

OFFICE BUILDING FOR SALE

58540 Van Dyke Ave, Washington, MI 48084

FULLY LEASED!



AGENT CONTACT INFO

BOYD KRAFT O: 586.254.0900 x105 • C: 586.243.3488 • boyd@pilotpg.com

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

PILOT

PROPERTY GROUP

38600 Van Dyke, Suite 325
Sterling Heights, MI 48312
586.254.0900 • www.pilotpg.com

**AGENT CONTACT:
BOYD KRAFT**

C: 586.243.3488 • boyd@pilotpg.com

- 3 PROPERTY SUMMARY**
- 4 INCOME & EXPENSES**
- 5 FLOOR PLANS**
- 6 GALLERY**



Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdraw without notice.

Pilot Property Group has prepared this document/email for marketing, or general information purposes only. Information contained herein has been obtained from the owners, or from other sources deemed reliable. We have no reason to doubt its accuracy, but we can not guarantee it.

All properties are subject to change, or withdraw without notice.

PROPERTY SUMMARY

58540 VAN DYKE AVE, WASHINGTON, MI 48084

- 100% occupied multi-tenant premier office building.
- Updated building with low maintenance.
- Land contract available.
- 15 parking spaces, plus extra parking agreement in place provides an additional 60 spaces.
- All new building mechanical systems:
 - Roof replaced in 2020
 - New asphalt parking lot in 2023, resealed in 2026.
 - High efficiency HVAC including 12 rooftop units replaced in 2022.
 - New boiler in 2020 for heated sidewalks/walkway and radiant heating in lower level.
 - 4 RGF cleaners in ductwork in 2021, elevator added in 2000.
 - State-of-the-art camera and alarm system with automatic door locks
 - T-1 line for communications system.

Property Type:Office
Cross Streets:East side of Van Dyke, South of 27 Mile
Total Square Footage:7,512
Total Rentable SF:7,512
Lot Size:84 x 123
Parcel Size:0.22 Acres
Year Built:1998
Zoning:Office V1
Parcel ID:04-34-151-002
Floors:3 - with elevator
Parking Spaces:75
Sale Price:\$975,000.00



AGENT CONTACT INFO

BOYD KRAFT O: 586.254.0900 x105 • C: 586.243.3488 • boyd@pilotpg.com

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

RENT ROLL & EXPENSES

INCOME

	Rent Monthly	Rent Annually	
\$	2,000.00	\$ 24,000.00	
\$	600.00	\$ 7,200.00	
\$	600.00	\$ 7,200.00	
\$	600.00	\$ 7,200.00	
\$	1,200.00	\$ 14,400.00	
\$	600.00	\$ 7,200.00	
\$	600.00	\$ 7,200.00	
\$	600.00	\$ 7,200.00	
\$	1,100.00	\$ 13,200.00	
\$	1,100.00	\$ 13,200.00	
\$	9,000.00	\$ 108,000.00	Total

EXPENSES

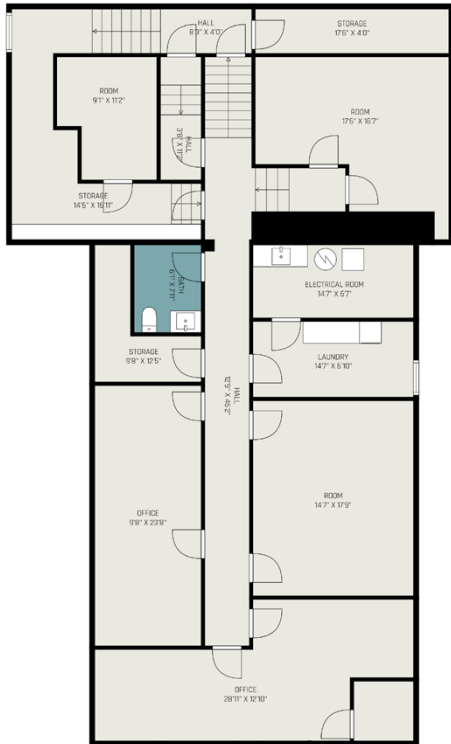
Account	Annual Amount
Alarm	\$ 420.00
DTE	\$ 4,547.00
Semco	\$ 1,392.00
Kone Elevator	\$ 1,162.00
Priority Waste	\$ 2,064.00
Water	\$ 1,512.00
2024 Property Taxes (S&W)	\$ 8,000.00
Insurance	\$ 1,972.00
Additional Parking Lot Rent	\$ 300.00
Snow Removal	\$ 1,200.00
Total	\$ 22,569.00
Annual NOI	\$ 85,431.00
Monthly NOI	\$ 7,119.25

AGENT CONTACT INFO

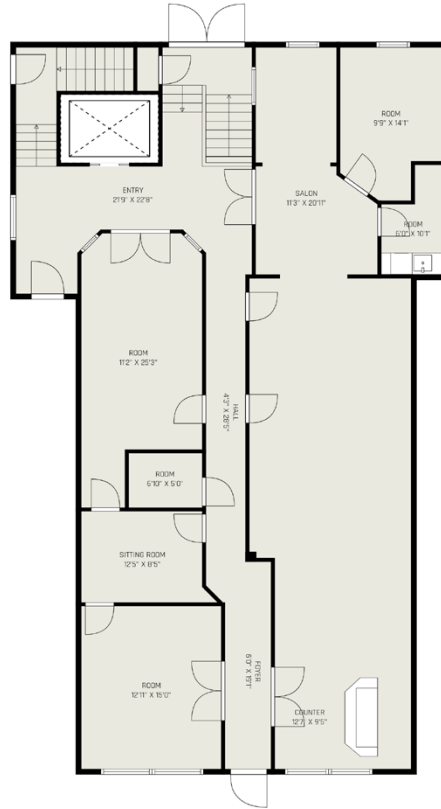
BOYD KRAFT O: 586.254.0900 x105 • C: 586.243.3488 • boyd@pilotpg.com

*Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com*

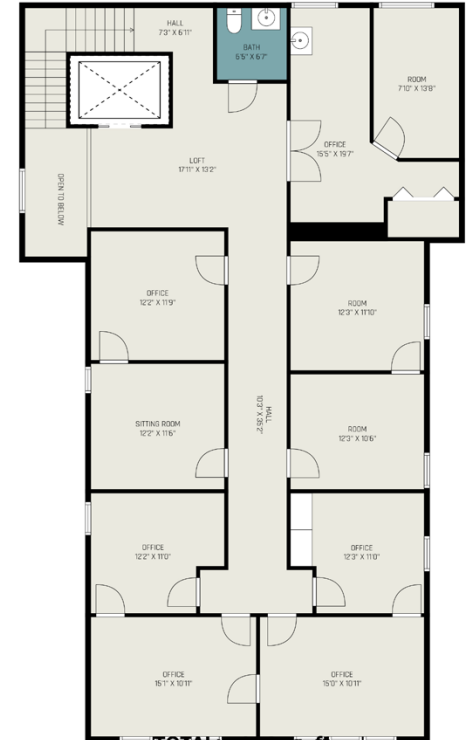
FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

AGENT CONTACT INFO

BOYD KRAFT O: 586.254.0900 x105 • C: 586.243.3488 • boyd@pilotpg.com

*Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com*

GALLERY

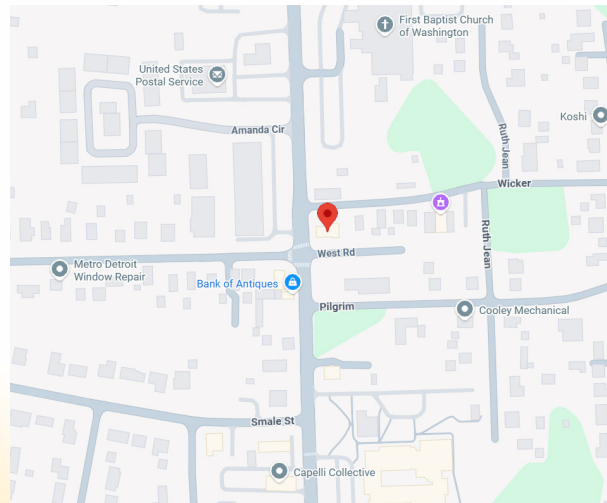


AGENT CONTACT INFO

BOYD KRAFT O: 586.254.0900 x105 • C: 586.243.3488 • boyd@pilotpg.com

*Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com*

GALLERY



AGENT CONTACT INFO

BOYD KRAFT O: 586.254.0900 x105 • C: 586.243.3488 • boyd@pilotpg.com

*Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com*