

INDUSTRIAL PROPERTY // FOR SALE

14,035 SF MULTI-TENANT INDUSTRIAL BUILDING IN FRASER

33380-33386 GROESBECK HWY

FRASER, MI 48026



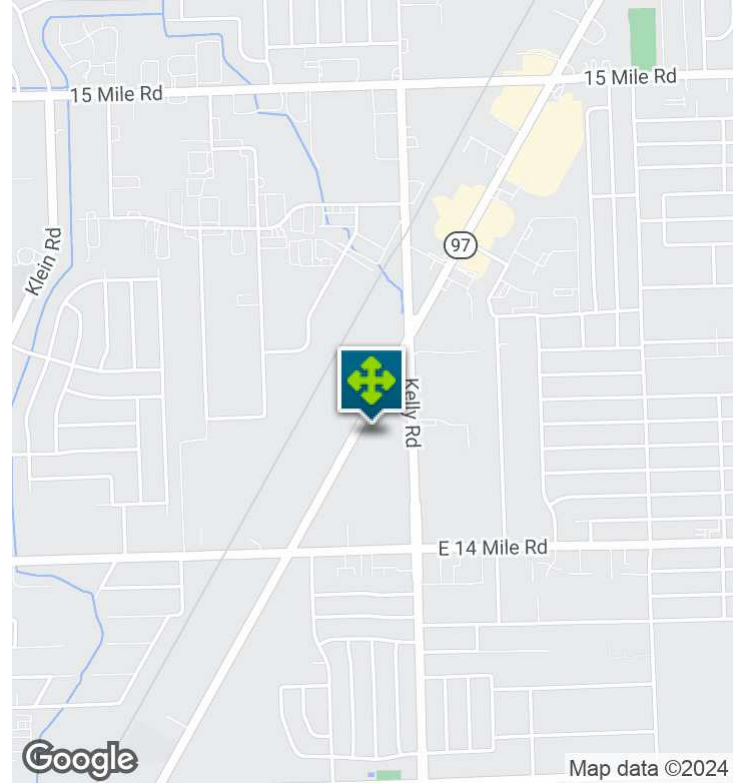
- 14,035 SF Industrial Building
- Four (4) Unit Industrial Multi-Tenant
- Three (3) Month-to-Month Tenants
- Separately Metered Units
- Four (4) Overhead Doors



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EXECUTIVE SUMMARY



Sale Price	\$1,300,000
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OFFERING SUMMARY

Building Size:	14,035 SF
Lot Size:	1.51 Acres
Price / SF:	\$92.63
Cap Rate:	2.85%
NOI:	\$36,993
Year Built:	1960
Renovated:	1995
Zoning:	Lt. Industrial
Market:	Detroit
Submarket:	Groesbeck Central Ind

PROPERTY OVERVIEW

14,035 SF industrial multi-tenant building; four (4) unit building, that is separately metered for gas, electric, and water. Unit sizes are 7,200 SF, 1,160 SF, 2,436 SF, and 2,944 SF. Ceiling height is 14' - 18', one (1) 10' x 12', and three (3) 12' x 14' overhead doors. The 7,200 SF unit has a 1,160 SF office space and the other units contain approximately 15% office. Three (3) month-to-month tenants occupy the premises.

LOCATION OVERVIEW

North of 14 Mile, just west of Kelly.

PROPERTY HIGHLIGHTS

- 14,035 SF Industrial Building
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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	14,035 SF
Available SF:	14,035 SF
Tenancy:	Multi-Tenant
Shop SF:	85% Multi-Tenant
Office SF:	15% Multi-Tenant
Zoning:	Lt. Industrial
Lot Size:	1.51 Acres
Parking Spaces:	20
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1960 / 1995
Construction Type:	Brick & Block
Clear Height:	14' - 18'
Overhead Doors:	(3) 12' x 14' (1) 10' x 12'
Cranes:	No
Column Spacing:	N/A
Power:	200AMP & 400 AMP / 220 Volt
Buss Duct:	N/A
Air Conditioning:	No
Heat Type:	Gas Unit & Radiant
Lighting:	Fluorescent / Metal Halide
Sprinklers:	No
Floor Drains:	Yes
Taxes:	Approx. \$18,900.00



P.A. COMMERCIAL
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INCOME & EXPENSES

INCOME & EXPENSES

INCOME SUMMARY (Current)

Unit/Tenant	Unit SF	Lease Term	Monthly Rent
33380 Groesbeck Hwy - Service Manufacturing	7,200 SF	Month-to-Month	\$ 2,400.00
33381 Groesbeck Hwy - MVC Landscape	1,160 SF	Month-to-Month	\$ 850.00
33382 Groesbeck Hwy - MVC Landscape	2,436 SF	Month-to-Month	\$ 850.00
33383 Groesbeck Hwy - A-1 Stamping	2,944 SF	Month-to-Month	\$ 850.00
Total Yearly Income			\$59,400.00

EXPENSE SUMMARY (Current)

Taxes (Approx.)	\$ 18,900.00
Building Insurance	\$ 2,807.00
Lawn	\$ 700.00
Gross Expenses	\$ 22,407.00

NET Operating Income	\$ 36,993.00
CAP Rate	2.80%



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ADDITIONAL PHOTOS

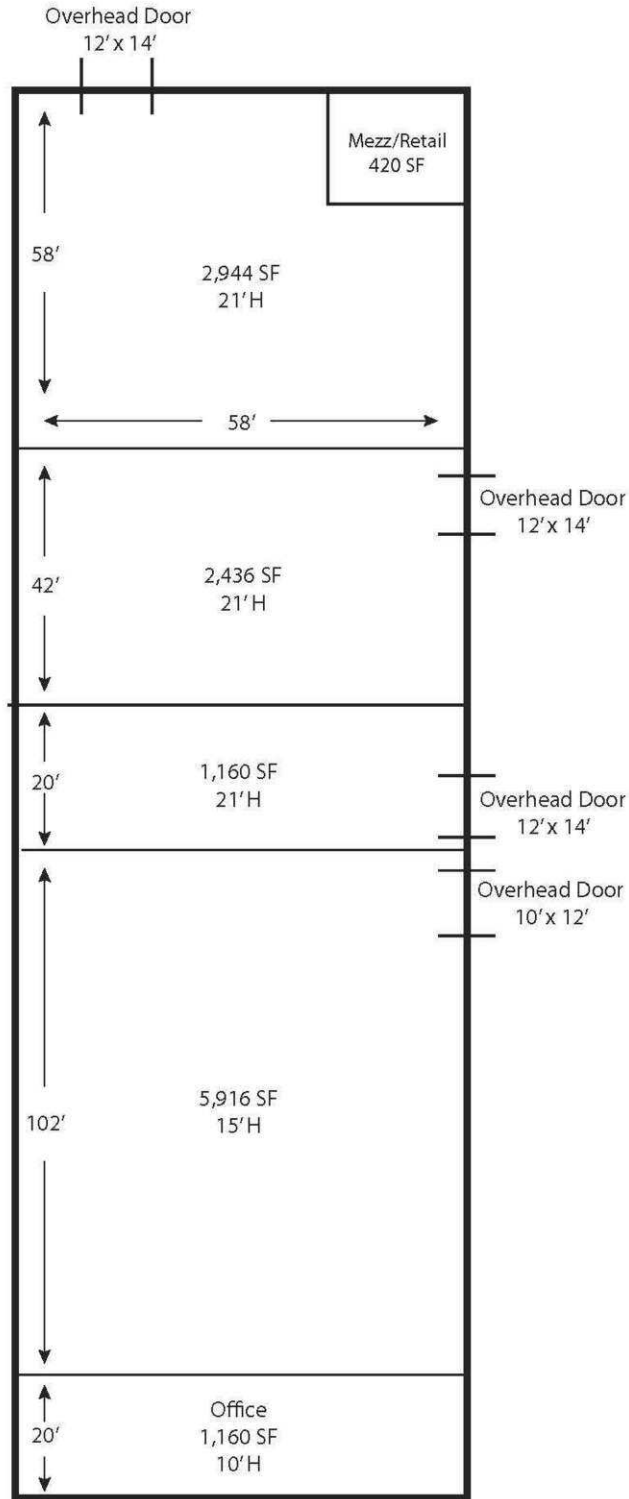


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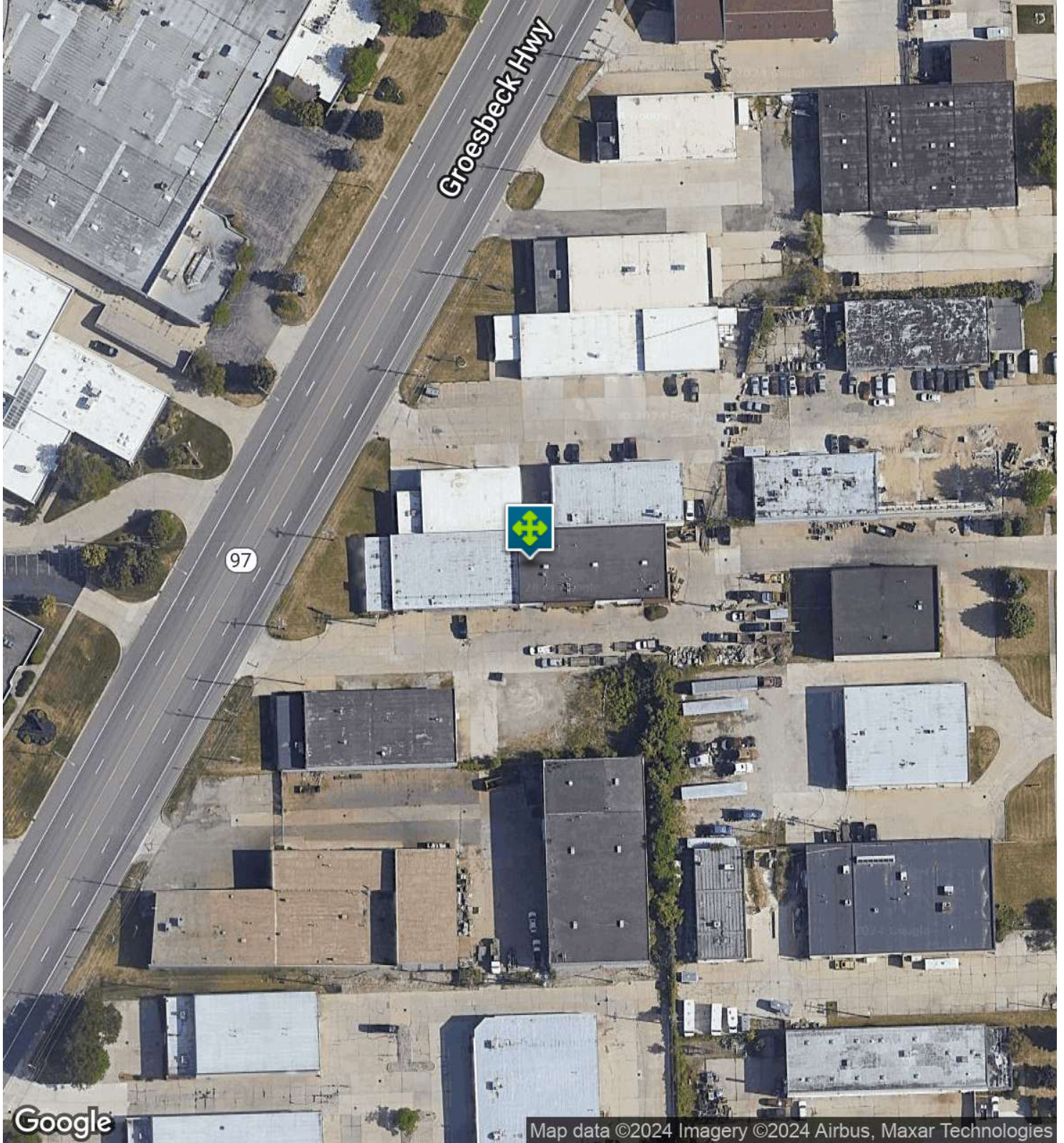
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SITE PLANS



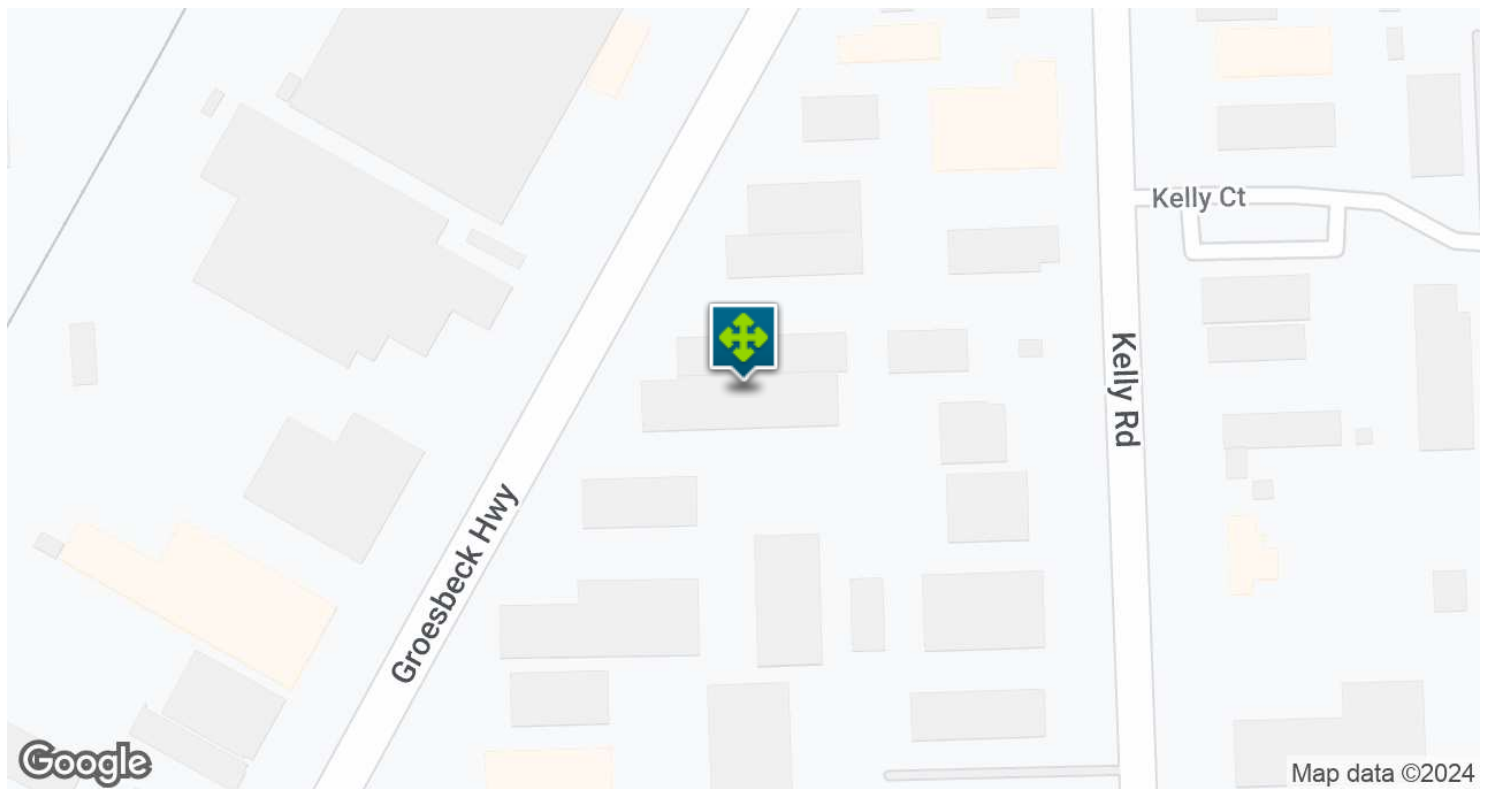
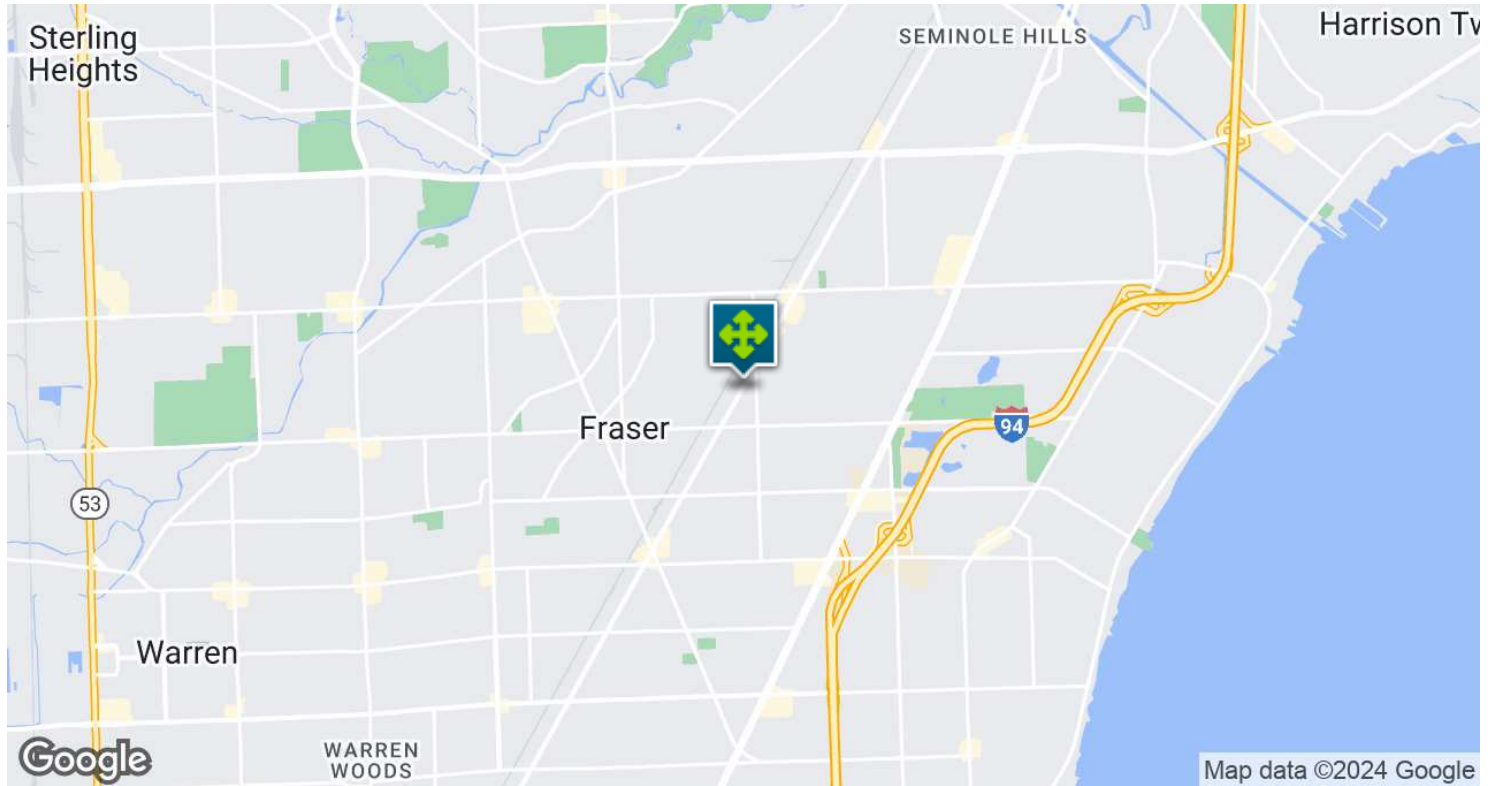
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AERIAL MAP

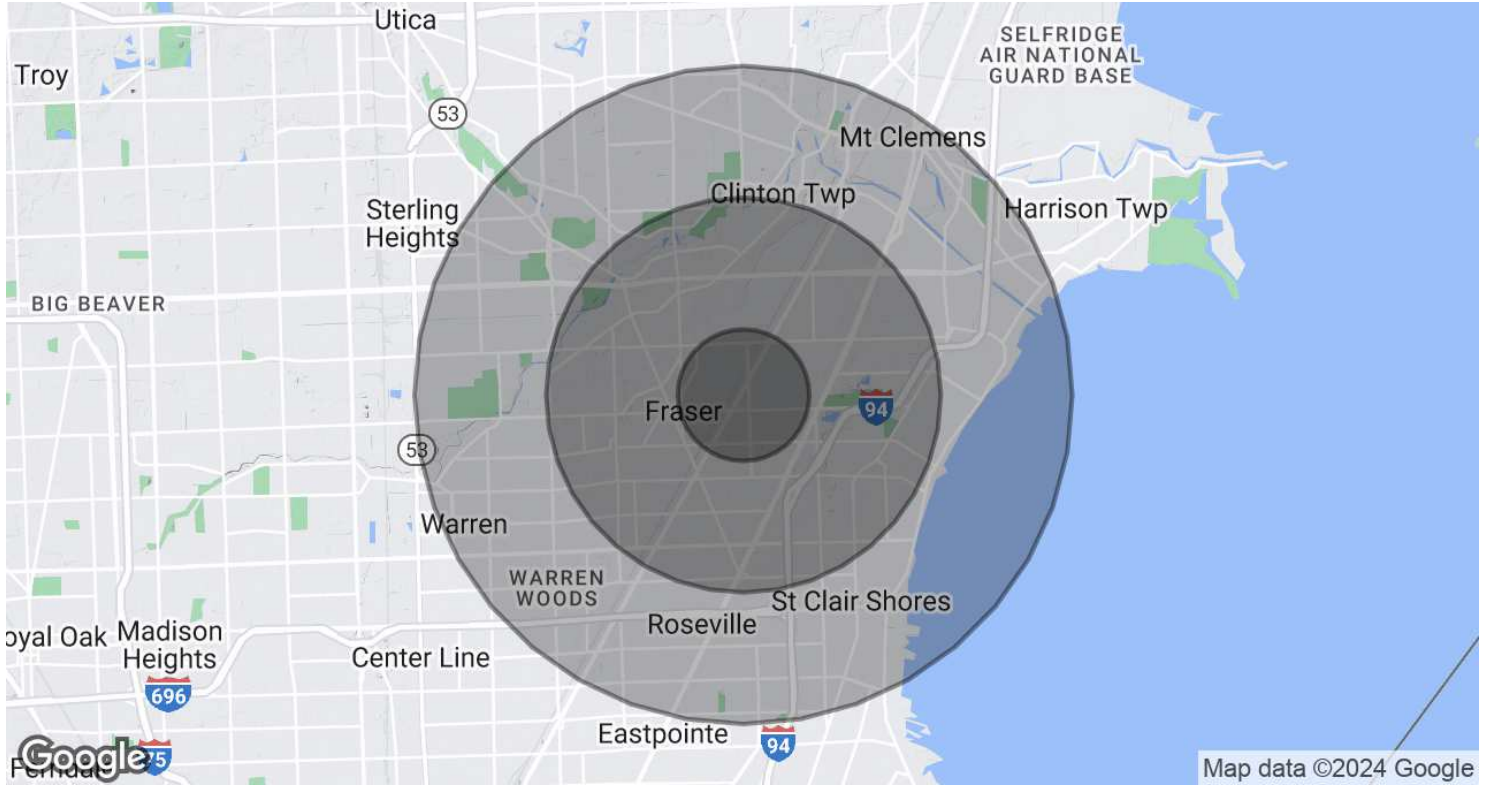


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,691	109,807	312,679
Average Age	38.1	40.3	40.9
Average Age (Male)	37.5	38.1	39.1
Average Age (Female)	39.3	42.3	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,337	46,333	131,044
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$56,201	\$58,145	\$60,231
Average House Value	\$130,332	\$145,195	\$149,190

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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