

4 WELLINGTON HEIGHTS CONDO UNITS
CLINTON TOWNSHIP, MI 48036



PROPERTY DESCRIPTION

Investment Opportunity- Wellington Heights Condominiums | Clinton Township, Portfolio of four fully occupied condominium units located in the Wellington Heights community of Clinton Township. Most units have benefited from recent capital improvements, including new HVAC systems, hot water heaters, carpeting, interior paint, and other updates. The portfolio features a long history of stable rental income, with certain units currently leased at below-market rental rates, presenting an opportunity for future income growth. Recent comparable sales within the complex support the individual unit valuations.

PROPERTY HIGHLIGHTS

- 38553 Wellington- 2 Bedroom 1 Bath- 1,040 SF- Upper level Ranch Style
- 38579 Wellington- 2 Bedroom 2 Bath- 1,092 SF -Townhouse Style
- 38619 Wellington- 2 Bedroom, 2 Bath- 1,053 SF- Townhouse Style
- 38645 Wellington- 2 Bedroom, 2 Bath- 1,053 SF- Townhouse Style
- Additional Investment Highlight: The condominium association does not impose restrictions on leasing units, providing flexibility for investors.

OFFERING SUMMARY

Sale Price:	\$525,000
Number of Units:	4
Building Size:	4,238 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	434	1,409	4,566
Total Population	1,046	3,368	10,414
Average HH Income	\$66,947	\$70,198	\$85,210

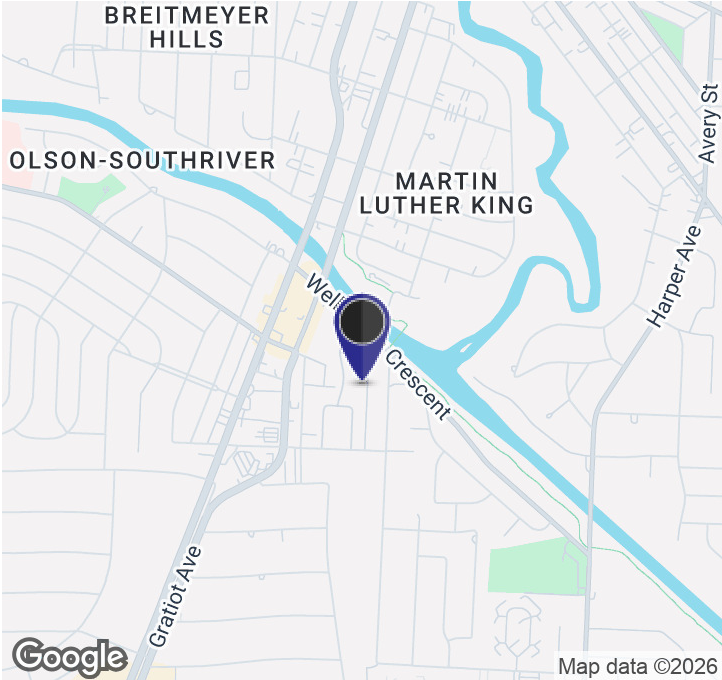
PASQUALE (LINO) SCAMARDELLA

586.263.5111
lino@linorealty.com

4 WELLINGTON HEIGHTS CONDO UNITS

WELLINGTON HEIGHTS CONDO UNITS, CLINTON TOWNSHIP, MI 48036





OFFERING SUMMARY	
Sale Price:	\$525,000
Building Size:	4,238 SF
Available SF:	
Number of Units:	4
Price / SF:	\$123.88
Year Built:	1994
Renovated:	2020
Zoning:	RML

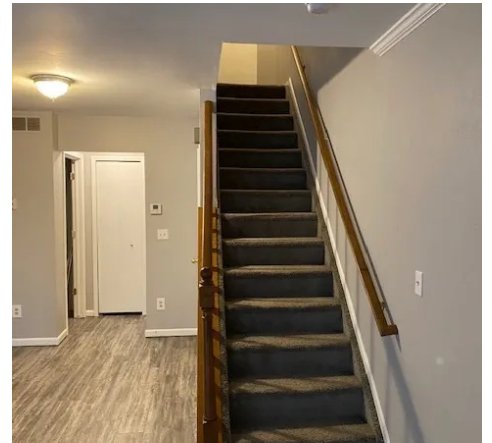
PROPERTY OVERVIEW

Investment Opportunity- Wellington Heights Condominiums | Clinton Township, Portfolio of four fully occupied condominium units located in the Wellington Heights community of Clinton Township. Most units have benefited from recent capital improvements, including new HVAC systems, hot water heaters, carpeting, interior paint, and other updates. The portfolio features a long history of stable rental income, with certain units currently leased at below-market rental rates, presenting an opportunity for future income growth. Recent comparable sales within the complex support the individual unit valuations.

- PROPERTY HIGHLIGHTS**
- 38553 Wellington- 2 Bedroom 1 Bath- 1,040 SF- Upper level Ranch Style
 - 38579 Wellington- 2 Bedroom 2 Bath- 1,092 SF -Townhouse Style
 - 38619 Wellington- 2 Bedroom, 2 Bath- 1,053 SF- Townhouse Style
 - 38645 Wellington- 2 Bedroom, 2 Bath- 1,053 SF- Townhouse Style
 - Additional Investment Highlight: The condominium association does not impose restrictions on leasing units, providing flexibility for investors.

4 WELLINGTON HEIGHTS CONDO UNITS

WELLINGTON HEIGHTS CONDO UNITS, CLINTON TOWNSHIP, MI 48036



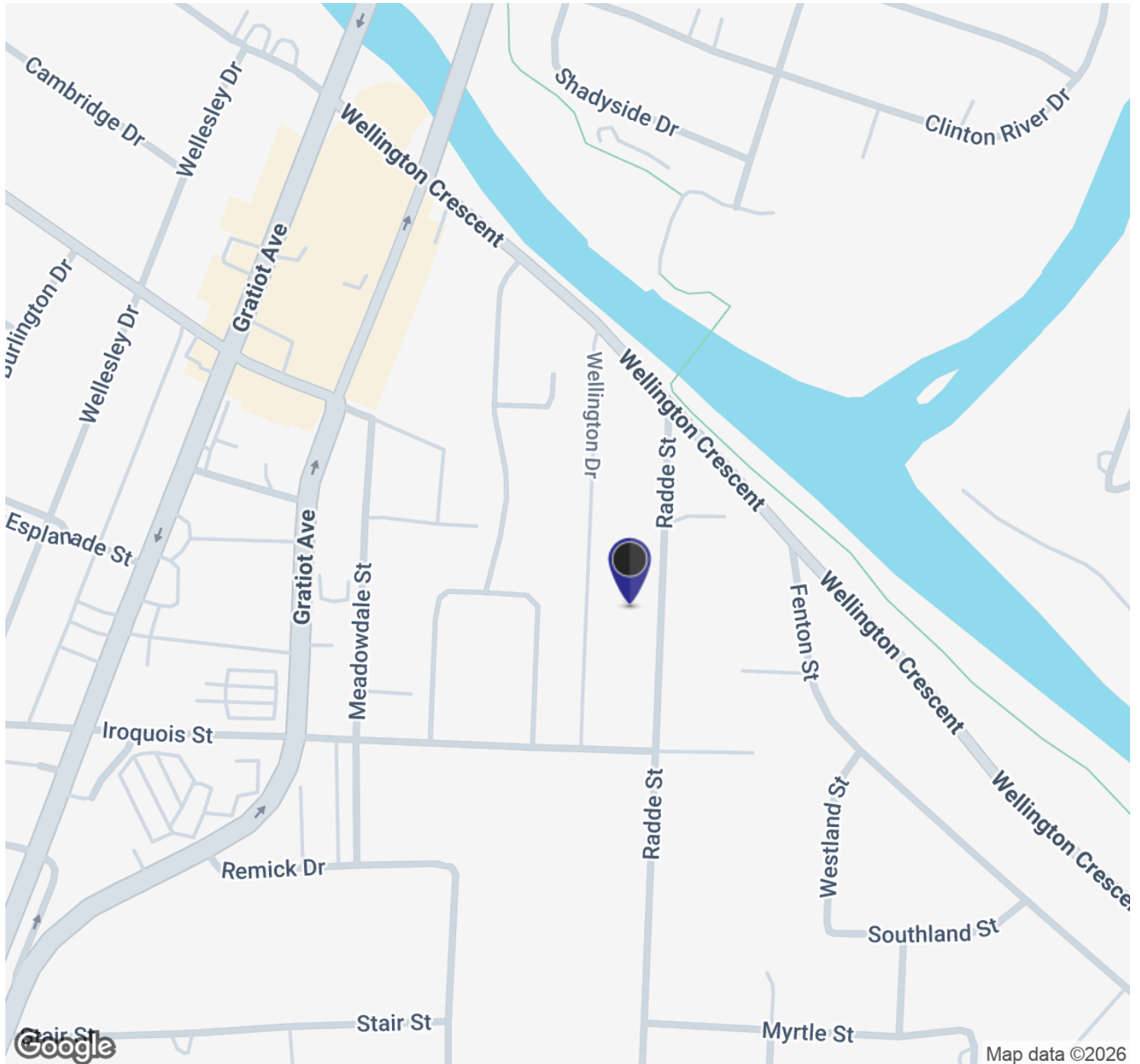
PASQUALE (LINO) SCAMARDELLA

586.263.5111

lino@linorealty.com

4 WELLINGTON HEIGHTS CONDO UNITS

WELLINGTON HEIGHTS CONDO UNITS, CLINTON TOWNSHIP, MI 48036



PASQUALE (LINO) SCAMARDELLA

586.263.5111

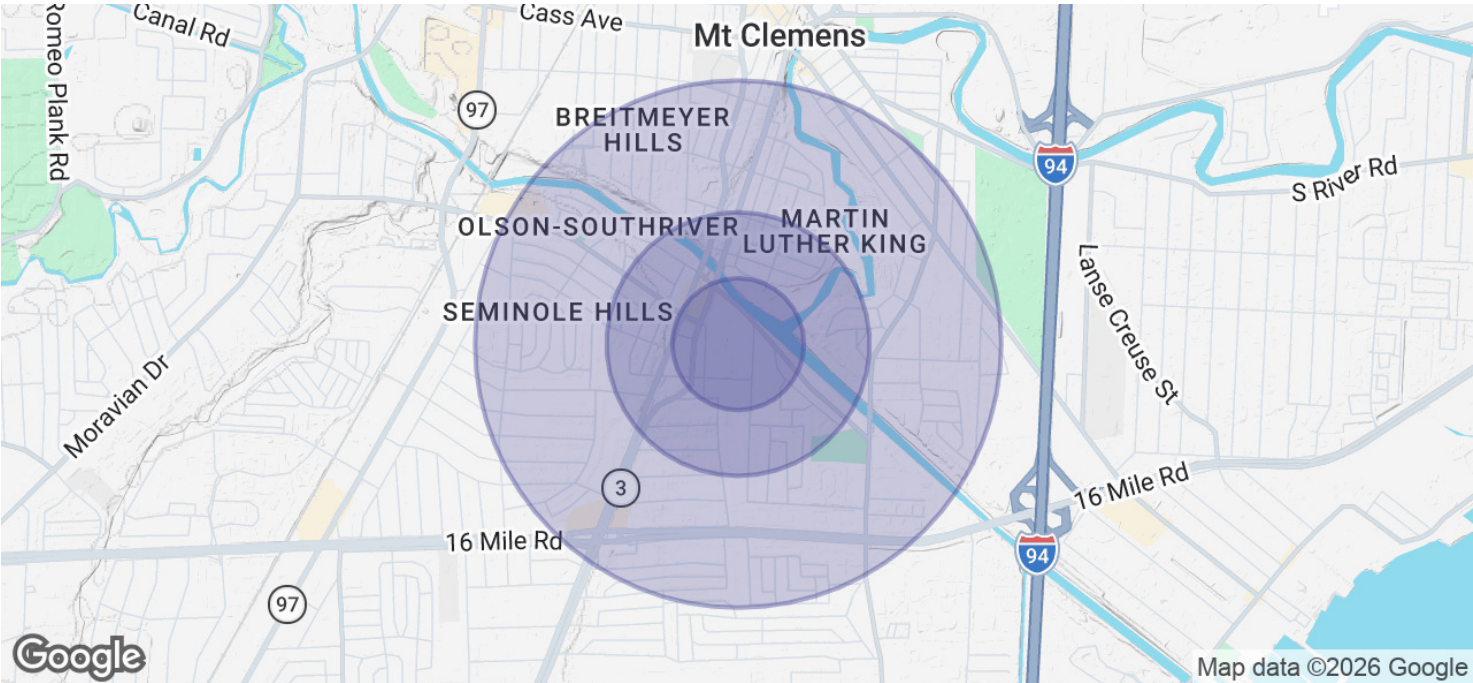
lino@linorealty.com

4 WELLINGTON HEIGHTS CONDO UNITS

WELLINGTON HEIGHTS CONDO UNITS, CLINTON TOWNSHIP, MI 48036

LINO

REALTY INC.



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,046	3,368	10,414
Average Age	38.4	39.9	44.5
Average Age (Male)	44.4	44.7	44.5
Average Age (Female)	35.7	38.1	45.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	434	1,409	4,566
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$66,947	\$70,198	\$85,210
Average House Value	\$219,424	\$220,151	\$212,562

2023 American Community Survey (ACS)