

EST. **TD** 1978

THOMAS DUKE
COMMERCIAL REAL ESTATE

12693 WESTPHALIA ST

12693 Westphalia St, Detroit, MI 48205



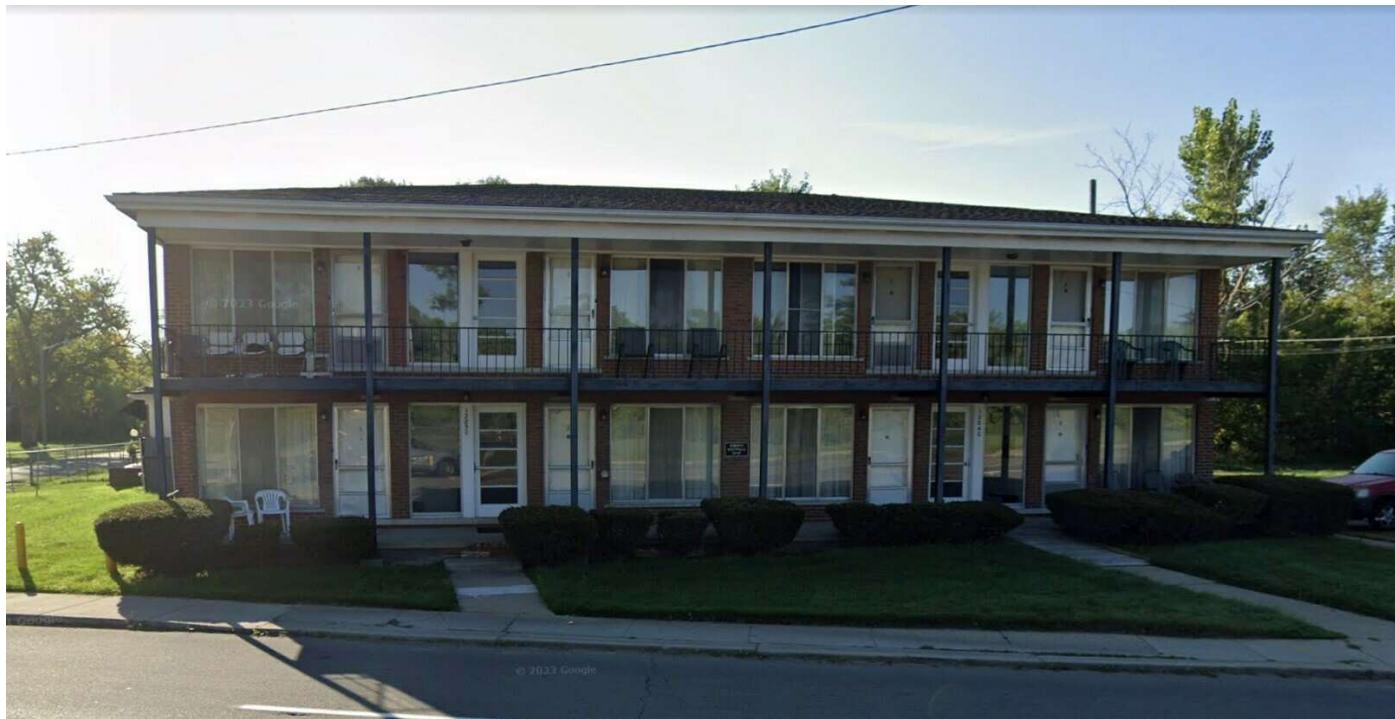
FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY: 12693 Westphalia St | Detroit, MI 48205



PROPERTY OVERVIEW

Seven (7) unit apartment building for sale in Detroit, MI.

OFFERING SUMMARY

Sale Price:	\$349,000
Building Size:	6,600 SF
Number of Units:	7
Price / UN:	\$49,857.14
Year Built:	1967
Zoning:	B4

PROPERTY HIGHLIGHTS

- 7 unit apartment building for sale
- Newer roof and balcony
- Private entry to all units
- On-site parking
- First time being offered for sale
- Contact Broker for financials



BUILDING/PROPERTY INFORMATION: 12693 Westphalia St | Detroit, MI 48205

BUILDING INFORMATION

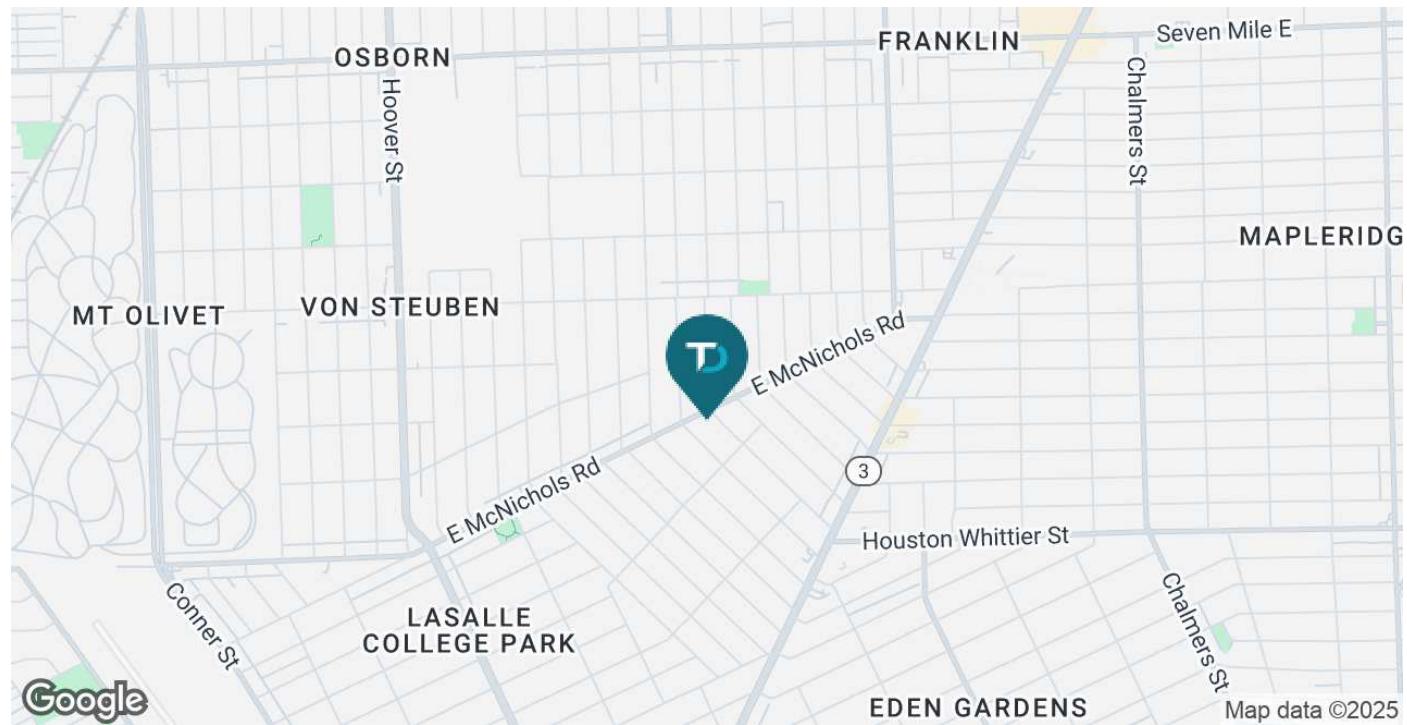
Price/UN:	\$49,857.14
Building Size:	6,600 SF
Year Built:	1967
Number of Floors:	2
Utilities:	City water and sewer
Parking Spaces:	On-site

PROPERTY INFORMATION

Lot Size:	0.18 AC
Property Type:	Multifamily
Property Subtype:	Mid-Rise
2024 Taxes:	\$4,668.97
Zoning:	B4
Legal Description:	Available upon request
APN:	21-031968

LOCATION INFORMATION

Located on the southwest corner of Westphalia St & E McNichols Rd in Detroit, MI





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ADDITIONAL PHOTOS: 12693 Westphalia St | Detroit, MI 48205





P&L: 12693 Westphalia St | Detroit, MI 48205

**12693 Westphalia St.
Detroit, MI 48205
Profit and Loss**

Gross Rental Income: \$54,336.00

Late Fees: \$0.00

Other Income: \$0.00

Total Income: **\$54,336.00**

Expenses:

Leasing Fees: \$0.00

Property Taxes: \$5,117.00

Insurance (building): \$2,837.00

Insurance (liability): \$980.00

Lawn and Snow: \$920.00

Water: \$3,912.00

Management (5%): \$2,716.80

Total Operating Expense: **\$16,482.80**

Net Operating Income: **\$37,853.20**



RENT ROLL: 12693 Westphalia St | Detroit, MI 48205

12693 Westphalia St.
Detroit, MI 48205
Rent Roll – 01.29.2025

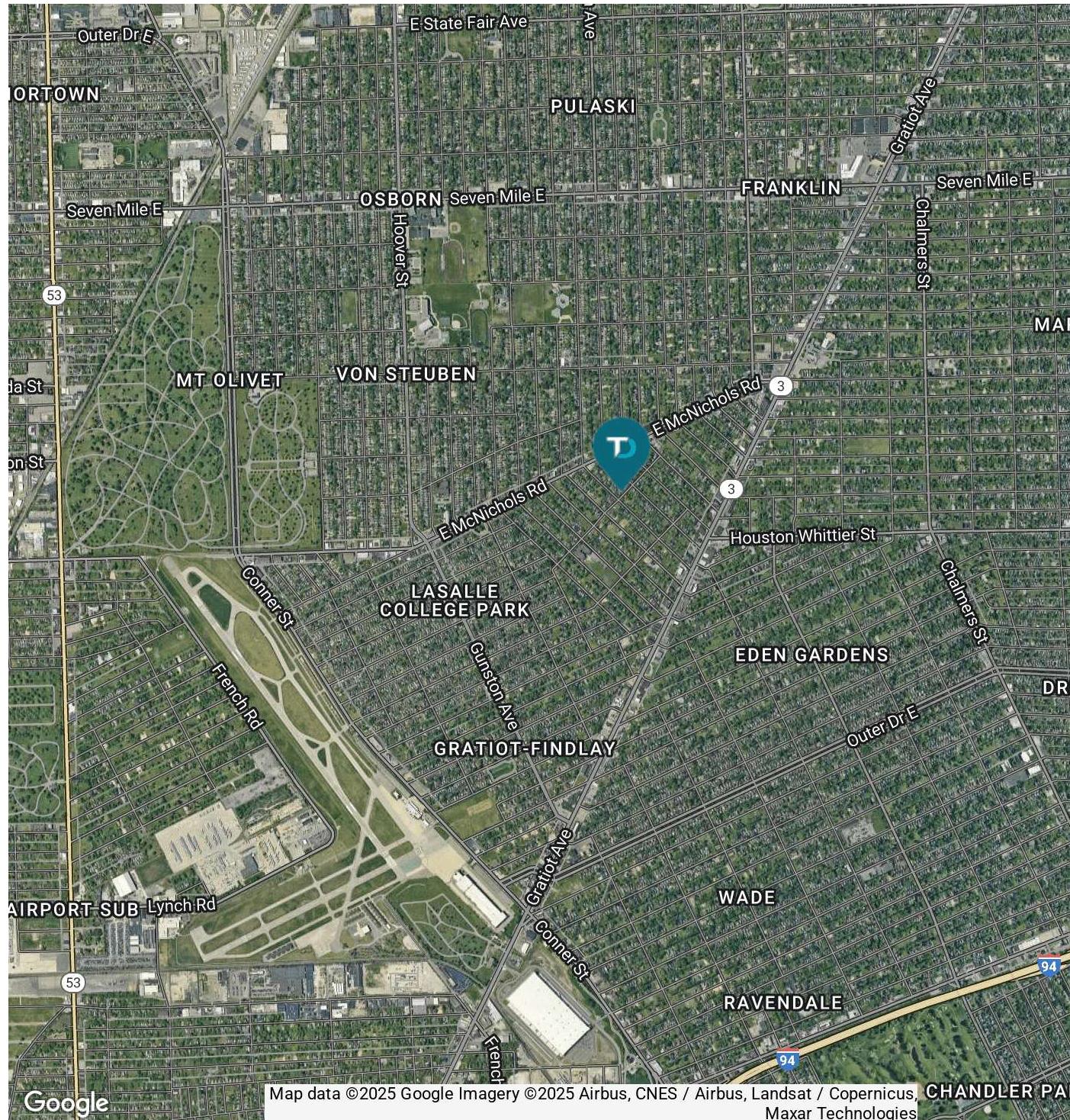
UNIT	TENANT	BR/BA	SQUARE FEET	RENT
1	[REDACTED]	1BR/1BA	750 SF	\$650.00
2	VACANT	1BR/1BA	750 SF	\$0.00 (\$584.00 prior)
3	VACANT	1BR/1BA	750 SF	\$0.00 (\$580.00 previously)
4	[REDACTED]	1BR/1BA	750 SF	\$580.00
5**	Owner Occupied	1BR/1BA	750 SF	\$220.00
6	[REDACTED]	1BR/1BA	750 SF	\$550.00
7	[REDACTED]	1BR/1BA	750 SF	\$680.00
8	[REDACTED]	1BR/1BA	750 SF	\$680.00
TOTAL:				\$3,360.00

UNIT 5 OWNER OCCUPIED

AERIAL MAP: 12693 Westphalia St | Detroit, MI 48205

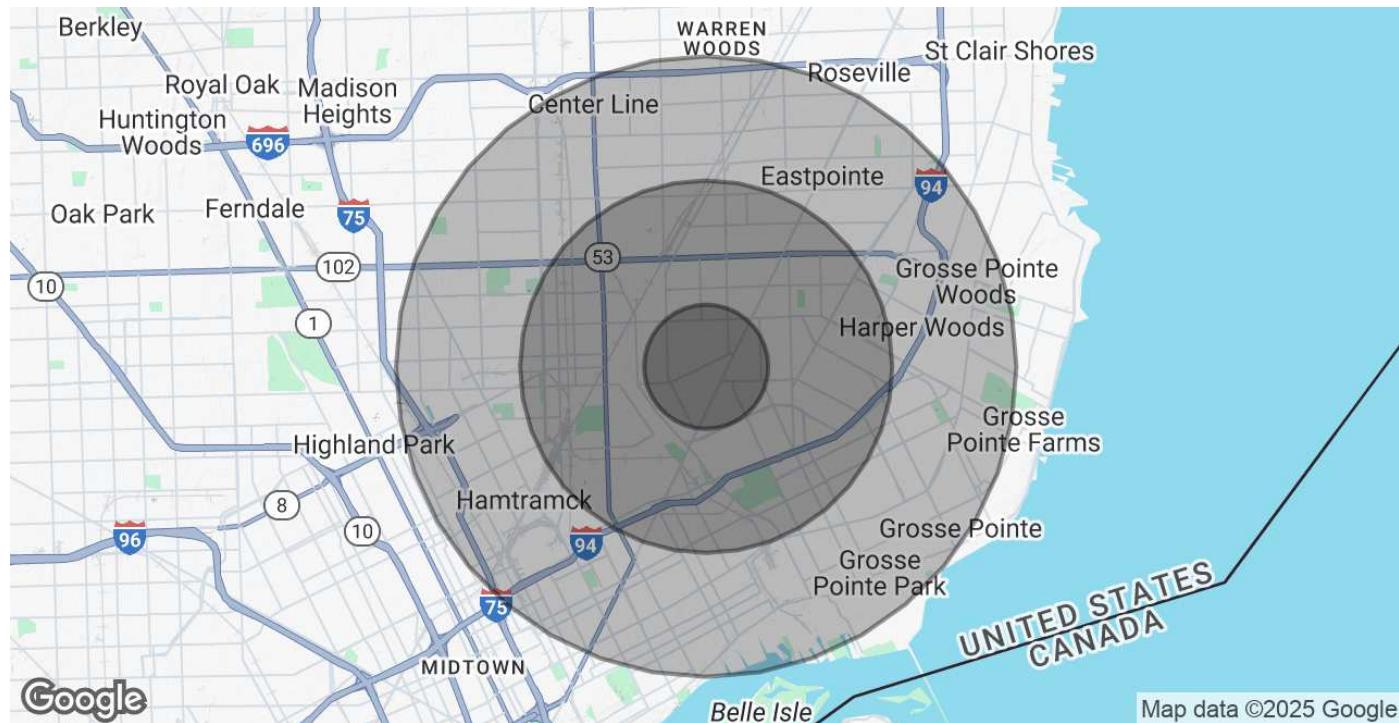


RETAILER MAP: 12693 Westphalia St | Detroit, MI 48205



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT: 12693 Westphalia St | Detroit, MI 48205



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,436	114,208	341,691
Average Age	37	36	38
Average Age (Male)	36	35	37
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,260	41,555	127,658
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$48,109	\$50,571	\$67,691
Average House Value	\$76,283	\$94,414	\$151,684

Demographics data derived from AlphaMap