

Ann Arbor Trail Plaza

FOR SALE/LEASE

7,000 SF

37466-37522 Ann Arbor Trail

Livonia, MI 48150



AVAILABLE:

5 Unit Retail Strip Center

SALE PRICE:

\$789,000. \$112.71/SF

LEASE RATE:

2,000 SF \$12/SF MG (Office Build Out)

USES: Retail, Office

LOCATION:

Located on the North side Ann Arbor Trail just West of Newburgh Rd.

SUMMARY:

This 7,000 SF Building has 5 units. 4 are currently leased, and 1 available.

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Matthew McGinnis

Associate Broker

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7,000 SF For Sale

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YEAR BUILT / RENOVATED:

Built 1988

LOT SIZE:

0.88 Acres

PROPERTY INFO:

- Great Visibility
- Ann Arbor Trail Signage
- New Landscaping 2024
- Parking lot updates 2024
- Abundant Parking
- Partially Leased



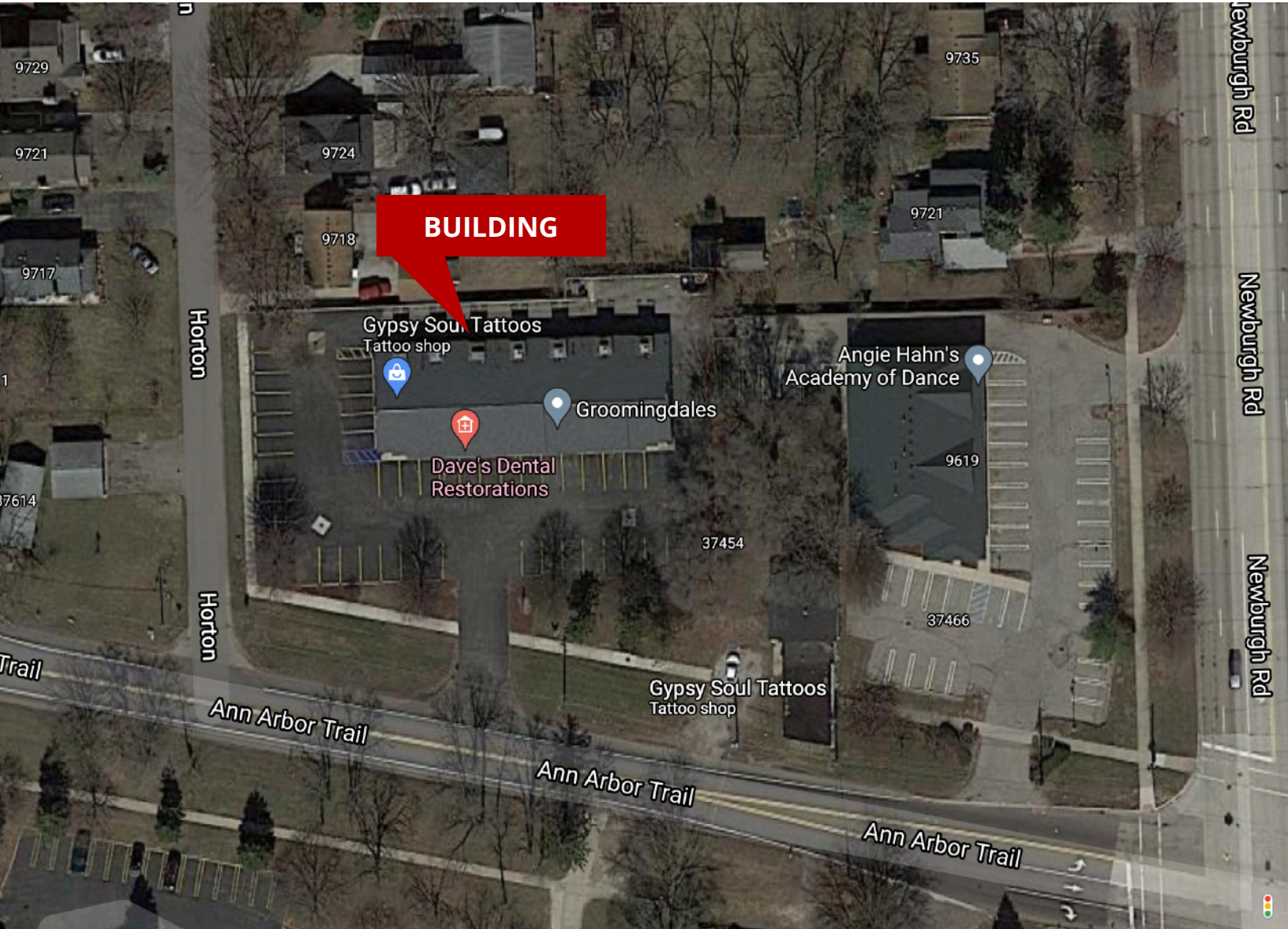
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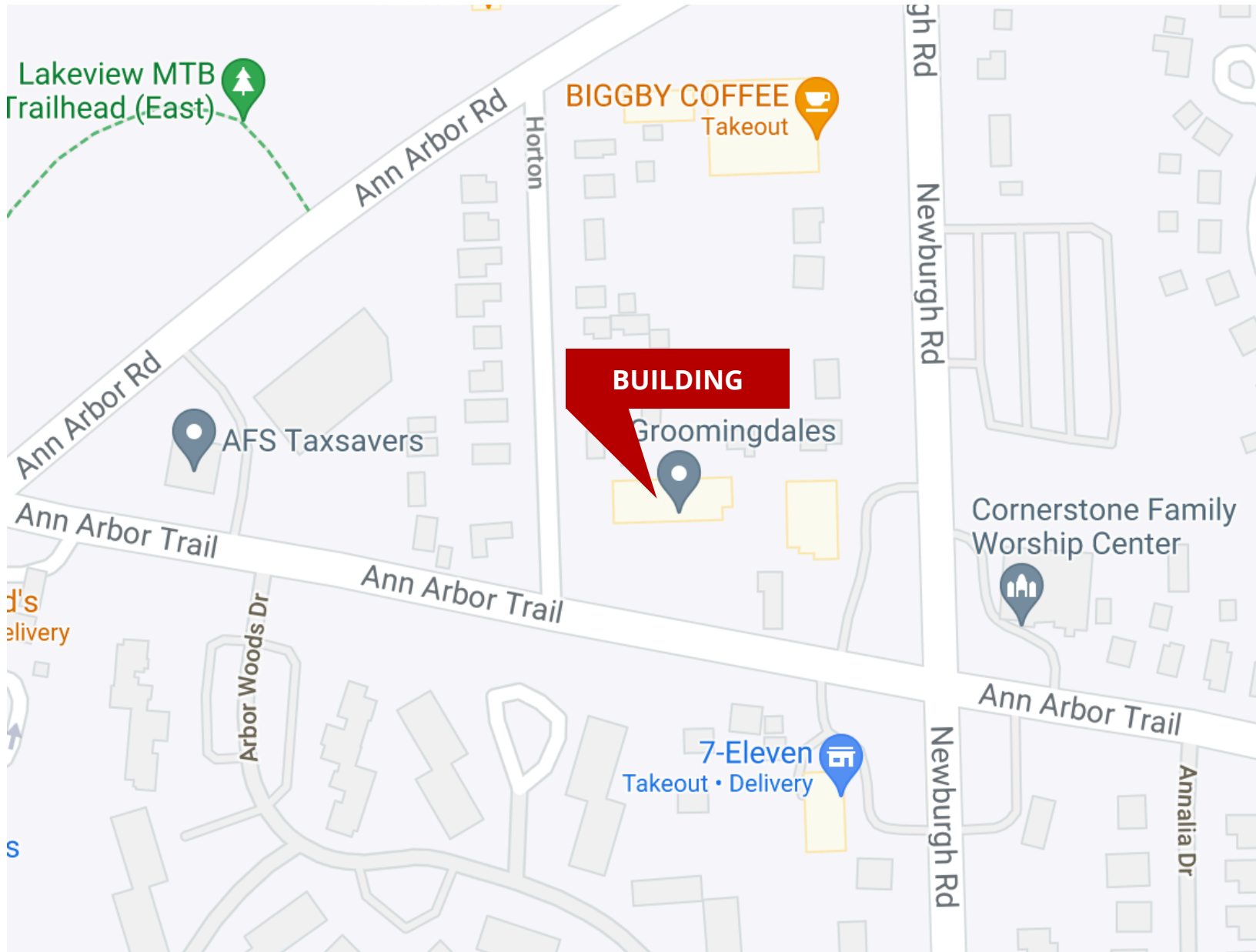
AERIAL MAP



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STREET MAP



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RENT ROLL

Tenant	Size	Rate	Lease Term
Sage Collectible Books	2,000 SF	\$1,900/month	Expires 5/1/26
Hair Salon	1,000 SF	\$1,400/month 3% Annual Increases	Expires 6/1/27
Dog Groomer	1,000 SF	\$1,569/month Pays 80% of water bill 4% Annual Increases	Expires 10/1/26
Office Space	2,000 SF	Vacant	
Computer Repair	1,000 SF	1,350/month 4% annual increases	Expires 3/14/30
TOTAL:	7,000 SF	\$6,219/month	



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Income and Expenses

Gross Income	\$74,628/year
Taxes	(\$13,342/year)
Maintenance	(\$4,000/year)
Insurance	(\$1,800/year)
Net Income	\$55,486/year



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