



5703-5727 S Wayne Rd

Wayne, MI 48184

3 unit shopping center for sale

 **NEW ERA**
REAL ESTATE

Cameron Hansson

Listing Broker

248-686-4166

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Investment Overview



LOT SIZE
.54 ACRES



ASKING PRICE
\$1,120,000



CAP RATE
6.84%



PROPERTY TYPE
MODIFIED-LEASED RETAIL



LEASE TYPE
Modified & Gross



NOI
\$76,654



ZONING
COMMERCIAL



YEAR
BUILT 1975



BUILDING SIZE
5,200 +/- SF

TENANT LEASE STRUCTURE

Hungry Howie's pays \$1,404 monthly + 17.5% of all Taxes, Insurance, and CAM for entire property. This includes exterior (Roof and parking lot)

Coney Island pays \$3,500 in rent + \$500 in CAM monthly for a total of \$4,000 monthly rent. Their next increase after 6/1/27 is 6/1/32 for \$3,700 + \$500 CAM

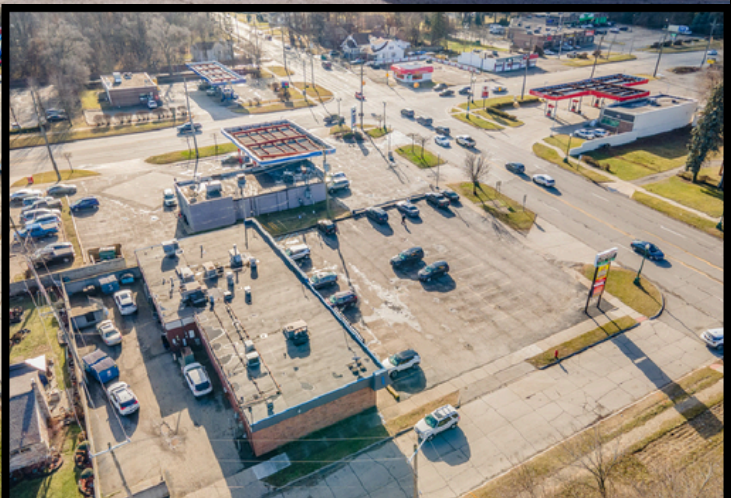
Food Basket pays a flat \$2,800 in monthly rent

2024 Financial

Rent	\$92,448
CAM Charge	\$10,622
Total Income	\$103,070
Water	\$4,133
Taxes	\$14,667
Insurance	\$6,116
Maintenance	\$1,500
Total Expenses	\$26,416
NOI	\$76,654

TENANT HISTORY AND FUTURE PLANS

- All three tenants have already renewed their lease multiple times.
- Hungry Howie's has notified plans of staying on site and is in talks for extension. Landlord wants to wait until lease it up for scheduled renewal for a higher increase.



Contact



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