

26095 W 6 Mile, Redford MI 48240



Commercial

**FOR
SALE**
OFFERED AT
\$ 799,999

- Commercial Space
- 6 Units
- 50% Occupied
- Long Term Tenants
- 6,225 SF Total
- Well-Maintained
- Great Investment
- Prime Location
- 16 Parking Spots
- Parking in Front and Back

For more information: **Wilhelm & Associates (248) 625-9500 | www.wilhelmrealtors.com**



Commercial Full_w/Photos

26095 W 6 MILE Road, Unit# 1-6, Redford Twp, Michigan 48240-2216

MLS#: **20240042964**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **05031 - Redford Twp**
 DOM: **N/29/29**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$799,999**
 OLP: **\$799,999**



Location Information

County: **Wayne**
 City: **Redford Twp**
 Mailing City: **Redford**
 School Dist: **Redford Union**
 Location: **6 Mile and Wakenden**
 Directions: **Telegraph (24) to 6 Mile Make a Left, or Grand River to Inkster Rd Make a Right then a Left on 6 Mile**

Side of Str:

Lot Information

Acres: **0.33**
 Rd/Wtr Frt Ft: **145 /**
 Lot Dim: **145 x 100**

General Information

Year Blt/Rmd: **1968/1968**
 #Units/ % Lsd: **0 / 50%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial, Office**
 Current Use: **Commercial, Medical/Dental, Office**
 Bus Type: **Medical**
 Licenses:
 Rent Incl:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc: **\$58,560**
 Annl Gross Inc: **\$108,000**
 Annl Oper Exp: **\$28,000**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **6,225** (LP/SqFt: \$128.51)
 Est Sqft Main: **6,225**
 Est Sqft Ofc:
 Sqft Source: **Public Records**

Listing Information

Listing Date: **06/18/2024** Off Mkt Date:
 Exclusions:
 Terms Offered: **Cash, Conventional**
 Access: **Appointment**

Pending Date:
 ABO Date:
 Possession: **At Close**
 MLS Source: **REALCOMP**
 LB Location:

BMK Date:
 Contingency Date:
 Originating MLS# **20240042964**

Protect Period: **365**

Features

Arch Level: **1 Story**
 Foundation: **Slab**
 Exterior Feat:
 Accessibility:
 Fencing:
 Wtr Htr Fuel:
 Water Source: **Community**

Exterior: **Block/Concrete/Masonry, Brick**
 Foundation Mtrl:
 Roof Mtrl: **Rubber**
 Heating: **Forced Air**
 Office Heating: **Central Air, Forced Air**
 Sewer: **Public Sewer (Sewer-Sanitary)**

Unit Information

| Unit Type | Baths | Lavs | Square Ft | Furnished | # of Unit Type | Rent |
|-----------|-------|------|-----------|-----------|----------------|------|
|-----------|-------|------|-----------|-----------|----------------|------|

Legal/Tax/Financial

Property ID: [79017011074000](#)
 Tax Summer: **\$4,808**
 SEV: **123,400.00**
 Legal Desc: **18A1074 TO 1080 LOTS 1074 TO 1080 INCL B. E. TAYLORS GOLF AND COUNTRY CLUB SUB NO. 3 T1S R10E L60 P41, 42 WCR**
 Subdivision: **B E TAYLOR GOLF & COUNTRY CLUB SUB NO 3**

Tax Winter: **\$4,782**
 Taxable Value: **\$109,224.00**

Ownership: **Standard (Private)**
 Oth/Sp Assmnt:
 Existing Lease: **Yes**
 Occupant: **Tenant, Vacant**

Agent/Office/Contact Information

Listing Office: [Wilhelm & Associates](#)
 Listing Agent:
 Contact Name:

List Ofc Ph:
 List Agt Ph:
 Contact Phone:

Remarks

Public Remarks: **Investment Opportunity!!!! 6 Unit Commercial Building - 6225 SF - 3 Units are Leased with Long Term Tenants 3 Vacant - 16 Parking Spots Parking in the Front & Back-4 Hvac Units Replaced in 2012 - Roof replaced in 2017 taken down to the Metal decking. Signage is on the building. Zoned C-1**

REALTOR® Remarks: **Appointment to be made through Showing time. Listing agent will be present for showings. Please send offers in 1 Pdf to dawns1214@gmail.com PLEASE DO NOT DISTURB TENANTS.**

Notices and Disclaimers

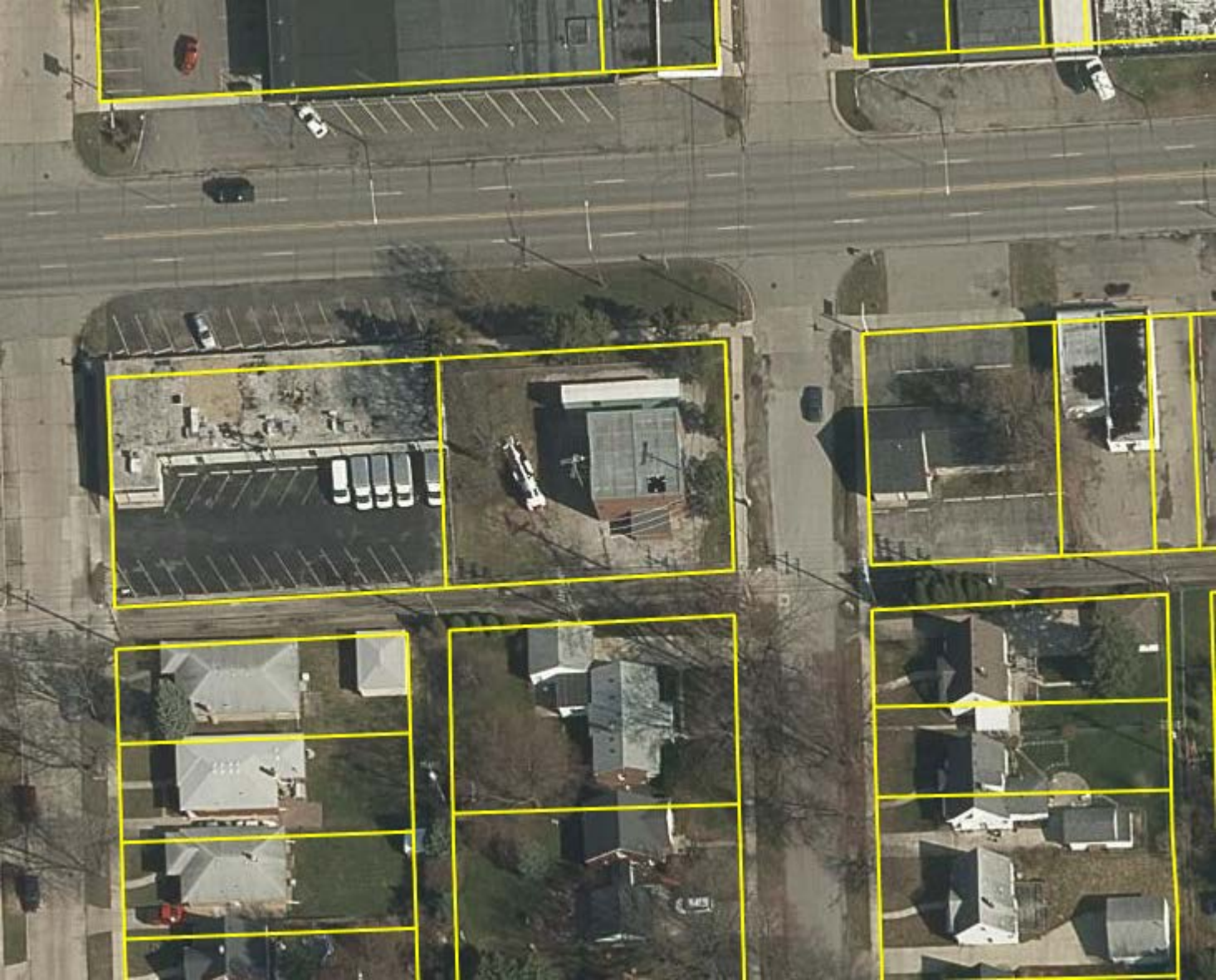
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26045 – 26095 W 6 Mile Rd, Redford, MI 48240

| | | | | |
|-------|------------|----------|----------|--|
| 26045 | Hair Salon | 4 Years | 650 SF | 1,200.00 A Month |
| 26055 | Occupied | 35 Years | 1,000 SF | 1,200.00 A Month |
| 26065 | Vacant | | 750 SF | 1,250.00 A Month |
| 26075 | Vacant | | 750 SF | 1,250.00 A Month Being Remodeled |
| 26085 | Vacant | | 900 SF | 1,600.00 A Month Remodeled New Floor Was a Dr office |
| 26095 | Dr Office | | 2,200 SF | 2,500.00 A Month |

| | | | | |
|---------|--|--|----------|-------------------|
| 6 Units | | | 6,250 SF | 9,000.00 A Month |
| | | | | 108,000.00 Yearly |

Expenses Roughly \$24,000 A year

He pays Utilities, Maintenance, Taxes, Insurance, & Repairs

2023 Expenses

DTE \$9,448.00 Gas & Electric

Water \$ 1,337.00

Snow Removal \$ 630.00

Taxes \$8,500.00

Insurance \$1,556.00

Repairs And Maintenance \$ 2,200.00

Total \$ 23,671.00

Zoning The C-1, Local Business District is designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas and to encourage the planned concentration of such locations where analyses of the residential population demonstrates a need for such a facility.

SECTION 9.01 - PRINCIPAL USES PERMITTED

In all C-1 Districts, no building or land, except as otherwise provided in this Ordinance, shall be erected or used except for one or more of the following specified uses:

- A. Any office or professional use listed as a permitted use in the PS Professional Service District.
- B. Generally recognized retail business which supplies commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
- C. Personal service establishments which perform services, on the premises, such as but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barber shops, day spas, health salons, photographic studios, self-service laundries and dry cleaners.
- D. Business establishments which perform services on the premises, such as but not limited to: banks, credit unions, savings and loan associations, and similar uses (including drive-in facilities as an accessory use), loan companies, insurance offices, and real estate offices.
- E. Carry-out restaurants.
- F. Other uses similar to the above uses, as determined by the Site Committee.
- G. Accessory buildings and uses customarily incidental to any of the above permitted uses when located on the same zoning lot and subject further to the provisions of Article III, Section 3.11.

SECTION 9.02 - AREA AND BULK REQUIREMENTS

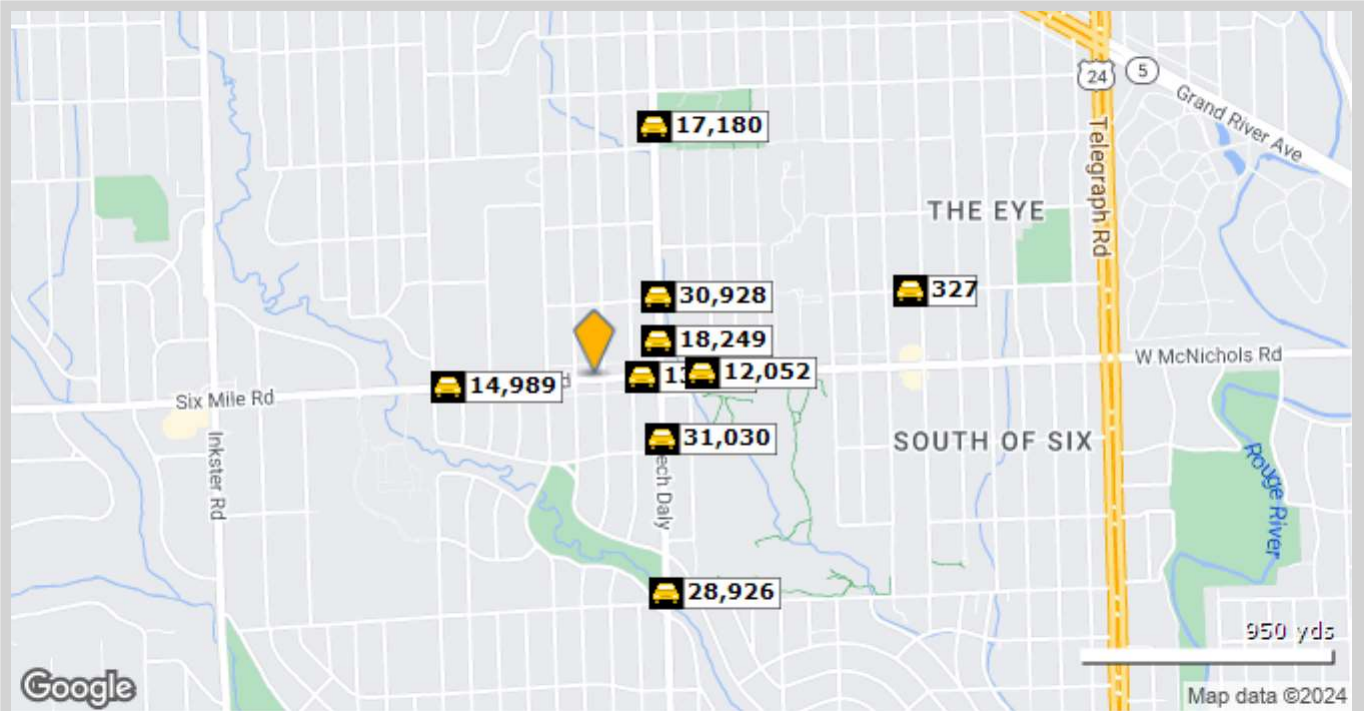
See ARTICLE XVI, "SCHEDULE OF REGULATIONS" limiting the height and bulk of buildings, the minimum size of lot permitted by land use and the minimum yard setback requirements.

< SECTION 8.03 - AREA AND BULK REQUIREMENTS ARTICLE X - C-2, GENERAL COMMERCIAL DISTRICT >

Traffic Count Report

26045-26095 W 6 Mile Rd, Redford, MI 48240

Building Type: **Class C Office**
 Class: **C**
 RBA: **5,840 SF**
 Typical Floor: **5,840 SF**
 Total Available: **1,000 SF**
 % Leased: **82.88%**
 Rent/SF/Yr: **\$19.00**



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|--------------------|---------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | W 6 Mile Rd | Centralia | 0.02 W | 2022 | 13,889 | MPSI | .11 |
| 2 | Beech Daly Rd | 6 Mile Svc Rd | 0.04 S | 2022 | 18,249 | MPSI | .17 |
| 3 | Beech Daly Rd | Grove St | 0.03 S | 2018 | 31,030 | MPSI | .20 |
| 4 | Beech Daly Rd | Santa Maria | 0.01 S | 2018 | 30,928 | MPSI | .23 |
| 5 | W 6 Mile Rd | Olympia | 0.02 E | 2022 | 12,640 | MPSI | .24 |
| 6 | 6 MILE RD | Olympia | 0.02 E | 2020 | 12,052 | AADT | .24 |
| 7 | W 6 Mile Rd | Lexington | 0.03 E | 2022 | 14,989 | MPSI | .32 |
| 8 | Beech Daly Rd | Pomona Dr | 0.05 S | 2018 | 28,926 | MPSI | .49 |
| 9 | Beech Daly Rd | Curtis St | 0.05 S | 2022 | 17,180 | MPSI | .57 |
| 10 | Santa Maria Avenue | | 0.00 | 2022 | 327 | MPSI | .72 |

Demographic Summary Report

26045-26095 W 6 Mile Rd, Redford, MI 48240

Building Type: **Class C Office** Total Available: **1,000 SF**
 Class: **C** % Leased: **82.88%**
 RBA: **5,840 SF** Rent/SF/Yr: **\$19.00**
 Typical Floor: **5,840 SF**



| Radius | 1 Mile | 2 Mile | 5 Mile |
|---|---------------|---------------|----------------|
| Population | | | |
| 2028 Projection | 14,827 | 49,564 | 268,557 |
| 2023 Estimate | 14,655 | 49,077 | 267,973 |
| 2010 Census | 14,851 | 50,155 | 280,261 |
| Growth 2023 - 2028 | 1.17% | 0.99% | 0.22% |
| Growth 2010 - 2023 | -1.32% | -2.15% | -4.38% |
| 2023 Population by Hispanic Origin | 587 | 1,806 | 8,067 |
| 2023 Population | 14,655 | 49,077 | 267,973 |
| White | 10,518 71.77% | 30,649 62.45% | 128,535 47.97% |
| Black | 3,480 23.75% | 15,842 32.28% | 126,007 47.02% |
| Am. Indian & Alaskan | 96 0.66% | 258 0.53% | 956 0.36% |
| Asian | 153 1.04% | 972 1.98% | 5,945 2.22% |
| Hawaiian & Pacific Island | 4 0.03% | 9 0.02% | 44 0.02% |
| Other | 405 2.76% | 1,347 2.74% | 6,484 2.42% |
| U.S. Armed Forces | 0 | 0 | 35 |
| Households | | | |
| 2028 Projection | 5,841 | 19,829 | 107,372 |
| 2023 Estimate | 5,771 | 19,632 | 107,134 |
| 2010 Census | 5,834 | 20,073 | 111,955 |
| Growth 2023 - 2028 | 1.21% | 1.00% | 0.22% |
| Growth 2010 - 2023 | -1.08% | -2.20% | -4.31% |
| Owner Occupied | 4,624 80.12% | 14,273 72.70% | 75,800 70.75% |
| Renter Occupied | 1,147 19.88% | 5,359 27.30% | 31,334 29.25% |
| 2023 Households by HH Income | 5,771 | 19,630 | 107,133 |
| Income: <\$25,000 | 992 17.19% | 3,693 18.81% | 23,113 21.57% |
| Income: \$25,000 - \$50,000 | 1,489 25.80% | 5,595 28.50% | 25,168 23.49% |
| Income: \$50,000 - \$75,000 | 1,222 21.17% | 3,979 20.27% | 21,142 19.73% |
| Income: \$75,000 - \$100,000 | 706 12.23% | 2,587 13.18% | 13,690 12.78% |
| Income: \$100,000 - \$125,000 | 766 13.27% | 1,970 10.04% | 9,663 9.02% |
| Income: \$125,000 - \$150,000 | 292 5.06% | 801 4.08% | 5,362 5.00% |
| Income: \$150,000 - \$200,000 | 223 3.86% | 701 3.57% | 5,421 5.06% |
| Income: \$200,000+ | 81 1.40% | 304 1.55% | 3,574 3.34% |
| 2023 Avg Household Income | \$68,979 | \$65,141 | \$71,213 |
| 2023 Med Household Income | \$57,675 | \$53,049 | \$55,642 |