

9895-9903 WEBER STREET

Brighton, MI 48116



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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Offering Summary: 9895-9903 Weber Street | Brighton, MI 48116

**PROPERTY OVERVIEW**

Two Multi-Tenant, Light Industrial buildings. Fully Occupied. Rare Investment opportunity in Brighton.

OFFERING SUMMARY

Sale Price:	\$3,250,000.00
Building Size:	20,884 SF
Price / SF:	\$155.62
Year Built:	1978
Renovated:	1997
Zoning:	B-3 Commercial

PROPERTY HIGHLIGHTS

- (2) Building - Multi-Tenant Light Industrial Investment.
- Fully leased.
- Some short term leases.
- Site Plan approved for additional 12,578 sq.ft. building

Building/Property Information: 9895-9903 Weber Street | Brighton, MI 48116

BUILDING/PROPERTY INFORMATION

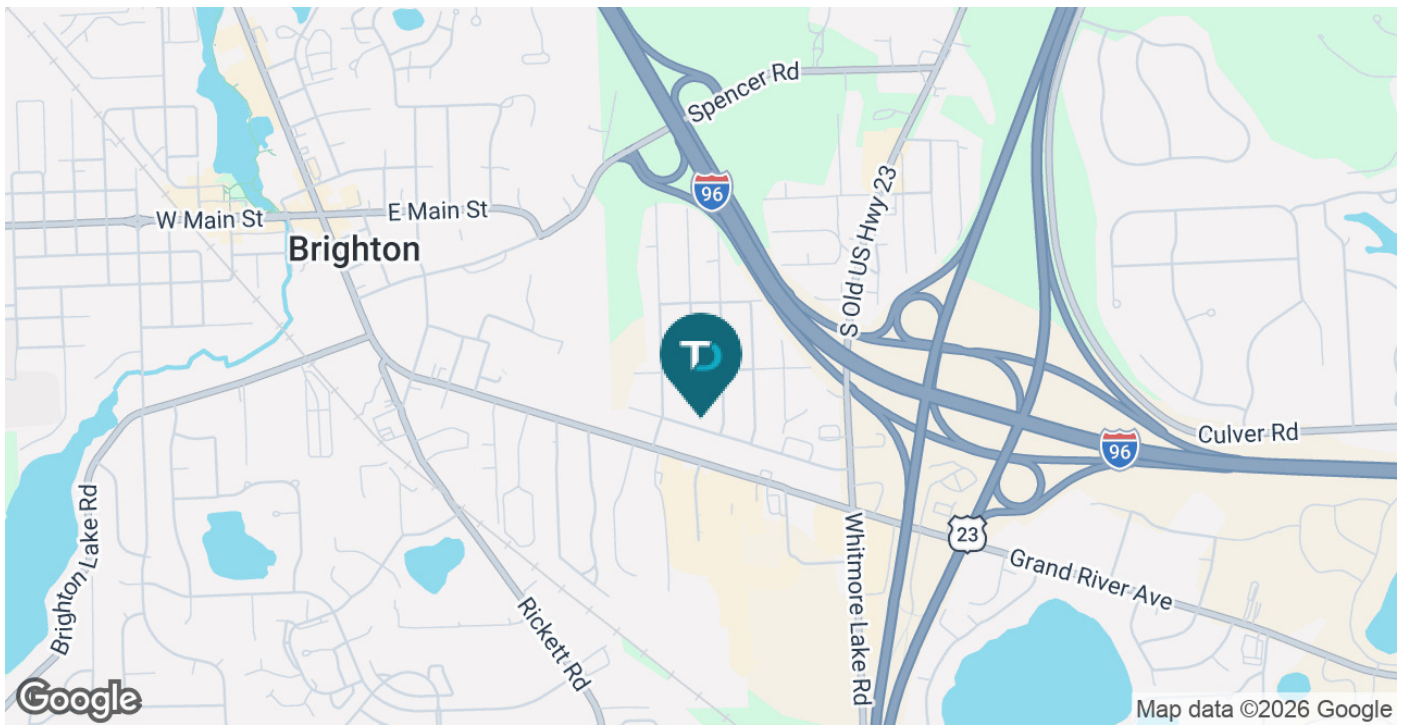
Sale Price:	\$3,250,000.00
Size:	20,884 SF Total (2 Buildings) Bldg 1 - 9,180 SF Bldg 2 - 11,704 SF
Year Built:	1978/1997
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	18

BUILDING/PROPERTY INFORMATION

Taxes:	2026 Summer = \$20,326.83 2025 Winter = \$4,406.05
Zoning	B-3 Commercial
Traffic Count:	Grand River = 18,361
APN:	12-32-102-121
Drive-Ins:	Bldg 1 - (1) 10' x 12' Bldg 2 - (4) 10' x 12'
Power:	3 Phase

LOCATION INFORMATION

Weber Street is one block north of Grand River, west of Old US23 at the northwest corner of Leland Street in Brighton.



RENT ROLL: 9901 Weber Street | Brighton, MI 48116
RENT ROLL

<u>Address</u>	<u>TENANT</u>	<u>LEASE START</u>	<u>LEASE END</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
9897 Weber	Mech Serv.	04/04/25	03/31/29	\$7100	\$85,200
9901 Weber	Tri-Star Elec.	03/01/26	02/28/29	\$2000	\$24,000
9901 Weber	Housekeeping Assoc	09/01/24	08/31/27	\$1700	\$20,400
9901 Weber	Cytta Air	07/01/26	12/31/26	\$3300	\$39,600
9903 Weber	Charity Bicycles	03/01/26	01/31/29	\$2200	\$26,400
9903 Weber	Love, Inc.	03/01/26	02/28/29	\$1900	\$22,800
	TOTAL:			\$18,200.00	\$218,400.00
2025 EXPENSES					
	Taxes:	\$24,733.00			
	Insurance:	\$ 7,035.00			
	CAM:	\$ 8,655.00			
		\$40,423.00			
	Net Operating Income:	\$177,977.00			
	CAP Rate:	5.5%			

Additional Photos: 9895-9903 Weber Street | Brighton, MI 48116



BUILDING #1 - 9897 Weber Street (Back Building) - 9,180 SF



BUILDING #2 - 9901 Weber Street (Front Building) - 11,704 SF

Additional Photos: 9895-9903 Weber Street | Brighton, MI 48116



BUILDING #2 - Rear Building Photo



PROPOSED BUILDING - Site Plan Approved 12,578 SF

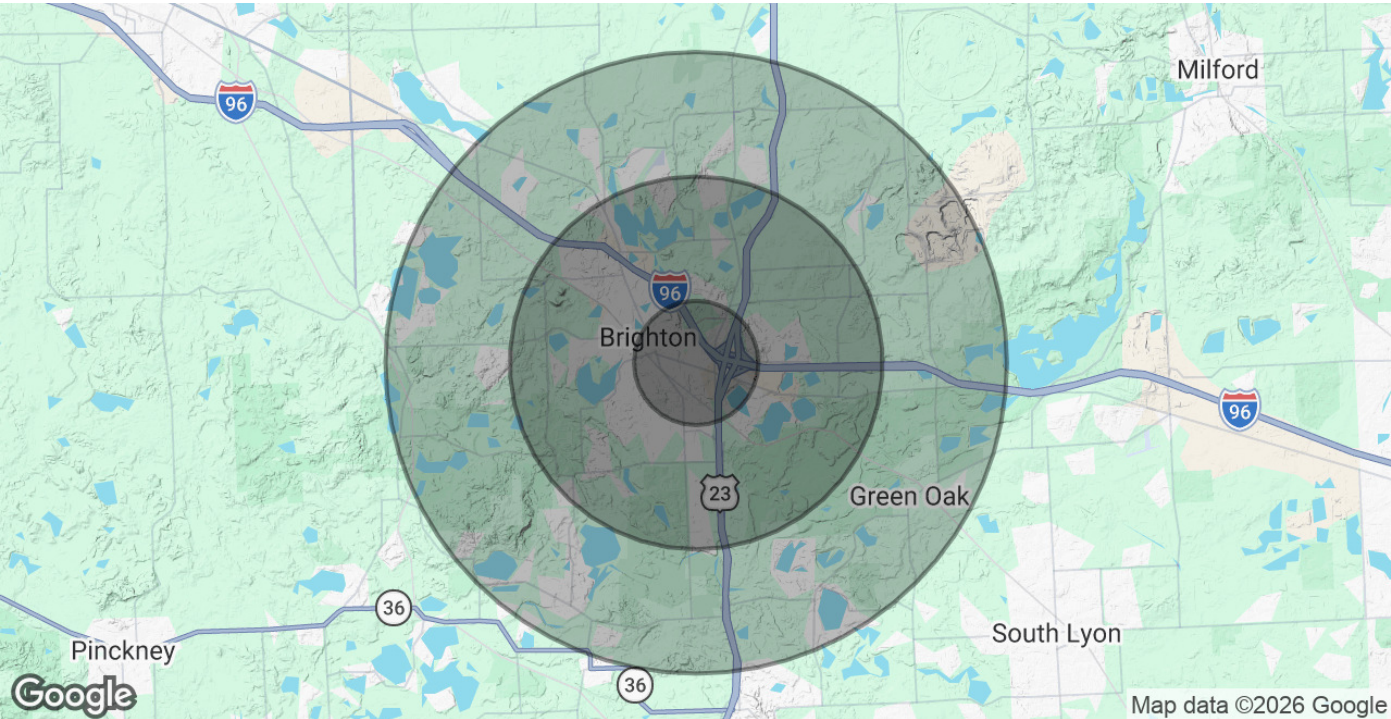
Aerial Map: 9895-9903 Weber Street | Brighton, MI 48116



Retailer Map: 9895-9903 Weber Street | Brighton, MI 48116



Demographics Map & Report: 9895-9903 Weber Street | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,789	24,809	51,238
Average Age	43.8	44.7	46.1
Average Age (Male)	37.3	41.4	43.7
Average Age (Female)	44.9	46.9	47.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,243	10,100	20,053
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$106,094	\$139,531	\$146,602
Average House Value	\$291,410	\$387,088	\$401,633
2023 American Community Survey (ACS)			