

Petco & ABC Warehouse

100% Leased FOR SALE

36,601 SF

43435-43465 Ford Rd

Canton, MI 48187



AVAILABLE:

Fully Leased 20 year tenant occupancy for sale with (2) 5 Year Options for renewal for sale in the heart of Canton, MI

SALE PRICE: 7.1% Cap Rate

\$7,999,999 \$218.57/SF

USES: Retail

LOCATION:

SW corner of Ford Rd and Morton-Taylor Great demographics and traffic counts

SUMMARY:

This Retail Trophy Asset has two national tenants with 20 year tenancy. (2) Five year lease renewal options for each tenant.

FOR SALE



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36,601 SF For Sale

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YEAR BUILT / RENOVATED:

Built 1983

Renovated 2007

LOT SIZE:

2.97 Acres

PROPERTY INFO:

- Great Visibility
- Fully Leased
- Very High Traffic Counts
- New Roof 2021
- 20 Year tenant occupancy
- (2) 5 Year renewal options
- New Landscaping 2024
- Parking lot updates 2024
- Abundant Parking
- 150 Parking Spaces



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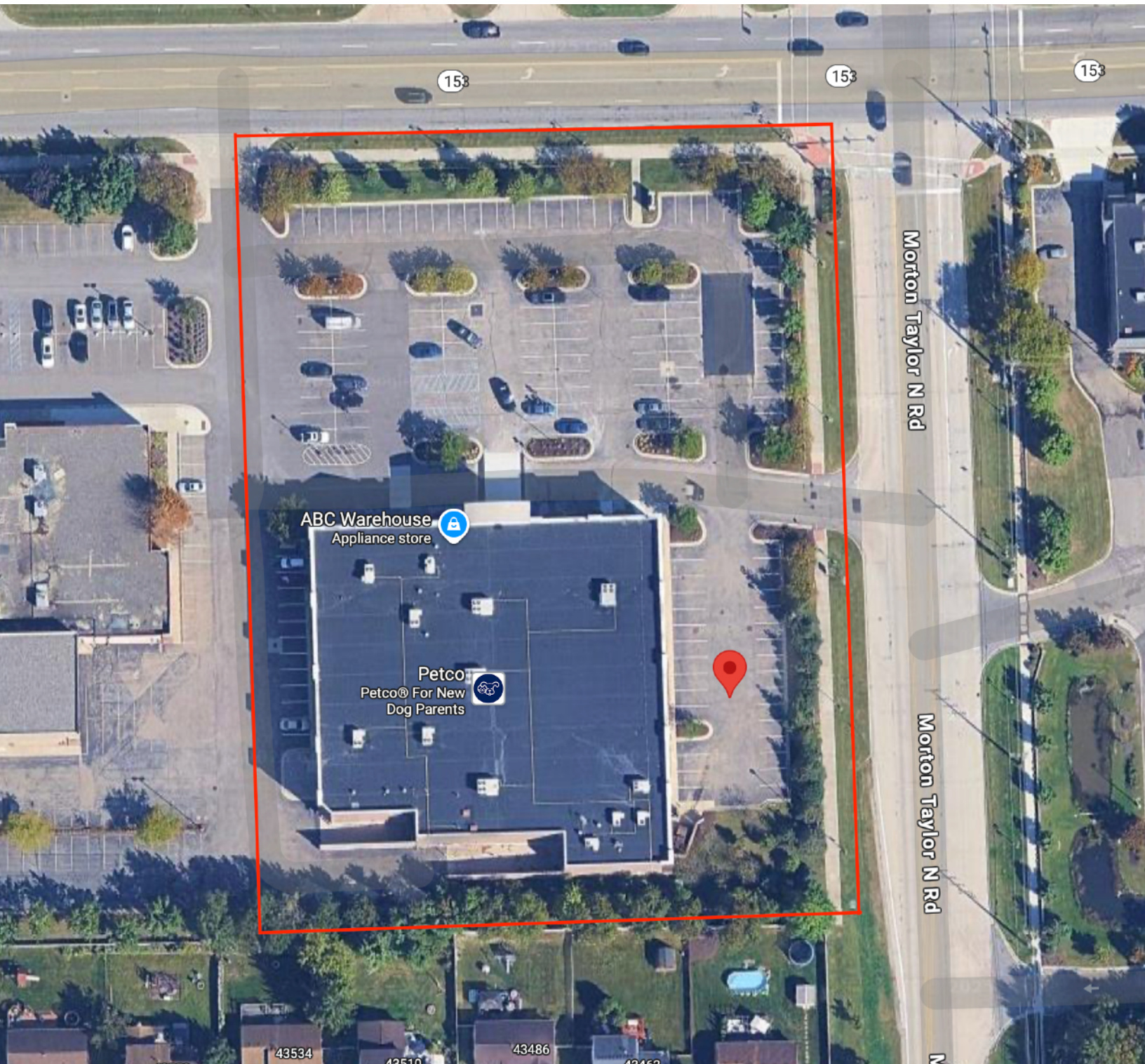
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AERIAL MAP



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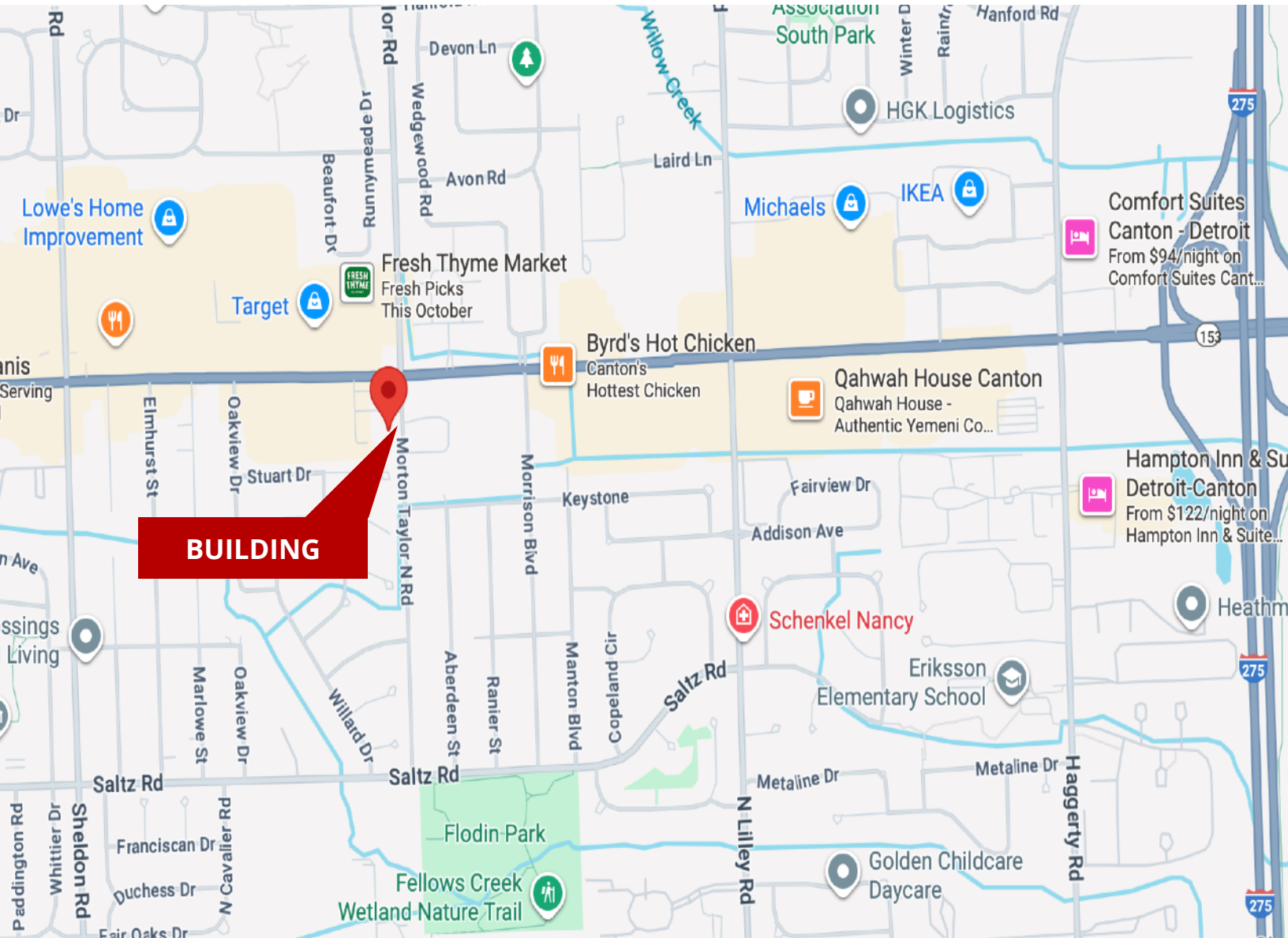
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STREET MAP



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