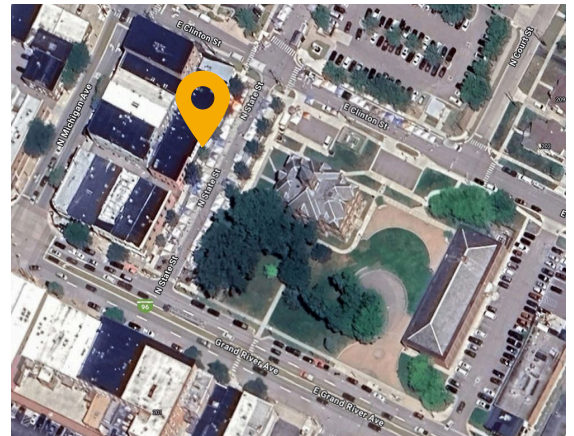


FOR SALE

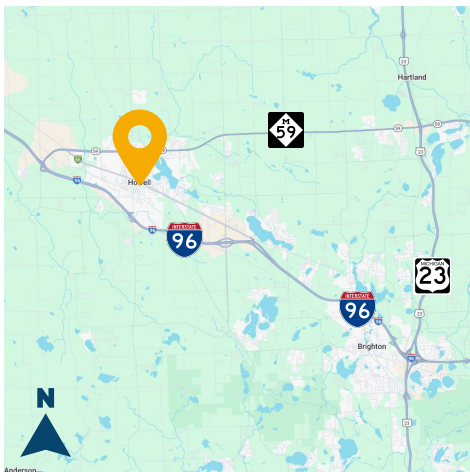
114-116 N STATE ST, HOWELL



RH COMMERCIAL
REALTY



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

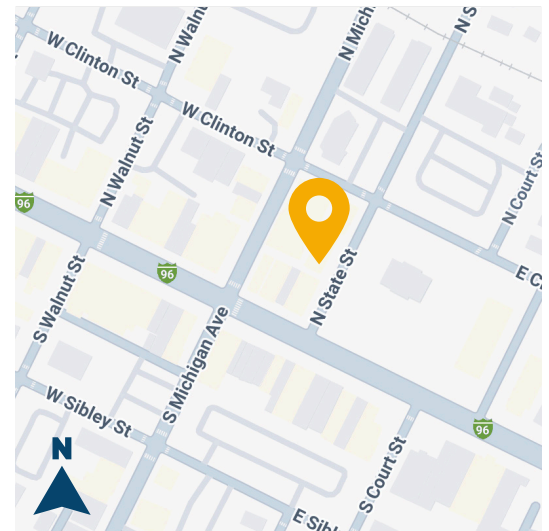
Total RSF: 3,800
Available: Fully Leased
Commercial RSF: 1,800
Residential RSF: 1,800
Year Built: 1880
Year Renovated: 2024

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.

ROAD MAP



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