



TOTALLY REMODELED!

JUST REDUCED!

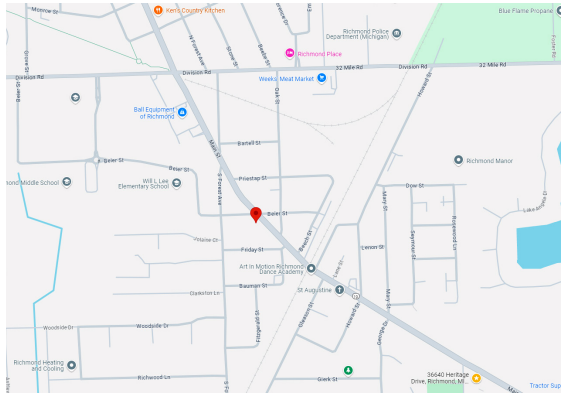
PILOT
PROPERTY GROUP

BEAUTIFUL OFFICE BUILDING IN DOWNTOWN RICHMOND

68385 MAIN STREET, RICHMOND, MI 48062

PROPERTY OVERVIEW:

Iconic office building in downtown Richmond. Private parking lot plus street parking. Beautiful building and grounds. Five offices, conference room, two half baths and two kitchenettes. Bright and airy layout. Handicap accessible. Basement contains furnace and hot water heater, and has plenty of room for storage. Additional storage building on property.



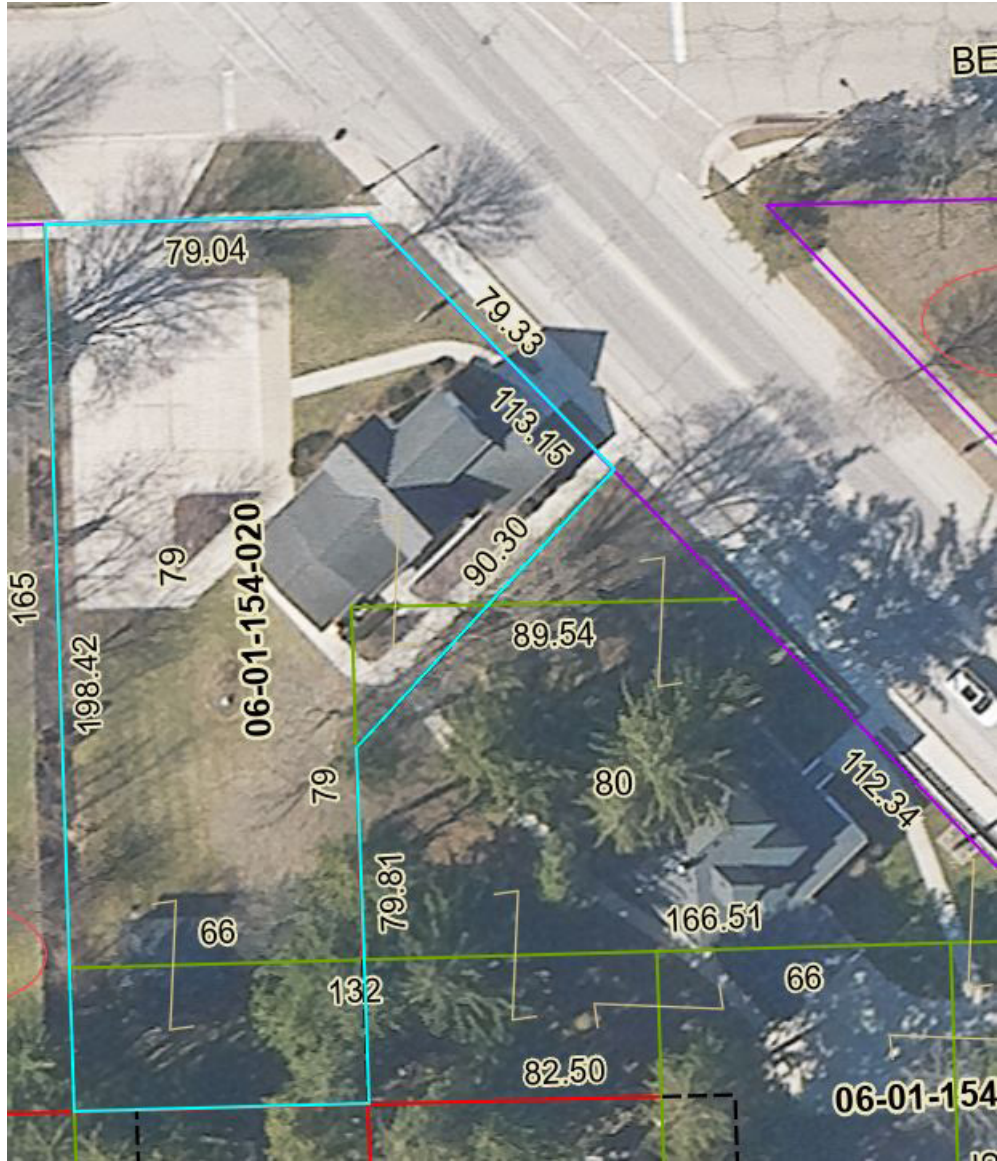
- Property Type: Office
- Cross Streets: West side of Main, South of Division
- Total Square Footage: 2,050
- Parcel Size: 0.40 Acres
- Lot Size: 80' x 198' (Irregular)
- Year Built: 1918
- Zoning: Office
- Parking Spaces: 6 (plus street parking)
- Property Taxes: \$5,354
- Sale Price: ~~\$324,900.00~~ \$295,000.00

AGENT CONTACT INFO

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GIS AERIAL



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ADDITIONAL PHOTOS



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RENT ROLL

<u>Address</u>	<u>Tenant</u>	<u>Approx SF</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Expiration</u>
68385 Main St	Edward Jones	2,050 sf	\$ 2,142	\$ 25,704	05/31/2026

Current Total Annual Rental Income **\$ 25,704**

Operating Expenses

Annual Property Taxes	\$ 5,139
Annual Property Insurance	\$ 1,402
Landscaping & Lawn	\$ 1,245
Maintenance/Supplies	\$ 990
Total Operating Expenses	\$ 8,776

Net Operating Income (NOI) **\$ 16,928**

- Rents are Gross plus utilities
- Tenant is responsible for snow removal
- Tenant currently only occupies the first floor.
- Rent increases to \$2,184 per month on June 1, 2025

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