

INVESTMENT SALE

27,068 Square Foot Office Complex



Excellent "1031" Property!

39319 & 39325 Plymouth Road, Livonia, Michigan

FOR SALE! Priced well below replacement cost! Fully leased office complex consisting of approximately 27,068 square feet with many recent upgrades including common area LED lighting, restroom fixtures, paint and landscaping. Strong diverse mix of tenants including a law firm, therapist, physical rehab, child daycare, indoor golf, logistics and massage therapy. Located within a desirable area just minutes from Downtown Plymouth.

Rentroll and supporting documentation to be provided upon receipt of an acceptable offer.

Property Size	27,068 Square Feet
Lot Size	2 Acres
Year Built	1988
# of Units	14
Zoning	C-2 General Business
Gross Revenue	\$299,226.00
Total Expenses	\$140,940.00
NOI	\$158,286.00
Price	\$2,261,228.57 (\$85.54/SF)
Price Reduced	\$2,150,000(\$79.43/SF)
CAP Rate	7.36%

Seller will consider all reasonable offers.

Burger

& COMPANY

38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

248.536.2888 WWW.
BURGERCOLLC.COM

John O'Brien

Principal
Cell: 248.342.8383
john@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



Displayed boundaries are approximate.

AERIAL

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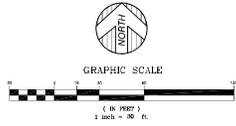
PARKING
 RANGE OF PARKING = 4 STALLS
 STANDARD PARKING = 8 STALLS

PARCEL AREA
 10,000 SQ. FT. (APPROX.)

BASIS OF BEARING
 SOUTH PLUMB LINE, BEING THE CONTINUED ON
 PLYMOUTH ROAD, AS DESCRIBED

SURVEYOR'S NOTES
 1. ALL UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND SHOULD BE TREATED AS APPROXIMATE. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNDERGROUND UTILITIES SHOWN AND ALL FIELD LOCATIONS INDICATED ARE APPROXIMATE. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNDERGROUND UTILITIES SHOWN AND ALL FIELD LOCATIONS INDICATED ARE APPROXIMATE. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNDERGROUND UTILITIES SHOWN AND ALL FIELD LOCATIONS INDICATED ARE APPROXIMATE.

- LEGEND**
- FOUND MEASUREMENT (AS NOTED)
 - FOUND MEASUREMENT (AS NOTED)
 - (RMV) RECORD AND MEASURING DIMENSION
 - (RM) RECORD MEASUREMENT
 - (M) MEASURED DIMENSION
 - UTILITY POLE
 - GAS METER
 - GAS VALVE
 - GAS LINE MARKER
 - CABLE TV BOX
 - CABLE TV RISER
 - SANITARY MANHOLE
 - FLOOR CATCH BASIN
 - CLEANOUT
 - SPRAW
 - FIRE HYDRANT
 - WATER VALVE
 - AIR CONDITIONED UNIT
 - LIGHTING/LAMP POST
 - MONITOR WELL
 - TRANSFORMER
 - SQUARE
 - SINK/POST SIGN
 - DOUBLE POST SIGN
 - HANDED PARKING
 - PARCEL BOUNDARY LINE
 - ADJACENT PARCEL LINE
 - SECTION LINE
 - RIGHT-OF-WAY
 - BUILDING
 - ASPHALT CURB
 - CONCRETE CURB
 - PARKING
 - EDGE OF CONCRETE (CONC)
 - EDGE OF ASPHALT (ASPH)
 - FENCE (AS NOTED)
 - WALL (AS NOTED)
 - OVERHEAD UTILITY LINE
 - BUILDING HATCH
 - ASPHALT HATCH
 - CONCRETE HATCH



PROPERTY DESCRIPTION
 THAT PART OF THE SURVEYMENT 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 9 EAST, DESCRIBED AS BEING IN A POINT ON THE CONTINUED ON PLYMOUTH ROAD DISTANT SOUTH 20 DEGREES 20' WEST 60 FEET FROM THE WEST 1/4 CORNER OF SECTION 30 AND PROCEEDING NORTH 60 DEGREES 20' EAST ALONG SAID CONTINUED 180' WEST THENCE ONE COLUMN 180' AS FEEL THERE NORTH TO CORNER 180' WEST 180' FEET THENCE NORTH TO CORNER 180' WEST 180' FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE
 THIS TITLE REPORT WAS OBTAINED FROM THE REALTY NATIONAL TITLE ADVISANCE COMPANY UNDER NO. 1072930, DATED SEPTEMBER 10, 2016, AND REFLECTS ALL RELEVANT RECORDS FOR THIS SURVEY, NO OTHER RECORDS RESEARCH AND PROVIDED BY THE CERTIFIED SURVEYOR.

SURVEYOR'S CERTIFICATION
 I, DANIEL J. BURGER, PROFESSIONAL SURVEYOR, LICENSE NO. 1072930, DO HEREBY CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STATE MINIMUM STANDARD PRACTICE REQUIREMENTS FOR A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, AND THAT I AM A MEMBER OF THE MICHIGAN SURVEYORS ASSOCIATION.

DATE OF FIELD WORK: NOVEMBER 21, 2016
 DATE OF PLAN OR MAP: NOVEMBER 21, 2016



NO.	DATE	DESCRIPTION
1	11/21/16	ALTA / ASPS LAND TITLE SURVEY
2	11/21/16	10,000 SQ. FT. COMMERCIAL PARCEL
3	11/21/16	PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 9 EAST

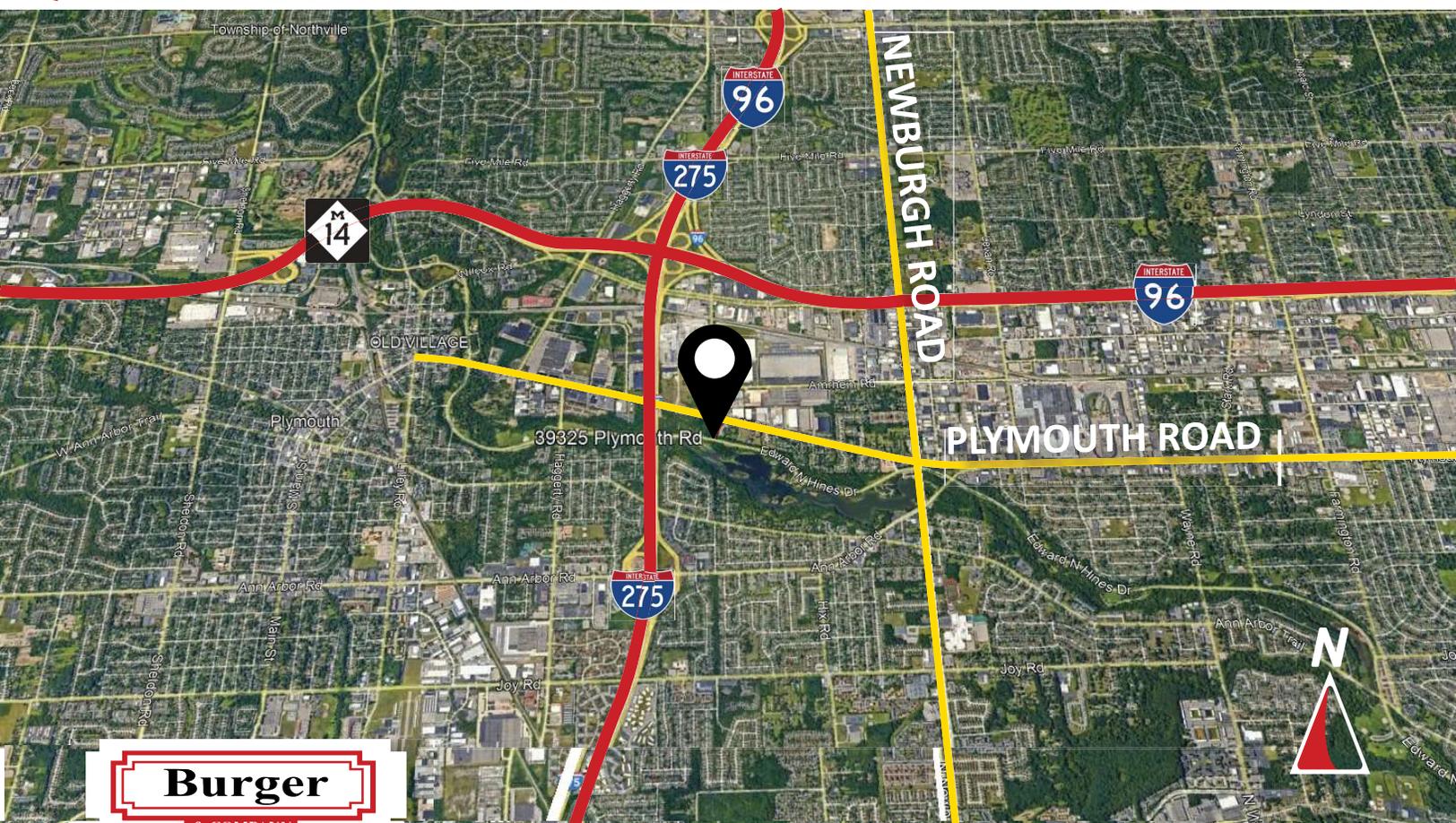
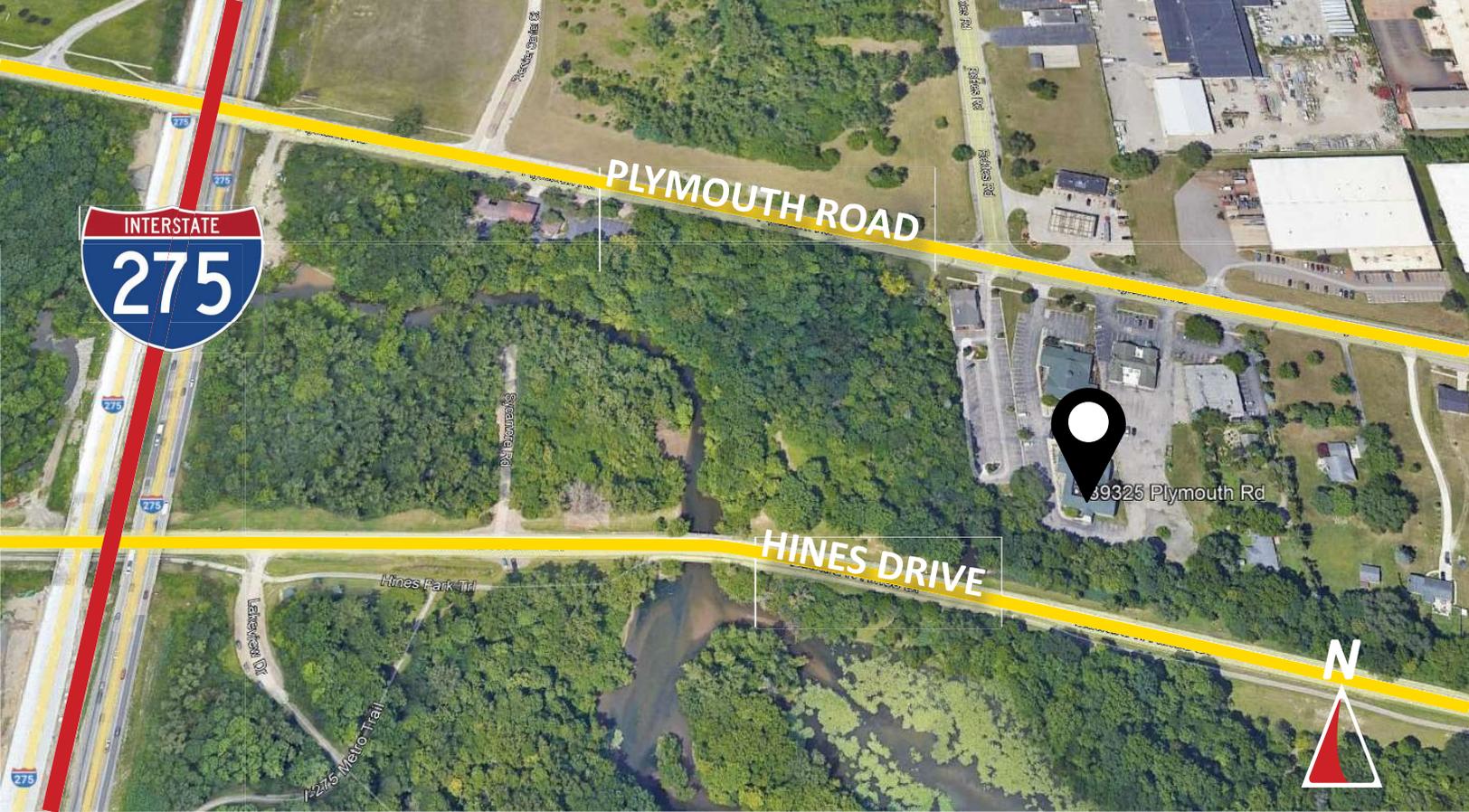


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SURVEY

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