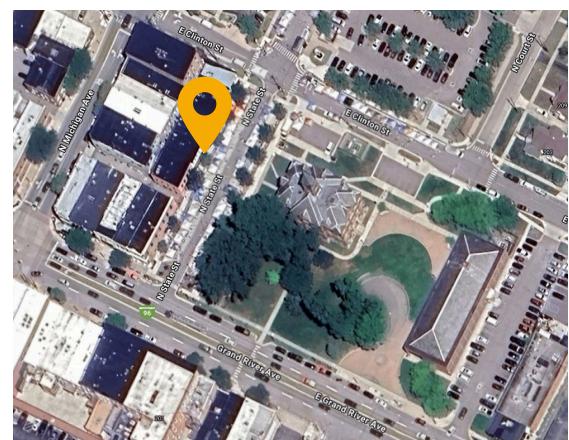
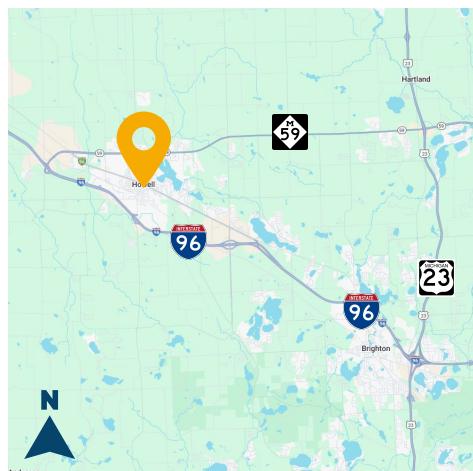


FOR SALE

114-116 N STATE ST, HOWELL



INVESTMENT / OWNER-USER OPPORTUNITY



PROPERTY DETAILS

- Rare opportunity to own adjacent properties in downtown Howell's Alley District
- Two buildings totaling 3,800 RSF, plus bonus basement space for each
- Fully leased with all Tenants expressing interest in staying
- Future opportunities for potential Owner-User
- Each have beautifully renovated residential and commercial units
- Ideally located minutes from I-96, and walking distance to all downtown Howell amenities
- Many hidden historical elements waiting to be brought back to light

For information, please contact:



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FOR SALE

114-116 N STATE ST, HOWELL



SALE AVAILABILITY BREAKDOWN

FOR SALE

OWNER-USER / INVESTMENT

Total RSF:	3,800	Zoning:	Central Business District	Additional Notes:
Available SF:	Fully Leased	Parking Spaces:	Public Parking	Great passive investment or
Property Type:	Mixed Use	Floor(s):	2 (as well as unfinished basement)	work/live or owner-user building. Fully renovated
Sale Price:	\$1,200,000	Tenants:	2 commercial ; 2 residential	interior with ability to further improve/refurbish historical elements on exterior.
Sale Type:	Investment OR Owner-user			
Estimated NOI:	\$65,831			

114 N STATE ST CURRENT TENANCY / REVENUE OVERVIEW

UNIT	RENTABLE SQ. FT.	RATE / LEASE TYPE	ANNUAL RENT	LEASE EXPIRATION
1st Floor [Commercial]	950	\$2,300/Month, MG	\$27,600	5/31/2026
2nd Floor [Apartment]	950	\$1,500/Month, MG	\$18,000	7/31/2026

116 N STATE ST CURRENT TENANCY / REVENUE OVERVIEW

UNIT	RENTABLE SQ. FT.	RATE / LEASE TYPE	ANNUAL RENT	LEASE EXPIRATION
1st Floor [Commercial]	950	\$2,350/Month, MG	\$28,200	12/31/2028
2nd Floor [Apartment]	950	\$1,500/Month, MG	\$18,000	7/31/2026
TOTALS:		\$24.16/RSF, MG	\$91,800	

CURRENT ESTIMATED OPERATING EXPENSES: \$25,969

CURRENT ESTIMATED NOI: \$65,831

(Operating Expenses based on estimates for property taxes, building insurance, and season grounds maintenance)

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FOR SALE

114-116 N STATE ST, HOWELL



PRICING INFORMATION

Sale Type: Investment OR Owner User

Sale Price: \$1,200,000

Price per RSF: \$316

Estimated NOI: \$65,831

PROPERTY DESCRIPTION

Total RSF: 3,800
Available: Fully Leased
Commercial RSF: 1,800
Residential RSF: 1,800
Year Built: 1880
Year Renovated: 2024

Tenancy: Multiple
Zoning: CBD
Site/Parcel Area: 0.04 AC
Parcel IDs: 4717 36 300 002
4717 36 300 003
Parking Spaces: Public Parking

SUMMARY

Rare investment or work/live or owner-user building right in the heart of downtown Howell's famous Alley District. Located just minutes away from I-96 and walking distance from the best eateries, shopping, and amenities Howell has to offer. Fully renovated interior with immediate value add opportunities for restoring hidden historical elements on exterior.

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ROAD MAP

