

INVESTMENT SALE

27,068 Square Foot Office Complex



**Excellent "1031"
Property!**

PRICE REDUCED

**39319 & 39325 Plymouth
Road, Livonia, Michigan**

FOR SALE! Priced well below replacement cost! Fully leased office complex consisting of approximately 27,068 square feet with many recent upgrades including common area LED lighting, restroom fixtures, paint and landscaping. Strong diverse mix of tenants including a law firm, therapist, physical rehab, child daycare, indoor golf, logistics and massage therapy. Located within a desirable area just minutes from Downtown Plymouth.

Rent roll and supporting documentation to be provided upon receipt of an acceptable offer.

Property Size	27,068 Square Feet
Lot Size	2 Acres
Year Built	1988
# of Units	14
Zoning	C-2 General Business
Gross Revenue	\$299,226.00
Total Expenses	\$140,940.00
NOI	\$158,286.00
Price	\$2,261,228.57 (\$85.54/SF)
Price Reduced	\$2,050,000.00 (\$75.74/SF)
CAP Rate	7.7%

Seller will consider all reasonable offers.

Burger

& COMPANY

38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

248.536.2888 WWW.
BURGERCOLLC.COM

John O'Brien

Principal
Cell: 248.342.8383
john@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



AERIAL

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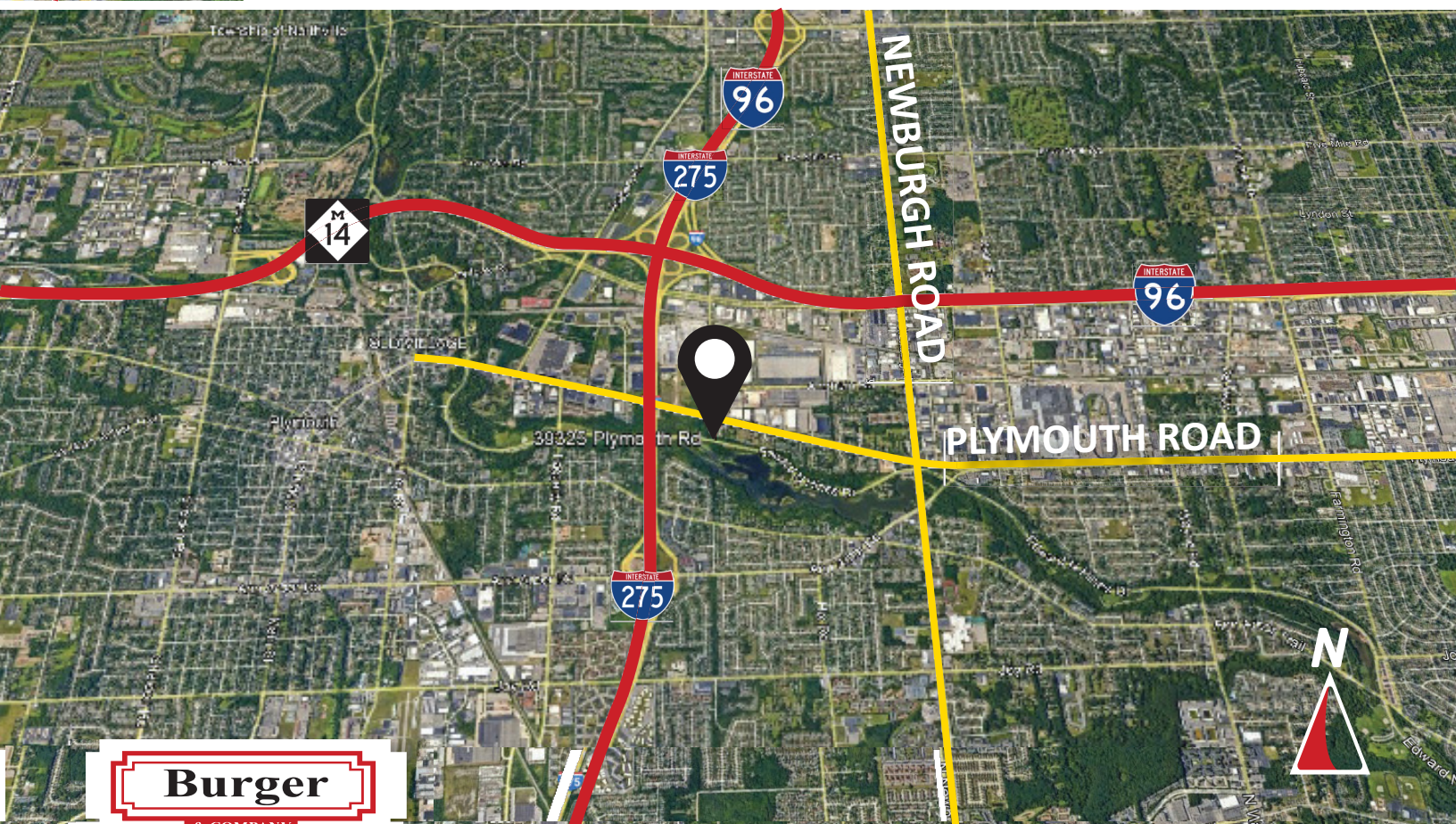
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