

Van Dyke Extended Stay FOR SALE

20 Room Extended Stay Motel, Restaurant, House and Apartment



28710 Van Dyke Ave Warren, MI 48093

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Asking Price:	\$2,200,000
Gross Income:	\$339,696
Net Operating Income:	\$237,388
Annual Expenses	\$102,308
Cap Rate:	10.79 %
Acreage:	0.88
Square Footage:	7,335
Year Built:	1953
Year Renovated:	2022
Zoning:	C-2
Parking:	40 spaces

Executive Summary

- True Pride of Ownership in Warren, Michigan! Recession-Proof | Pandemic-Proof Property consisting of 20- Unit Extended Stay Motel, House, Restaurant, and Apartment.
- Property Sits on 0.88 Acres and has 246' Feet of Frontage on Van Dyke Avenue.
- Retail Corridor Surrounded by National Tenants, and in the Heart of Warren's Manufacturing and Automotive Facilities. 30,000 Employees within a One Mile Radius.
- Vehicle Count per day 75,000 (Van Dyke Avenue and E 12 Mile Road) Multiple points of Ingress/Egress
- Parking lot Resurfaced in August 2025 , Restaurant Renovated September 2025 w/ new 3- year lease
- Coin Laundry added 2022 | Converted into Weekly Extended Stay in June 2020.
- Manager on Site 24/7 | Ample Parking | Major Retail Corridor | Excellent Demographics

Income and Expenses

Room	Weekly Rent	Room	Weekly Rent
1	\$212	13	\$300
2	\$300	14	\$300
3	\$250	15	\$300
4	\$275	16	\$300
5	\$275	17	\$300
6	\$275	18	\$325
7	\$260	19	\$300
8	\$275	20	\$325
9	\$260	21 (apt)	\$400
10	\$300	House	\$450
11	\$250	Restaurant	\$500
12	\$275	Coin Laundry	\$70

Total Weekly Rent \$7,077

Total Monthly Rent: \$28,308

Annual Gross Income: \$339,696

Annual Expenses	Cost
Taxes	\$15,000
DTE	\$18,000
Water	\$7,200
Wi-Fi	\$4,800
Garbage	\$2,400
Gas	\$6,000
Lawn/ Snow	\$3,912
Vacancy Factor	\$10,000
MGT Fee	\$24,996
TOTAL Annual Expenses	\$102,308

*Annual Overview	
Gross	\$339,696
Expenses	-\$102,308
Net Income	\$237,388







Population		
		1 mile
2020 Population		6,822
2024 Population		6,799
2029 Population Projection		6,737
Annual Growth 2020-2024		-0.1%
Annual Growth 2024-2029		-0.2%
Median Age		44.7
Bachelor's Degree or Higher		22%
U.S. Armed Forces		0

Population By Race		
		1 mile
White		5,024
Black		809
American Indian/Alaskan Native		7
Asian		548
Hawaiian & Pacific Islander		1
Two or More Races		409
Hispanic Origin		151

Housing		
		1 mile
Median Home Value		\$171,545
Median Year Built		1968

Households	
	1 mile
2020 Households	2,792
2024 Households	2,769
2029 Household Projection	2,741
Annual Growth 2020-2024	0.3%
Annual Growth 2024-2029	-0.2%
Owner Occupied Households	2,041
Renter Occupied Households	700
Avg Household Size	2.3
Avg Household Vehicles	2
Total Specified Consumer Spending (\$)	\$78.6M

Income	
	1 mile
Avg Household Income	\$79,552
Median Household Income	\$59,820
< \$25,000	445
\$25,000 - 50,000	692
\$50,000 - 75,000	537
\$75,000 - 100,000	231
\$100,000 - 125,000	357
\$125,000 - 150,000	191
\$150,000 - 200,000	208
\$200,000+	108