid working order. The fenced yard, private driveway, covered porch, and classic brick exterior round out the curb appeal. Investors will appreciate the location: just steps from Sawyer Park and the Adams Butzel Rec Complex (swimming, basketball, ice rink). Mackenzie Elementary-Middle School one of the area's stronger schools is also within walking distance, as is the Umoja Village Community Garden and a Fresh Market grocery store. Priced at just \$70,000, this is a smart, low-maintenance addition to any Detroit portfolio!

