

EST. **T** 1978  
**THOMAS DUKE**  
COMMERCIAL REAL ESTATE

**4594 3RD STREET**

4594 3rd Street, Ecorse, MI 48229



**FOR SALE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

**ANDREW GOBLE**

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**OFFERING SUMMARY:** 4594 3rd Street | Ecorse, MI 48229

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**PROPERTY OVERVIEW**

Six (6) unit apartment building for sale in Ecorse, MI.

**OFFERING SUMMARY**

Sale Price: \$249,000  
Price/UN: \$41,500  
Building Size: 2,718 SF  
Number of Units: 6  
Year Built: 1943  
Zoning: RM2 (Multi Family Dwelling)

**PROPERTY HIGHLIGHTS**

- 6-unit, fully occupied, apartment building
- New roof in 2023
- Major renovations made to all units in 2023
- Aggressive CAP rate at ask
- Contact Broker for rent roll and financials

**BUILDING/PROPERTY INFORMATION:** 4594 3rd Street | Ecorse, MI 48229

**BUILDING INFORMATION**

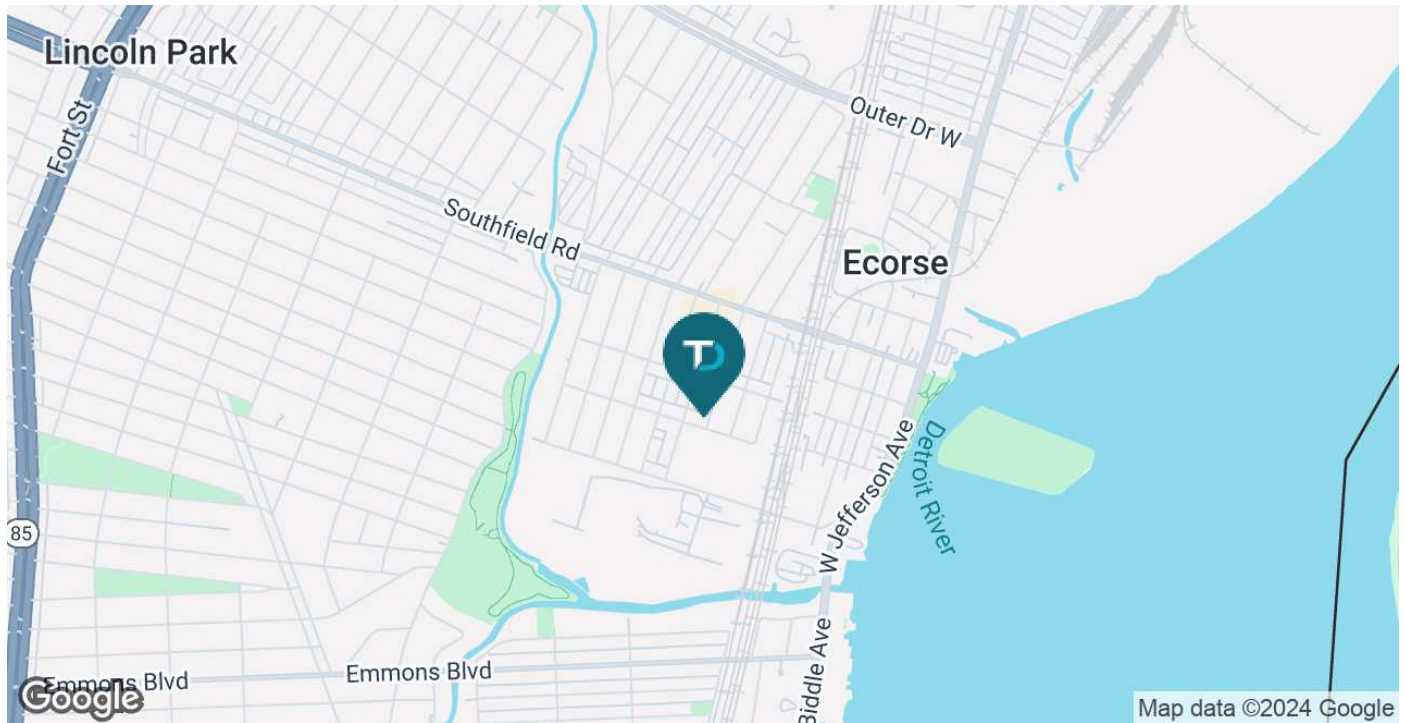
Price/UN:	\$41,500
Building Size:	2,718 SF
Year Built:	1943
Number of Floors:	2
Utilities:	Municipal Water & Sanitary S
Parking:	Street Parking

**PROPERTY INFORMATION**

Lot Size:	0.18 AC
Property Type:	Multifamily
Property Subtype:	Mid-Rise
2024 Summer Tax:	\$5,117.15
2023 Winter Tax:	\$4,494.07
Zoning	RM2 (Multi Family Dwelling)
Traffic Count:	18,279 Vehicles/Day on Southfield Rd (Costar, 2022)
Legal Description:	Available upon request
APN:	34-012-09-0163-000

**LOCATION INFORMATION**

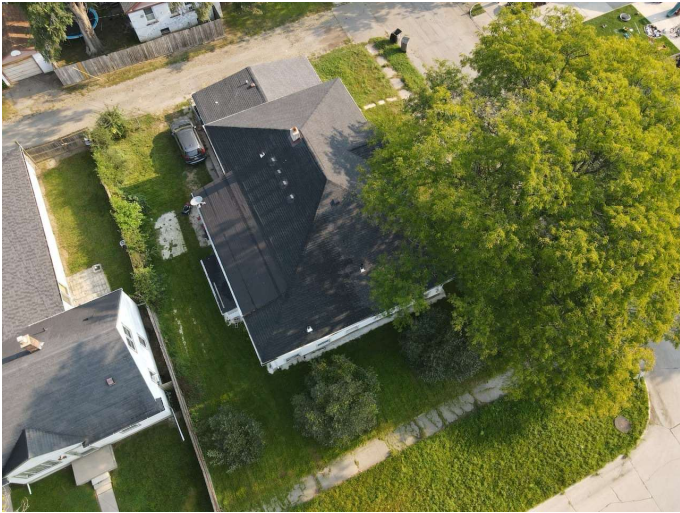
Located on the west side of Third Street, just north of Suburban Street, south of Southfield Road.







**ADDITIONAL PHOTOS:** 4594 3rd Street | Ecorse, MI 48229



**P&L:** 4594 3rd Street | Ecorse, MI 48229

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4594 3<sup>rd</sup> St.  
Ecorse, MI 48229  
Profit and Loss – Full Year

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Gross Rental Income: \$64,200

Unit 1 - \$750  
Unit 2 - \$750  
Unit 3 - \$950  
Unit 4 - \$1050  
Unit 5 - \$900  
Unit 6 - \$950

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Expenses:

Insurance:	\$2,320
Summer Taxes:	\$5,117.15
Winter Taxes:	\$4,449.72
DTE (Electric and Gas)	\$7,200
Water:	\$6,000
Lawn:	\$1,320.00

Total Operating Expense: \$26,406.87

*Net Operating Income:* \$37,793.13

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**AERIAL MAP:** 4594 3rd Street | Ecorse, MI 48229

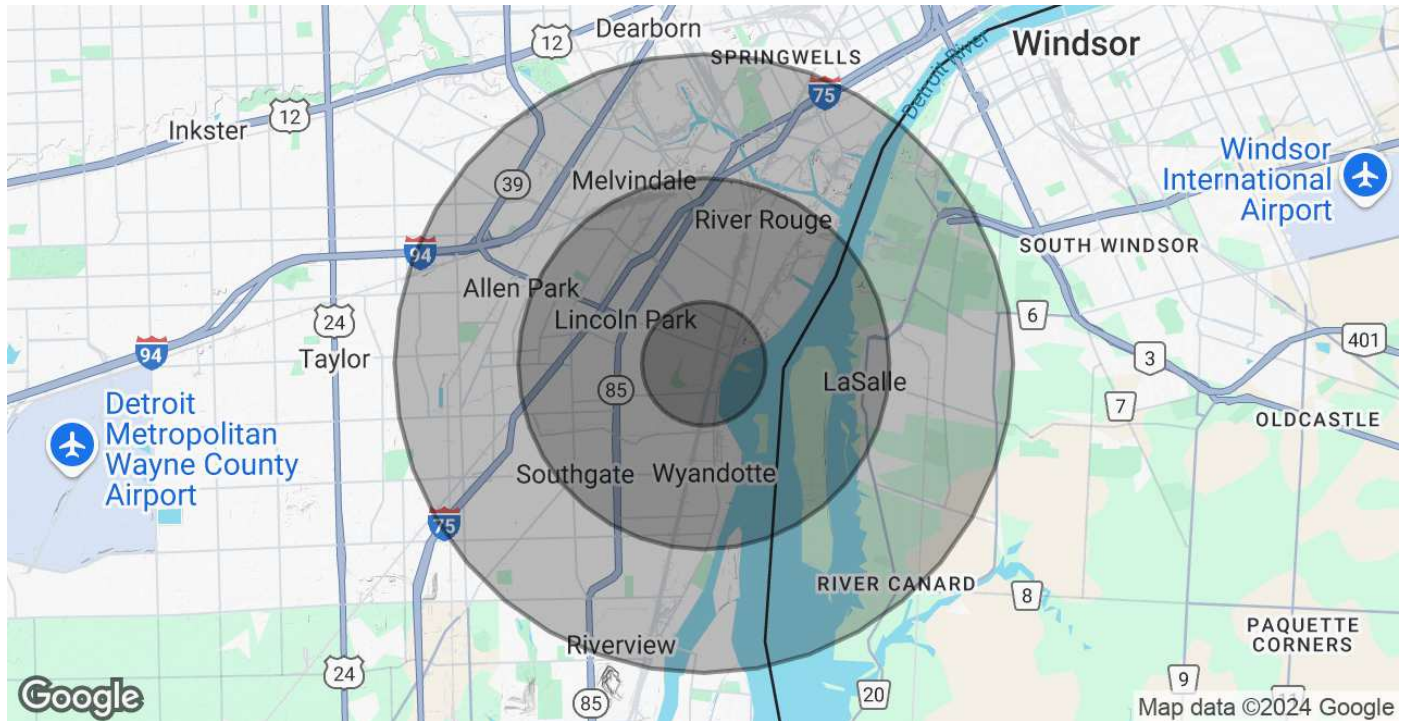




**RETAILER MAP:** 4594 3rd Street | Ecorse, MI 48229





**DEMOGRAPHICS MAP & REPORT: 4594 3rd Street | Ecorse, MI 48229**


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,674	114,380	225,607
Average Age	36.4	37.2	37.3
Average Age (Male)	35.0	36.0	36.1
Average Age (Female)	39.6	38.4	38.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,653	44,244	86,976
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$46,244	\$47,860	\$52,097
Average House Value	\$85,694	\$103,073	\$117,469

2020 American Community Survey (ACS)