

**SPECIAL PURPOSE PROPERTY // FOR SALE**

## **(6)-BAY CAR WASH IN EXCELLENT CONDITION - NEW BALTIMORE**

37521 GREEN ST

NEW BALTIMORE, MI 48047



- High-bay area for trucks
- Six (6) bays, all manually operated
- 1.05 acre site with rear fenced area for parking or outside storage
- Potential for outside storage in the rear
- Fenced Lot



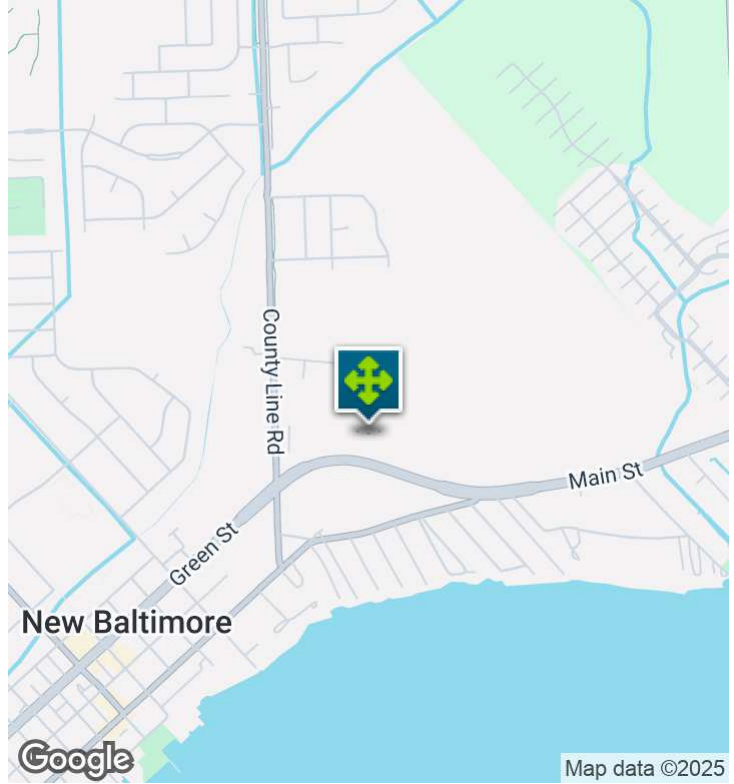
**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE

## EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$650,000</b>
-------------------	------------------

### OFFERING SUMMARY

<b>Building Size:</b>	3,866 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	1.05 Acres
<b>Price / SF:</b>	\$168.13
<b>Cap Rate:</b>	3.19%
<b>NOI:</b>	\$20,719
<b>Year Built:</b>	1984
<b>Renovated:</b>	2011
<b>Zoning:</b>	GC
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb East

### PROPERTY OVERVIEW

Immediate cash flow with this six (6) bay manually operated car wash. Very well maintained with all mechanicals updated. Three (3) coin operated vacuums, quarter machine, and vendor machine. Includes fenced yard with trailer parking.

Fully operational with consistent customer base. Great location near Lake St. Clair on 1.05 acres.

### LOCATION OVERVIEW

Located on Green Street just east of County Line Road.

### PROPERTY HIGHLIGHTS

- High-bay area for trucks
- Six (6) bays, all manually operated
- 1.05 acre site with rear fenced area for parking or outside storage
- Potential for outside storage in the rear
- Fenced Lot



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**John T. Arthurs** PRINCIPAL  
D: 248.663.0506 | C: 248.563.3225  
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE  
ADDITIONAL PHOTOS



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**John T. Arthurs** PRINCIPAL  
D: 248.663.0506 | C: 248.563.3225  
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE  
ADDITIONAL PHOTOS





37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE

## ADDITIONAL PHOTOS



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

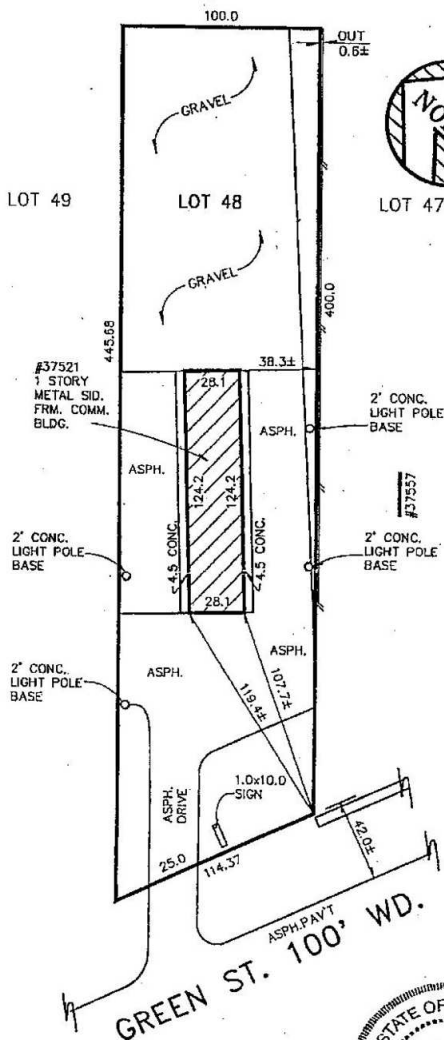
**John T. Arthurs** PRINCIPAL  
D: 248.663.0506 | C: 248.563.3225  
[johna@pacommercial.com](mailto:johna@pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

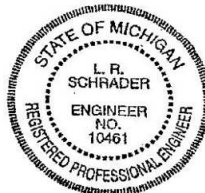
## SITE PLANS

## MORTGAGE SURVEY

Flood Zone C. Areas of minimal flooding.



**CERTIFICATE:** We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



A.R. Schrader P.E.

DR BY: RS

800 E. Stadium  
Ann Arbor, MI 48104-1412  
(734) 994-0888 • (800) 433-6133  
FAX: (734) 994-0667



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

johna@pacommercial.com



37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE

## INCOME & EXPENSES

### INCOME SUMMARY

### ANCHOR BAY CAR WASH

Gross Sales	\$45,000
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$45,000</b>

### EXPENSES SUMMARY

### ANCHOR BAY CAR WASH

Water	\$2,000
Landscape	\$600
Snow Removal	\$0
Taxes	\$8,249
Maintenance	\$1,200
Soap	\$3,000
Gas	\$2,000
Waste Removal	\$1,500
DTE (electric)	\$4,200
Insurance	\$1,531
<b>OPERATING EXPENSES</b>	<b>\$24,280</b>

### NET OPERATING INCOME

**\$20,720**



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

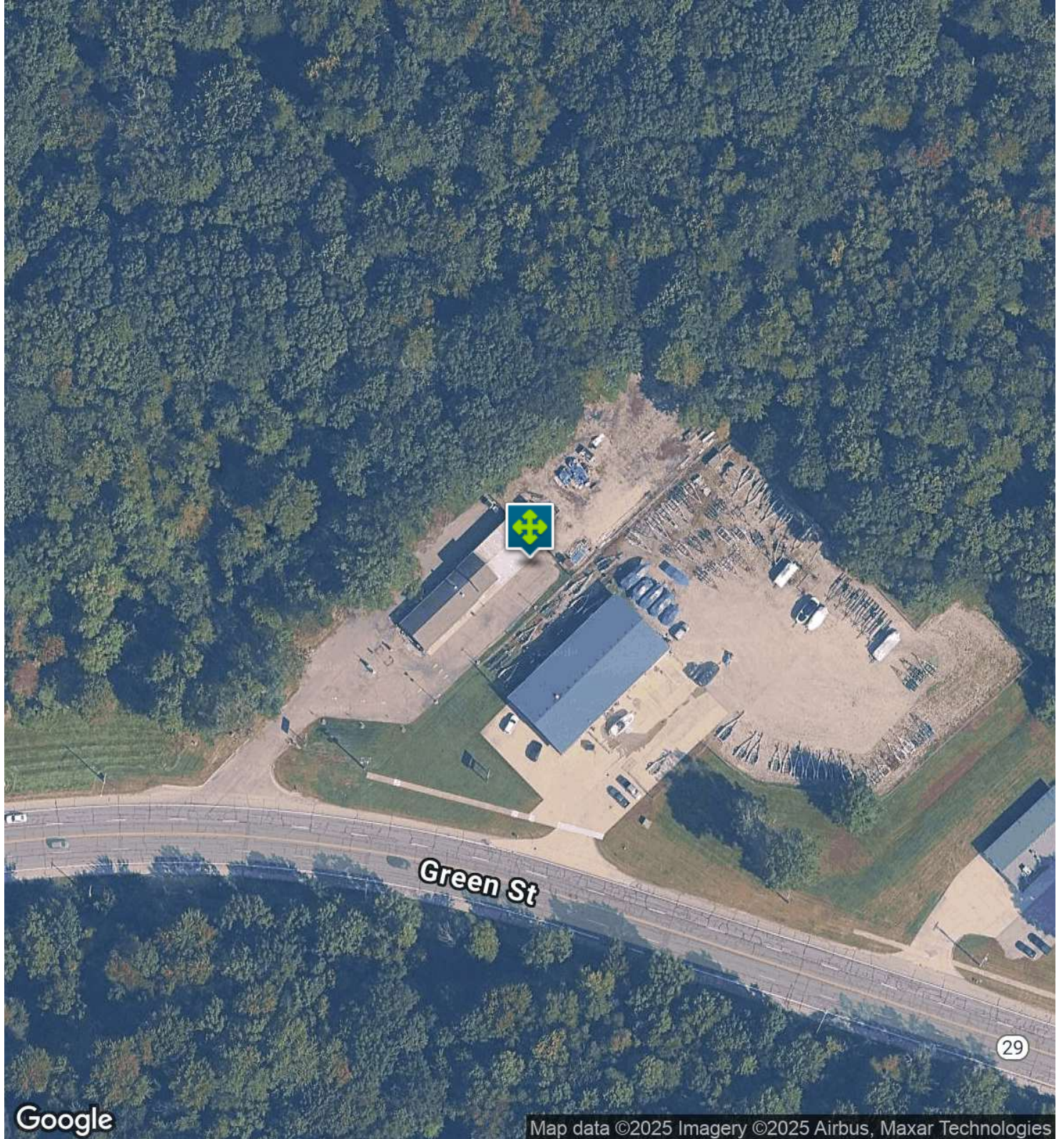
**John T. Arthurs** PRINCIPAL  
D: 248.663.0506 | C: 248.563.3225  
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE

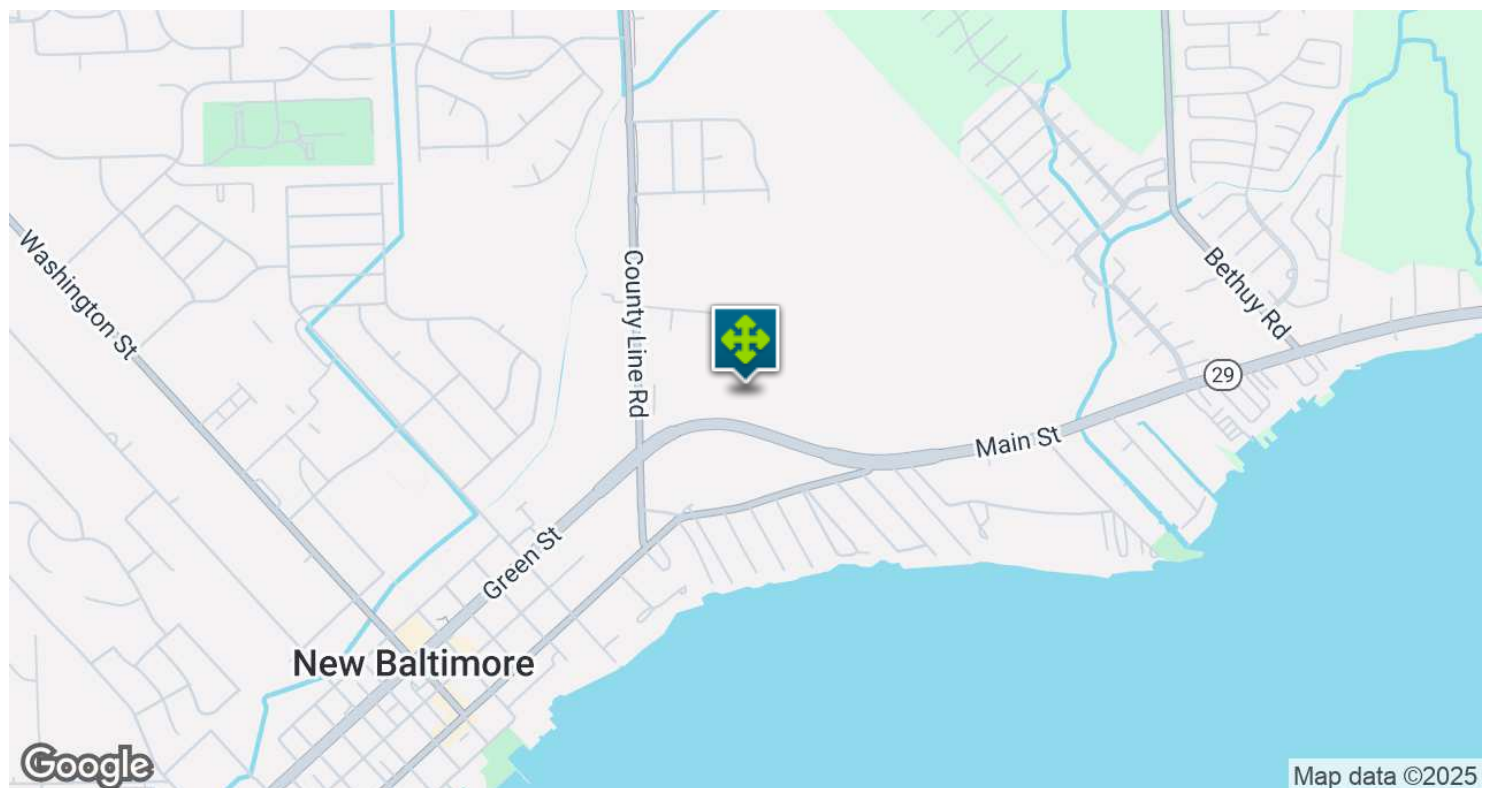
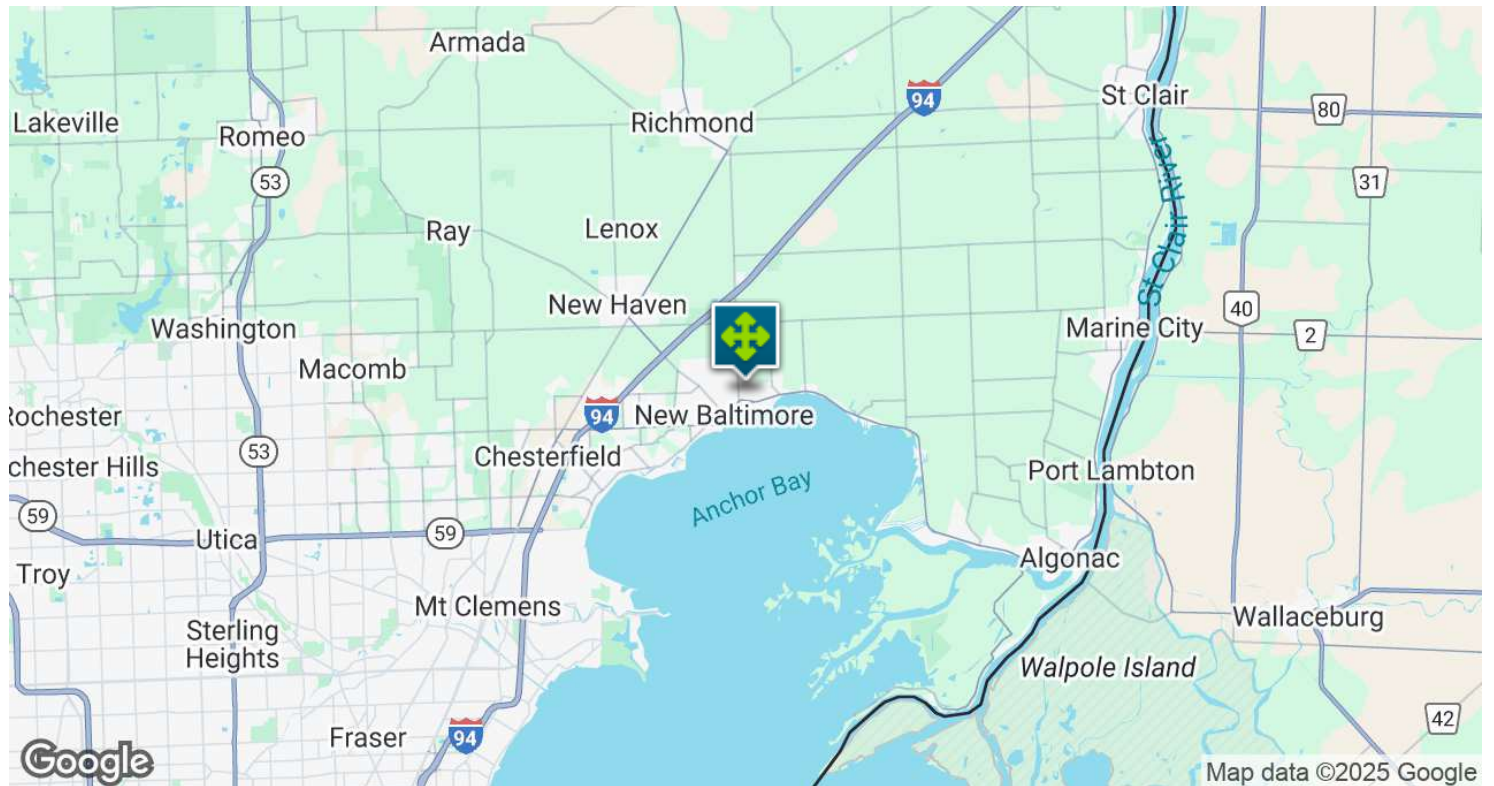
## AERIAL MAP





37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE

# LOCATION MAP



37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,123	17,050	39,379
Average Age	36.1	37.0	37.6
Average Age (Male)	36.0	36.8	37.0
Average Age (Female)	36.1	37.4	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,349	5,872	13,640
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$85,401	\$80,290	\$75,726
Average House Value	\$233,771	\$213,724	\$195,528

2020 American Community Survey (ACS)



37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



**John T. Arthurs**

PRINCIPAL

**D:** 248.663.0506

**C:** 248.563.3225

johna@pacommercial.com

**P.A. Commercial**

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[pacommercial.com](http://pacommercial.com)

Follow Us!



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.