

INDUSTRIAL PROPERTY FOR SALE

24,950 sf Multi-Tenant 100% Occupied for Sale

15555-15651 12 MILE ROAD
ROSEVILLE, MI 48066



- 24,950 sf for Sale
- 12'-18' Clear
- High Exposure Location



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$2,400,000
Price / SF:	\$96.19
Cap Rate:	4.9%
NOI:	\$119,255
Lot Size:	1.38 Acres
Year Built:	1978
Building Size:	24,950 SF
Ceiling Height:	12 - 18 ft
Zoning:	Lt Industrial

PROPERTY OVERVIEW

24,950 sf with 12'-18' clear, six (6) overhead doors, 2 tenants, 100% occupied. High exposure location adjacent to McDonald's. Easy access to I-696 and Groesbeck Highway. Tremendous upside potential!

Net operating income is \$115,861 with a 9% cap rate.

PROPERTY HIGHLIGHTS

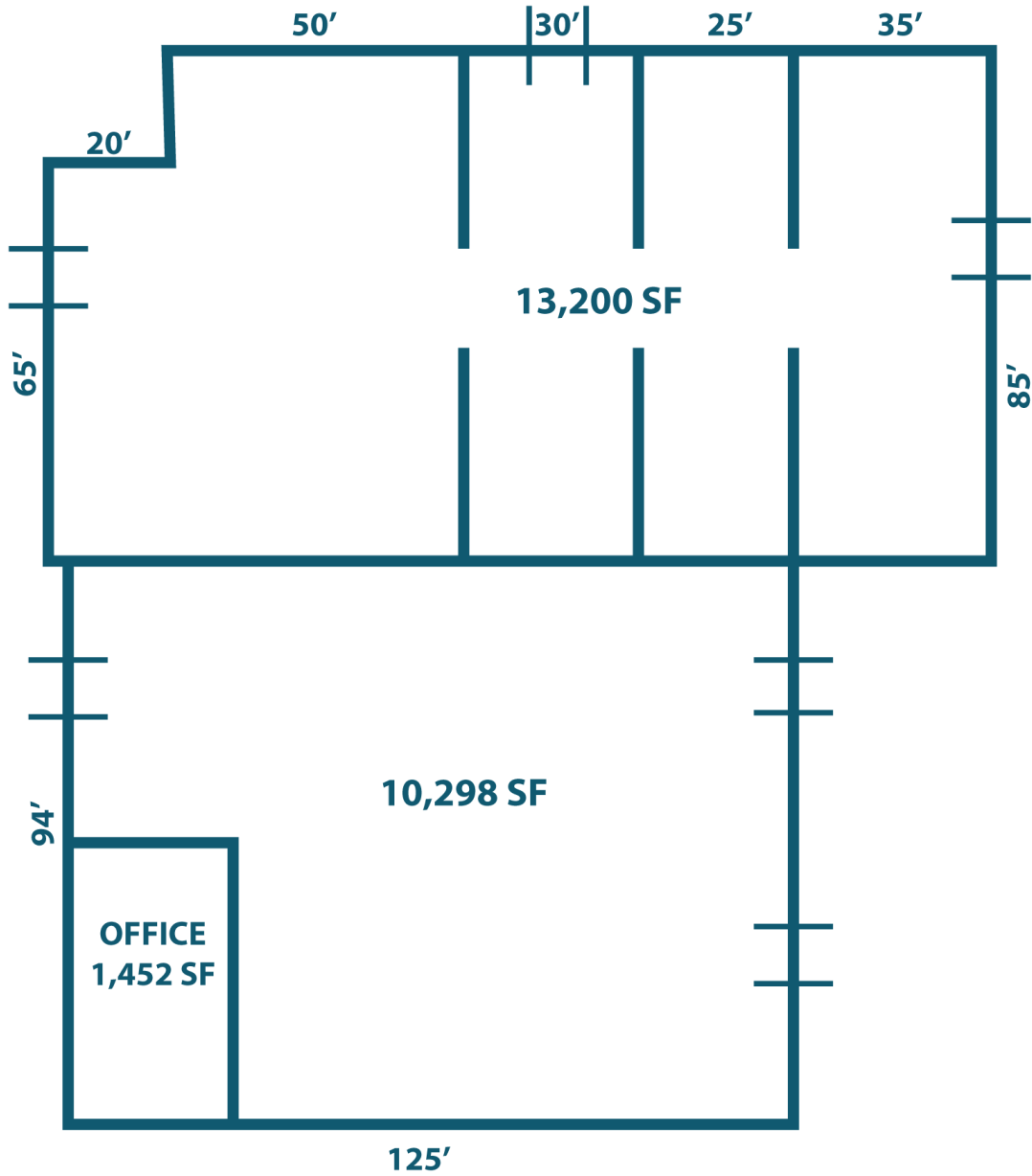
- 24,950 sf for Sale
- 12'-18' Clear
- High Exposure Location

15555-15651 12 MILE ROAD, ROSEVILLE, MI

// DETAILS

SALE PRICE:	\$2,400,000
AVAILABLE SF:	24,950 SF
SHOP SF:	10,298 SF
OFFICE SF:	1,452 SF
LOT SIZE:	1.38 acres
CLEAR HEIGHTS:	12' - 18'
AIR CONDITIONED:	Office
EXHAUST FAN:	Yes
LIGHTING:	Fluorescent
GRADE LEVEL DOORS:	(1) 10' x 12' & (5) 12' x 12'
POWER:	220 volt/1000 amp
HEAT TYPE:	Gas Unit
PARKING SPACES:	60
YEAR BUILT/RENOVATED:	1978
CONSTRUCTION TYPE:	Brick & Block
FENCED YARD:	No
TRUCKWELLS:	No
TRAILER PARKING:	Yes
TAXES:	\$12,096.46





INCOME SUMMARY**PER UNIT**

GROSS INCOME	\$135,393	-
--------------	-----------	---

EXPENSE SUMMARY**PER UNIT**

Real Estate Taxes	\$12,237	-
Insurance	\$3,900	-
GROSS EXPENSES	\$16,138	-
NET OPERATING INCOME	\$119,255	-

15555-15651 12 MILE ROAD, ROSEVILLE, MI

// RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF BUILDING
Gordie's Car Repair	13,200	5 Year Option to Renew @ \$4,400 Per Month	\$48,000	52.9
B. Pilato & F. Hormiz	11,750	Year to Year Expiring May 31; 2% Annual Increases Each Year	\$87,393.60	47.1
Totals/Averages	24,950		\$135,393.60	

