

# Sunnyside Plaza

## Property Details

- Acreage 4.3 acres
- 19,500 sq ft building + separate parcel with massage studio 800sq ft +/-
- 5 ft frost walls
- 5" Slab foundation
- 2x6 walls - doubled
- Spray foam insulation
- Two-piece building, firewall in between and insulated with spray foam
- L-shaped configuration
- VA has 2<sup>nd</sup> attic access, garage in main building has 1<sup>st</sup> attic access
- Michigan load trusses- 110lb per sq ft – 5/8" decking
- 50-year shingles
- No load bearing, free span trusses, ease in remodeling if need be
- Metal strap from top plate to walls to help with wind deflection
- Parking in front and back, capacity 80-90 cars, employee parking in back
- Half log-front with stone & metal siding – back of building
- Detached Garage -owner usage only. No tenant usage – 38 x 28
- Storage shed – rear of building – owner usage only
- Storm sewer required (State of Michigan)- 3 drains put in to Michigan regulations
- Security cameras
- Excel energy has exterior lighting in parking areas and maintains the lighting. 3 fixtures, \$61 per month cost to owner of property
- 200-amp panels, separate meters for each tenant – located in garage attached to main building
- 3 phase power- located in garage attached to main building
- Concrete sidewalks
- Blacktop
- Mailboxes in central location on exterior
- Each unit is ADA compliant and is handicap accessible
- Owner of property pays for garbage, snow plowing, sidewalk shoveling

## Leasing & Tenants

### VA

- \$14,480 per month in lease – utilities included in lease; natural gas, electric, sewer, water
- Lease extension to 2029. Global or Shelter lease to be determine at the extension deadline. Currently Shelter. Potential of \$4-5,000 more per month
- 2006-3200 sq ft and in summer 2024 expanded the space for a total of 5500 sq ft
- 3 offices Remodeled into 1- L-shaped
- Estimated remodel cost in 2024: \$900,000
- Generator: \$187,000 – paid by VA – 100 Kilowatt
- 4 – forced air furnaces and 4 central air units
- New flooring, paint, has drop ceilings, auto turn on/off lights
- **Miscellaneous Rooms throughout, but not limited to:**
  - Mechanical room
  - 4 patient rooms
  - 5 Mental health rooms
  - Pharmacy room
  - Storage rooms
  - Main reception/waiting area
  - Bathrooms - 4
  - IT room
  - Break room
  - Wheelchair storage room
  - 6 exam rooms
  - Lab/Medical Waste room
  - Conference Room
  - Clean Storage Room
  - 2 Offices

### AMB Gallery Pottery & Painting

- \$1250 per month lease, pays own utilities; natural gas, electric, water, sewer
- 5 year lease began in January 2024
- 1,250 sq ft
- Remodeled in early 2024
- 1 forced air furnace & 1 central air unit
- Front entrance
- Hwy frontage
- Bathroom
- Storage

## **Omas Attic- Thrift Store**

- Lease \$2,800 per month - pays own utilities; natural gas, electric, water, sewer
- 2800 sq ft
- 1 forced air furnace & 1 central air unit
- Granite snack bar
- Conference room
- Open lobby/waiting area
- 4 offices
- Hwy exposure

## **Vacant and open for lease**

- \$1500 per month -utilities included: gas, water, sewer & electric (TBD with new tenant)
- 1200-1300 sq ft
- 4 storage areas
- Share heating & cooling with Bahs Dance Studio & Sawdust Bin Woodworking & Cabinet Shop.
- 1 forced air furnace & 1 central air unit - shared
- Shared hallway & bathroom with dance studio

## **Bahs Dance Studio**

- \$2300 per month – utilities included; gas, electric, water, sewer
- Year to year lease – usage during winter months. No usage in summer. Still pays monthly lease when not using
- Approximately 1100 sq ft
- Remodeled to dance studio in summer 2024
- Office
- 2 changing rooms
- 2 studios
- Additional exit
- Shared heating & cooling with Omas Attic Thrift Store & Sawdust Bin Woodworking & Cabinet Shop. 1 forced air furnace & 1 central air unit -shared

## **Sawdust Bin – Woodworking & Cabinet Shop**

- No lease as tenant is 1 owner of property/building. Future income a potential
- Utilities included: gas, electric, water, sewer
- 1300 square feet
- Bathroom shared with Edward Jones
- Shared heating & cooling with Omas Attic Thrift Store & Bahs Dance Studio
- 1 forced air furnace & 1 central air unit - shared

## **Edward Jones**

- \$2,200 per month - pays own utilities; natural gas, electric, water, sewer
- New lease in 2024 – 5 year lease with 5 year extension. 3% increase each year
- Space: 1600-1700 sq ft, remodeled 2024
- Storage room
- 2 conference rooms
- 3 Offices
- IT room
- 2 forced air furnaces and 2 central air unit
- Hwy exposure with front window

## **Rising Sun Massage Studio**

- \$750 per month - pays own utilities, gas, electric, water & sewer
- Year to year lease
- 800 Square feet
- Located in front of the main plaza, separate parcel
- Half log/wood siding
- Metal Roof
- Laundry area
- Bathroom – Handicap Accessible
- Bomb-proof windows (previously a military recruit office)
- Drop ceiling
- Handicap ramp outside
- Fluorescent lighting
- LED outside
- Basement – exterior entry, full basement no tenants usage. Rock foundation
- Forced Air furnace & central air – new 2025
- New water heater 2025

## **Garage at end of building (next to Omas Attic Thrift Store)**

- Owner's space- no tenant usage
- Potential income if leased out
- 1064 sq ft, 1 car with storage
- Heated – Modine heater
- Storage / office area
- Attic access, 2<sup>nd</sup> access to attic in VA
- Forced air furnace & central air unit for Omas Attic Thrift Store, Bahs Dance Studio & Sawdust Bin – Woodworking & Cabinet Shop in mechanical room
- Breaker panels & 3 phase in garage