

FOR SALE / FULLY LEASED INVESTMENT 4 - BUILDING PORTFOLIO



1110 McKinley St, Wyandotte



4644 & 4624 Biddle Ave, Wyandotte



2876 5th St, Trenton

SOLD



3810 11th St, 1169 Orchard St, Wyandotte

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PORTFOLIO OVERVIEW

- (3) Properties
- (4) Buildings
- Total Square Feet: 16,165 Fully Leased Investments
- Ability For New Owner to Extend Leases or Occupy
- 2025 NOI: \$256,342
- Bulk Portfolio List Price: \$2,800,000
- Bulk Portfolio Cap Rate: 9.15%
- Buildings Also Available for Sale Individually



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1110 McKinley St, Wyandotte



Property Features

- 3,263 Sq. Ft.
- 0.20 Acres of Yard Space
- (1) 12' x 12' Grade Level Door

Lease

- Porter Property Maintenance has occupied the property since 6/26/2020
- Lease expires 3/31/2029
- \$2,575.00/month NNN with 3% annual increases

2025 NOI: \$30,900.00
Asking Price: \$395,000.00
Cap Rate: 7.82%

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4644 & 4624 Biddle Ave, Wyandotte



Property Features

- Main Road Frontage on Biddle Ave
- Fenced and Secured Yard For Outdoor Storage
- 4,200 Sq. Ft. Duplex
- Investment/Owner User Opportunity

Lease

- Foentes Construction Month to month, \$2,300/month NNN
(Can extend Lease or expire for owner user)
- Rise Above Contracting Exp. 7/31/2027, \$2,500/month NNN
- Fritz Advertising (Billboard Lease) Exp. 7/31/2033 \$10,000 Annual

2025 NOI: \$67,600.00
Asking Price: \$845,000.00
Cap Rate: 8.00%

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2876 5th St, Trenton



SALE

- Particulars**
- Renovated space in quality condition
 - Three (3) grade level doors 12'x14', 12'x14' and 12'x8'
 - 14' clear height in main section
 - Four (4) Unit Building

Lease

- | | |
|---|------------------|
| - Dynamic Mechanical Insulation (Occupies 2 Spaces) | \$3,600/month MG |
| - Ratliff Custom Painting | \$1,200/month MG |
| - My BFF Mobile Pet Services | \$2,250/month MG |

Expenses \$13,327

2025 NOI: \$71,273.00

Sale Price: \$795,000.00

Cap Rate: **8.96%**

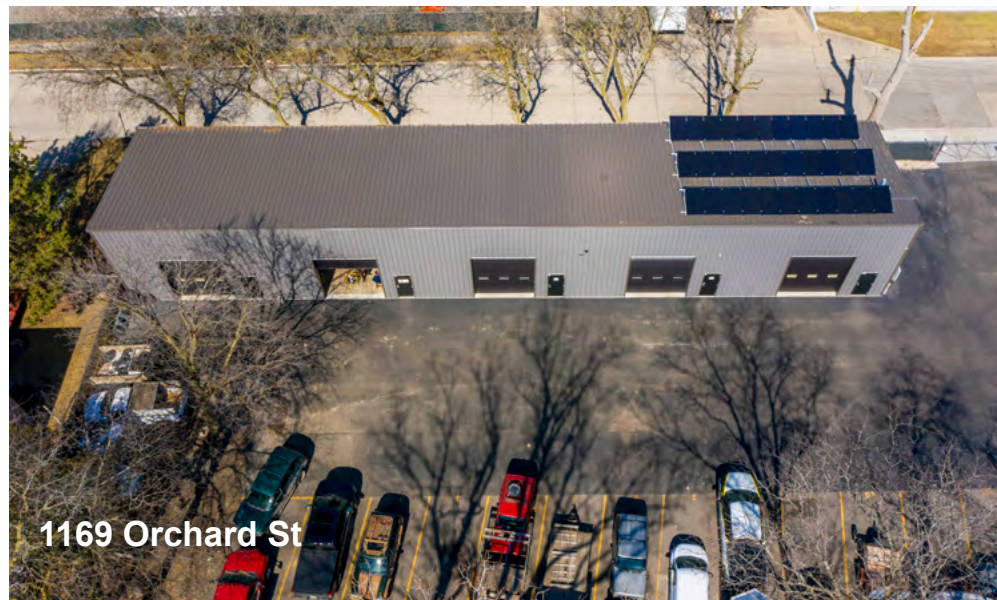
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3810 11th St & 1169 Orchard St, Wyandotte



1169 Orchard St

Property features

- Newly constructed 4,500 SF multi tenant building (2021)
- Highly efficient closed cell insulation
- In floor radiant heat system
- Heavy power
- Five (5) tenants each space is 30'x30' (900 SF)
- 18' clear height
- Five (5) 12'x12' grade level doors
- Solar panels on the roof

Lease

Multiple Parking Tenants	\$855 / month MG
Five (5) unit building	\$7,250 / month MG

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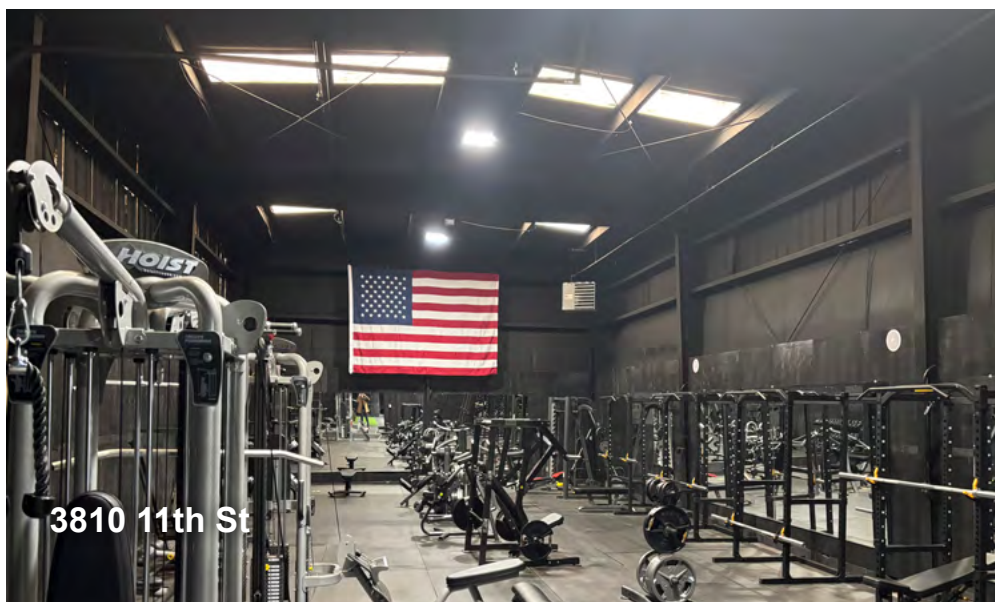
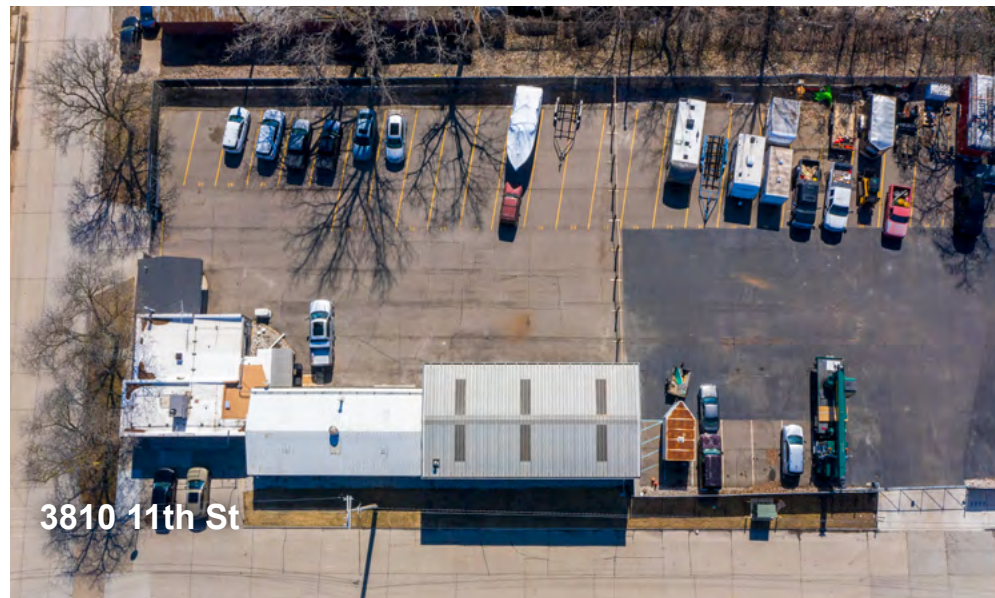
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3810 11th St & 1169 Orchard St, Wyandotte (continued)



3810 11th St

Property features

- Fully renovated 4,500 SF building
- Clear span
- Ample parking
- Fenced and secured lot
- Extremely clean and well maintained

Lease

Bedrock Lifting Club \$7,200/month MG
Expires 8/31/2029 with a 5-year option to renew

Expenses \$25,218

2025 NOI: \$157,842.00 (For 11th Street and Orchard)

Sale Price: \$1,749,000.00

Cap Rate: **9.02%**

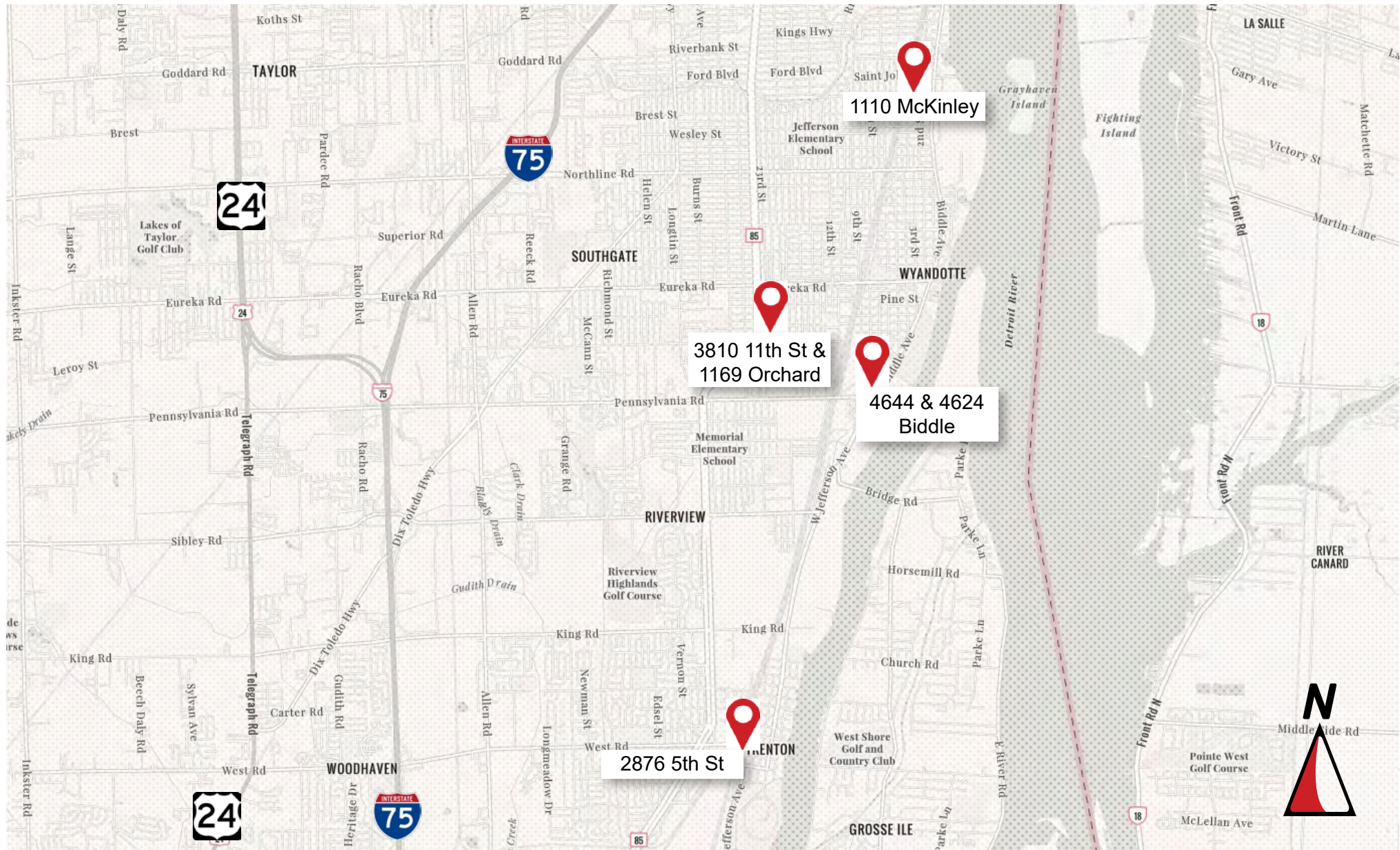
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Location Map



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