

55960 GRAND RIVER

New Hudson, MI 48165



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 55960 Grand River | New Hudson, MI 48165



PROPERTY OVERVIEW

Freestanding Industrial Warehouse building.

OFFERING SUMMARY

Sale Price: \$2,750,000
Building Size: 25,696 SF
Price / SF: \$107.02
Year Built: 1970/2018
Zoning: I-1 Industrial

PROPERTY HIGHLIGHTS

- Free Standing Industrial Warehouse Building
- 3 Ext. Docks / 2 Drive Ins 10' x 10' / 18' Clear
- Power 208a/600v
- Frontage on Grand River.
- New Roof 2018.

BUILDING/PROPERTY INFORMATION: 55960 Grand River | New Hudson, MI 48165

BUILDING INFORMATION

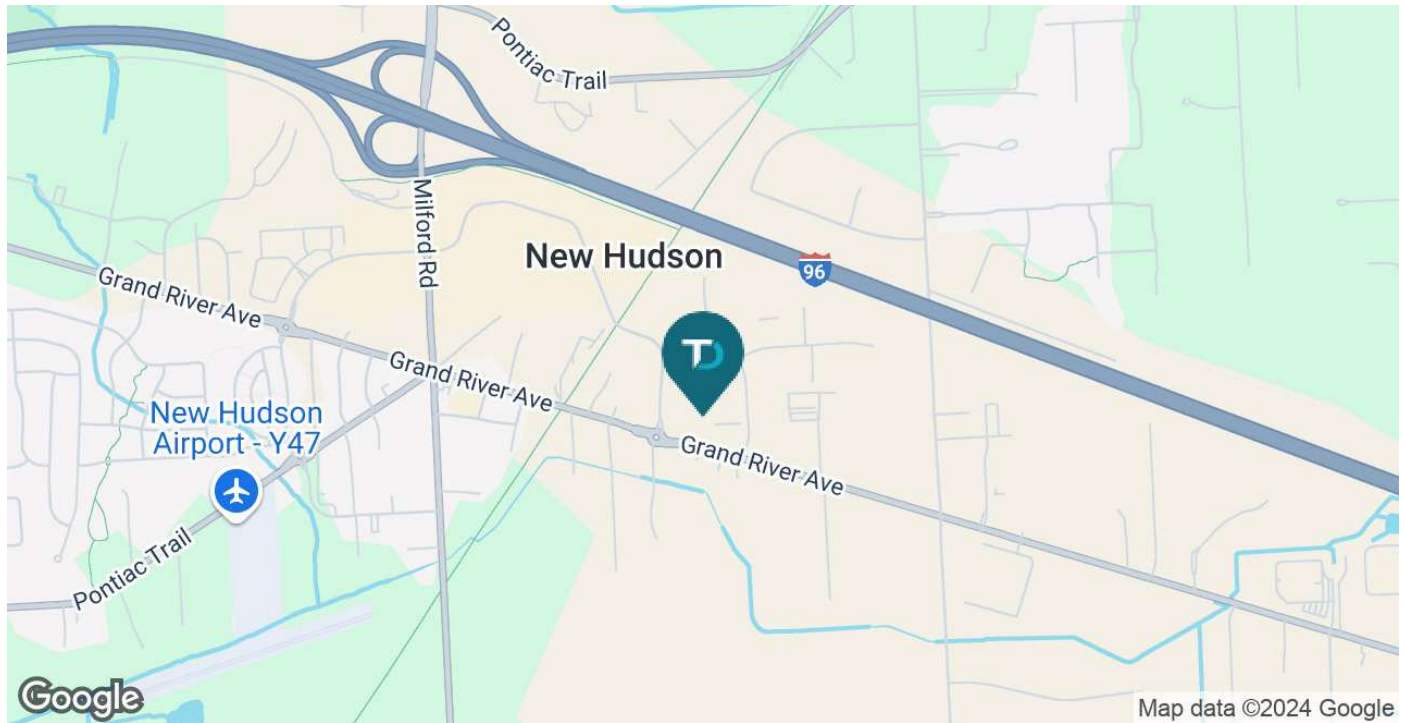
Price/SF:	\$107.02
Building Size:	25,696 SF
Year Built:	1970/2018
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	30

PROPERTY INFORMATION

Lot Size:	2.52 Acres
Property Type:	Industrial/Warehouse
2023/24 Taxes:	\$35,857.99
Zoning:	I-1 Light Industrial
Traffic Count:	Grand River = 11,872 I-96 100,167
Legal Description:	Available upon request.
APN:	21-03-426-002

LOCATION INFORMATION

Located on the north side of Grand River, east of Milford Road.



GRIDS: 55960 Grand River | New Hudson, MI 48165

55960 GRAND RIVER - RENT ROLL

TENANT	END DATE	SQ.FT.	PER SQ.FT.	MONTHLY	ANNUAL	TERM
Gramill, LLC	6/30/2027	25,696	\$10.73	\$22,983.33	\$275,799.96	\$.25 annual increases

NOI CALCULATIONS

2023 EXPENSES:

Insurance	\$6,118.00
Utilities	<i>Paid by Tenant</i>
Snow/Lawn	\$8,485.00
Management Fees	<i>Self Managed</i>
Maintenance	\$0.00 in 2023
Taxes	\$23,463.03

TOTAL EXPENSES: \$38,066.05

NET OPERATING INCOME: \$237,733.90

Disclaimer: No warranty or representation, expressed or implied, is made as to the condition of the herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s) any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performances.



ADDITIONAL PHOTOS: 55960 Grand River | New Hudson, MI 48165

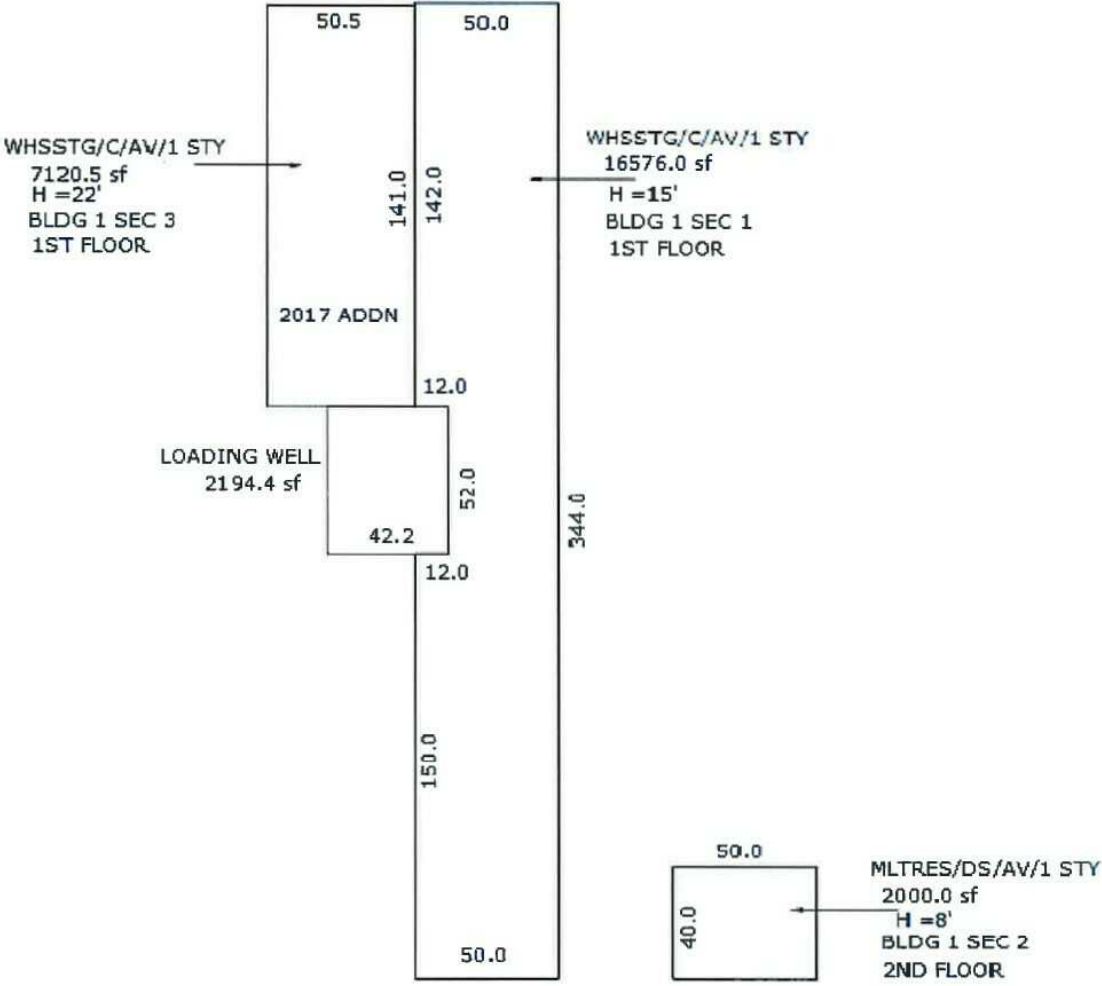


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BUILDING SKETCH: 55960 Grand River | New Hudson, MI 48165

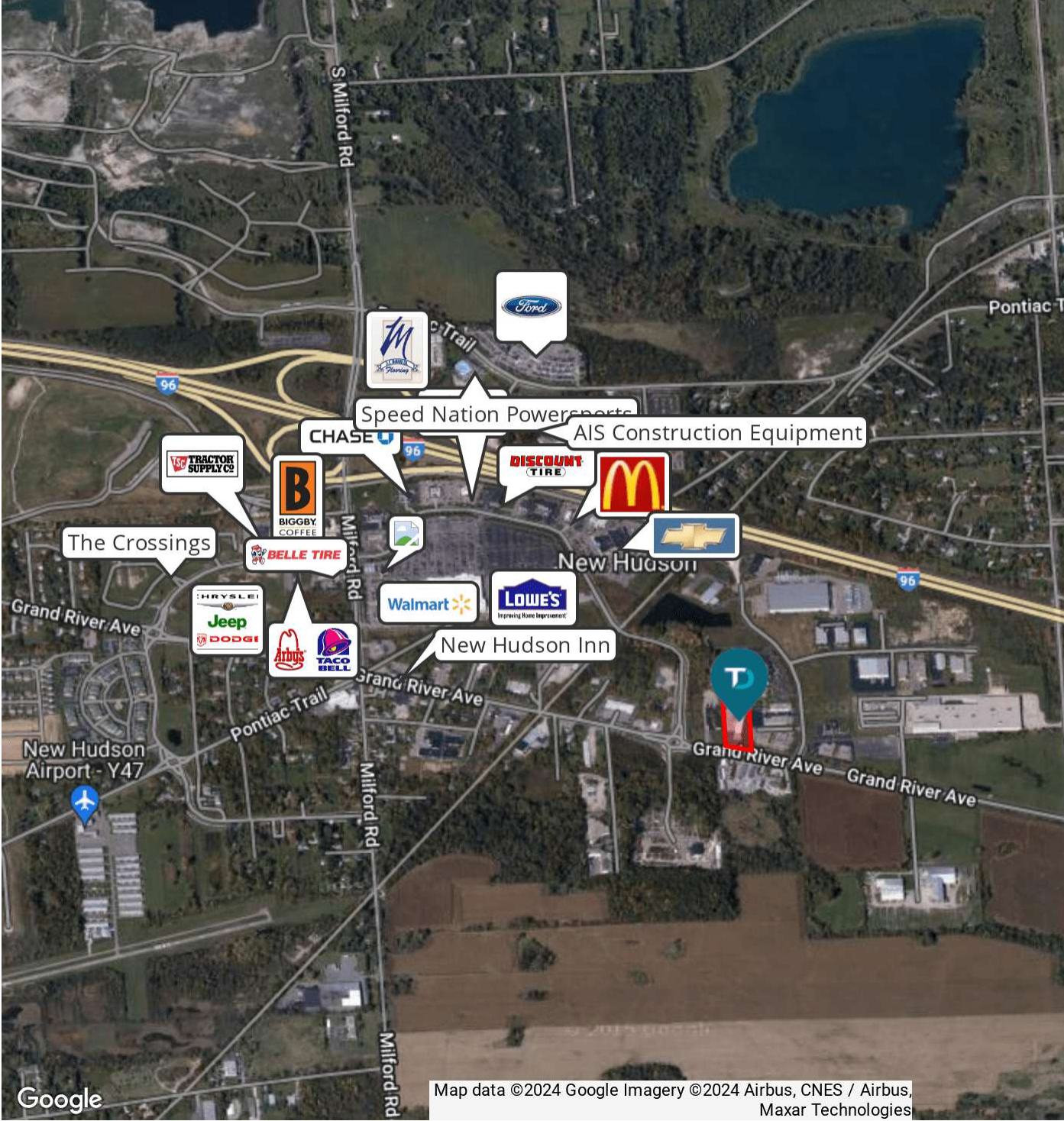


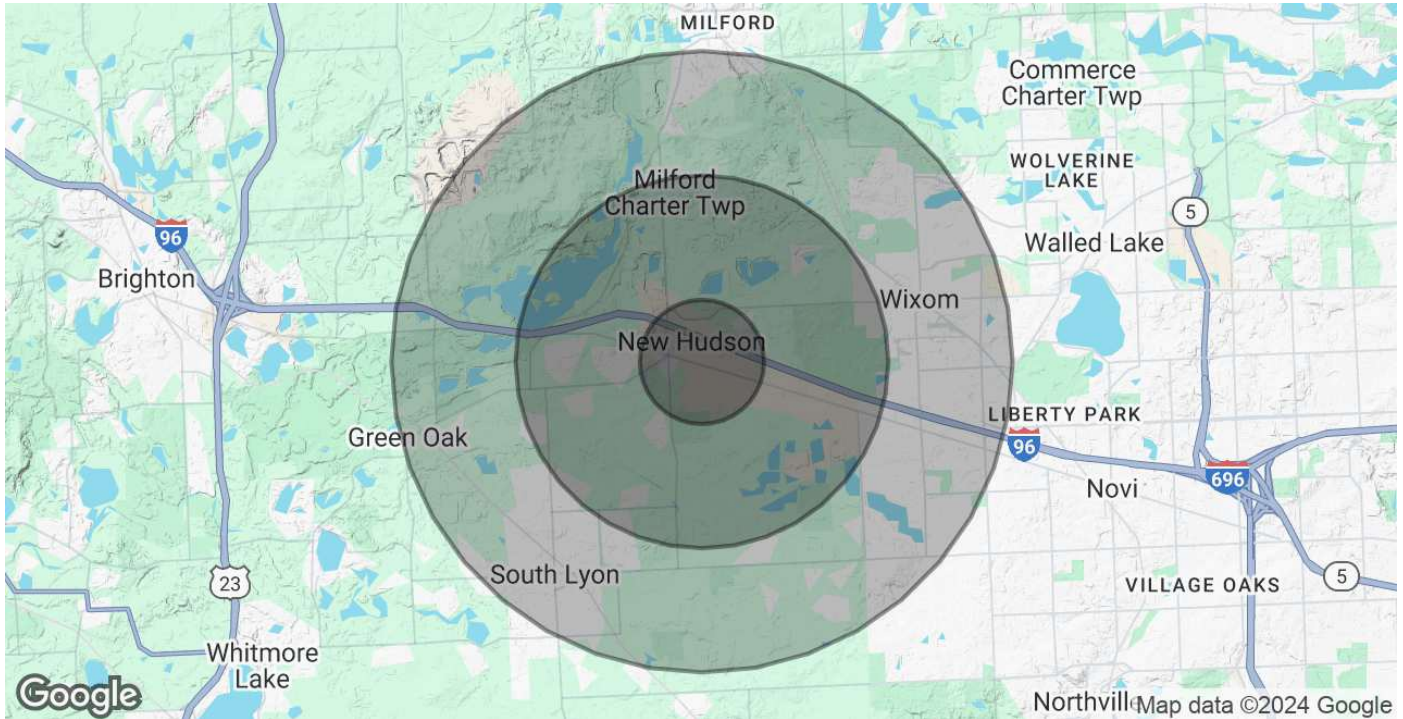


AERIAL PHOTO: 55960 Grand River | New Hudson, MI 48165



RETAILER MAP: 55960 Grand River | New Hudson, MI 48165



DEMOGRAPHICS MAP & REPORT: 55960 Grand River | New Hudson, MI 48165


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,059	14,249	66,063
Average Age	40.0	39.9	39.7
Average Age (Male)	35.1	38.2	39.5
Average Age (Female)	43.8	41.3	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	407	5,530	26,661
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$121,124	\$112,874	\$109,245
Average House Value	\$364,462	\$288,499	\$260,035

2020 American Community Survey (ACS)