

HAMTRAMCK APARTMENTS

9741 JOSEPH CAMPAU AVENUE, HAMTRAMCK, MI 48212

11,565 SF MIXED USE FOR SALE | 10.26% CAP RATE

FOR SALE



KATHLEEN GARMO

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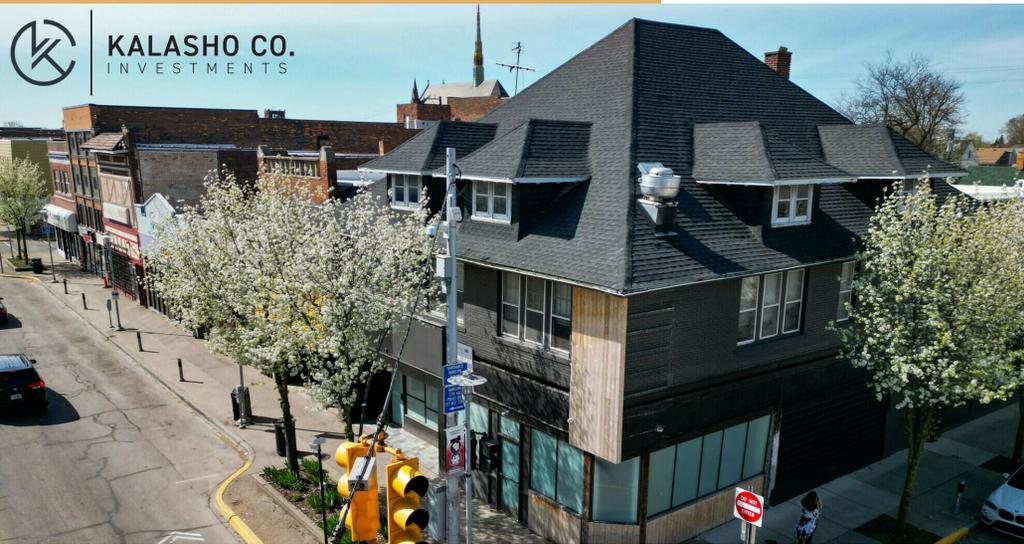
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	11,565 SF
Number of Units:	10
Price / SF:	\$151.32
Cap Rate:	10.26%
NOI:	\$172,746
Renovated:	2024

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Hamtramck. This meticulously renovated 11,565 SF property features 10 fully occupied apartment units, offering a lucrative combination of multi-family and commercial mixed-use space. With an eye on value addition, there's potential for increased rental income from the apartment and commercial units (recently renovated). Boasting a strategic location and a thriving local rental market, this property presents an exceptional prospect for multifamily and high-rise investors seeking a robust return on investment. Don't miss the chance to capitalize on this dynamic income-generating asset in a flourishing community.

PROPERTY HIGHLIGHTS

- 10 fully leased apartment units and 3 commercial spaces, with 1 vacancy offering lease-up upside and additional income growth opportunity.
- Renovated in 2024. Owner made over \$6,000 on Apartment Airbnb in 3 months after fees!
- Free street parking. Tenant parking in back
- Combination of multi-family and commercial mixed-use space

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RENT ROLL

SUITE	SIZE SF	% OF BUILDING	MARKET RENT	MARKET RENT / SF
Apartment Unit #1	450 SF	3.89%	\$1,300	\$2.89
Apartment Unit #2	450 SF	3.89%	\$1,300	\$2.89
Apartment Unit #3	450 SF	3.89%	\$1,175	\$2.61
Apartment Unit #4	450 SF	3.89%	\$1,175	\$2.61
Apartment Unit #5	450 SF	3.89%	\$1,175	\$2.61
Apartment Unit #6	450 SF	3.89%	\$1,175	\$2.61
Apartment Unit #7	450 SF	3.89%	\$1,175	\$2.61
Apartment Unit #8	450 SF	3.89%	\$1,175	\$2.61
Apartment Unit #9	450 SF	3.89%	\$1,175	\$2.61
Apartment Unit #10	604 SF	5.22%	\$1,295	\$2.14
Bazzi Podiatry PLCC	1,210 SF	10.46%	\$2,500	\$2.07
Event Space	700 SF	6.05%	\$1,350	\$1.93
TOTALS	6,564 SF	56.74%	\$15,970	\$30.19
AVERAGES	547 SF	4.73%	\$1,331	\$2.52

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INCOME & EXPENSES

INCOME SUMMARY

HAMTRAMCK MIXED USE RETAIL/APARTMENTS

GROSS INCOME

\$218,433

EXPENSES SUMMARY

HAMTRAMCK MIXED USE RETAIL/APARTMENTS

Taxes	\$14,734
Insurance	\$7,363
Management	\$10,635
Electric/Gas	\$8,490
Water	\$2,143
Trash	\$2,143
Pest Control	\$179
OPERATING EXPENSES	\$45,687
NET OPERATING INCOME	\$172,746

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TRADE AERIAL



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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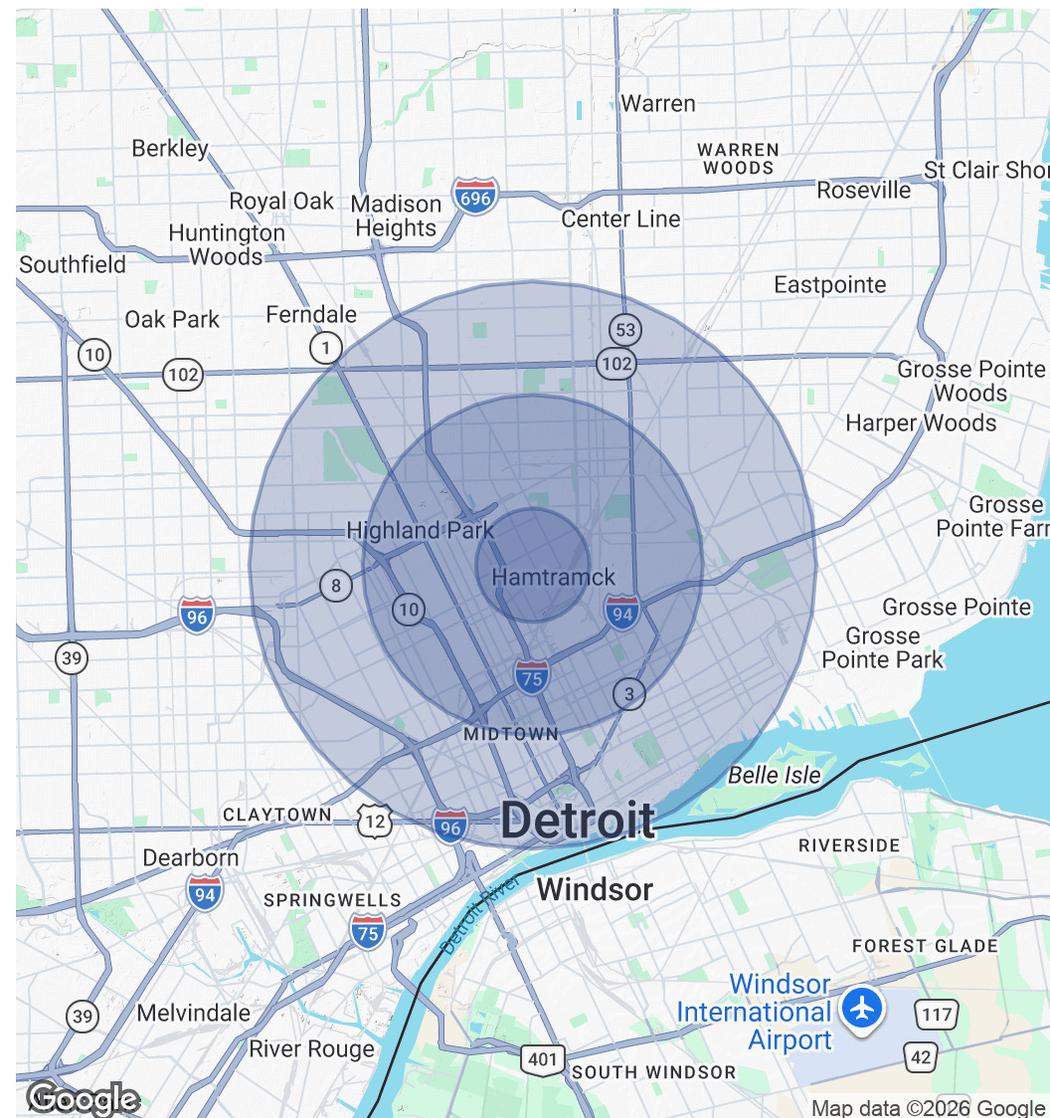
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,228	114,992	302,710
Average Age	32	37	38
Average Age (Male)	32	36	37
Average Age (Female)	32	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,667	43,596	126,214
# of Persons per HH	3.5	2.6	2.4
Average HH Income	\$53,261	\$50,766	\$54,643
Average House Value	\$148,167	\$163,762	\$167,874
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	17,802	30,955	66,491
Total Population - Black	3,505	62,077	196,592
Total Population - Asian	10,613	14,868	19,184
Total Population - Hawaiian	5	27	86
Total Population - American Indian	49	287	952
Total Population - Other	281	1,112	4,308

Demographics data derived from AlphaMap



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BROKER



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