



37235 Goddard Rd

37235 Goddard Rd, Romulus, MI 48174



Nicholas Heppard

Mutual Realty

33004 Grand River Ave, Farmington Hills, M 48336

nheppard@themutualteam.com

(248) 474-6464

37235 Goddard Rd

\$649,000

Excellent investment opportunity! 2,900 square feet of prime Dental / Medical space. Current tenants are part of a long term established dental group with locations throughout the United States. Romulus Family Dental is owned by North American Dental Group, a nationwide company with hundreds of offices. Tenants are in the 2nd year of a 2nd, 5 year renewal term, there is also a 3rd renewal term. Sharp modern building built in 2000, and is in excellent condition along with all the current available technology. Convenient location in Romulus, close to 94 & 275....

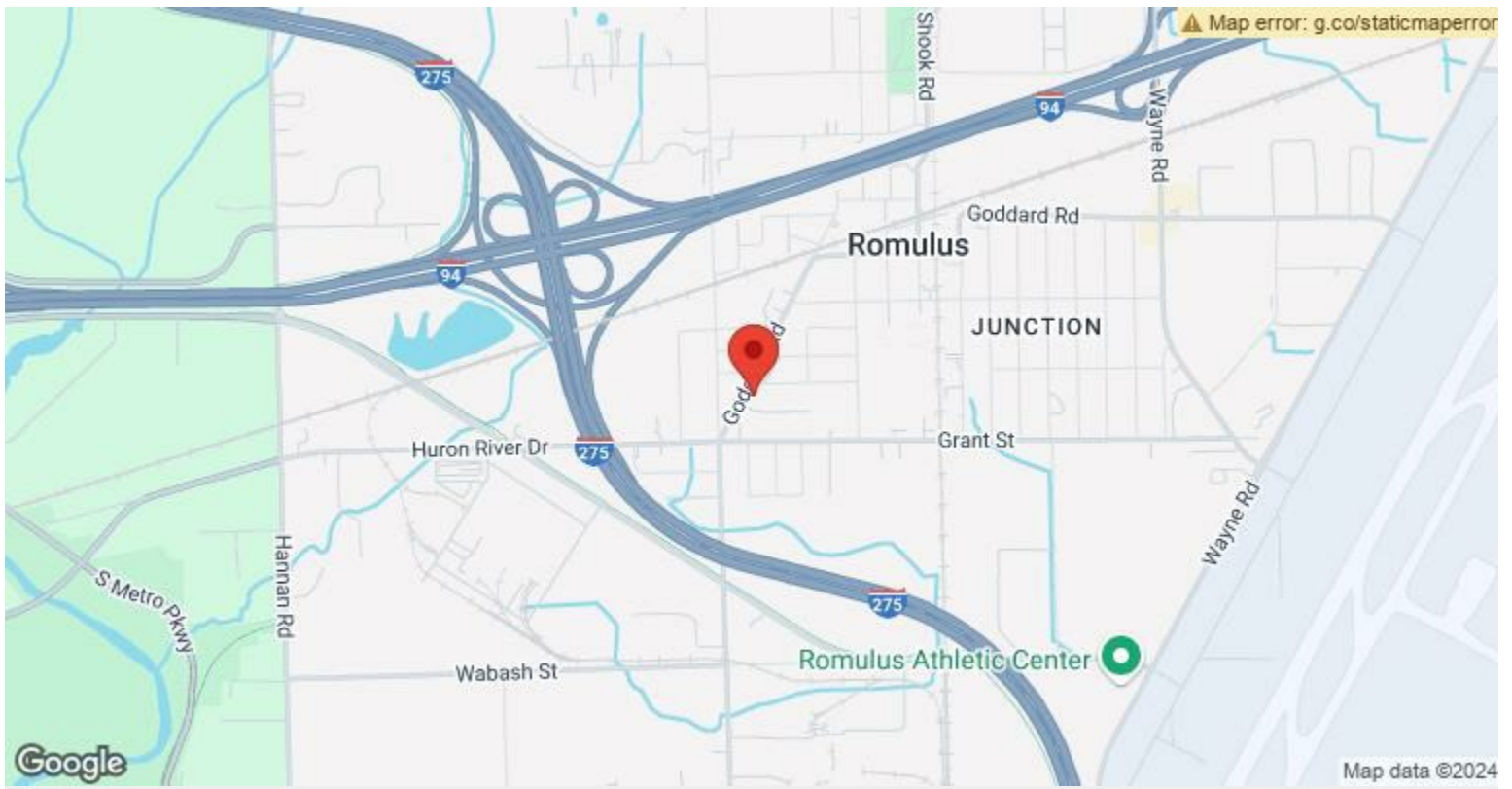
- Long term strong tenants.
- Close to 94 & 275.
- Abundant parking.
- Close to the airport.
- Building in excellent condition, built in 2000.



Price:	\$649,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.67%
Lot Size:	0.55 AC
Rentable Building Area:	3,100 SF
Rentable Building Area:	3,100 SF
No. Stories:	1
Year Built:	2000
Tenancy:	Single
Parking Ratio:	7.55/1,000 SF
Zoning Description:	CBD-1
APN / Parcel ID:	80-078-14-0008-300

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Romulus Family Dental	-	



37235 Goddard Rd, Romulus, MI 48174

Property Photos



37235 Goddard0004



37235 Goddard0008

Property Photos



Property Photos



37235 Goddard0007



37235 Goddard0010

Property Photos



37235 Goddard0009



37235 Goddard0043

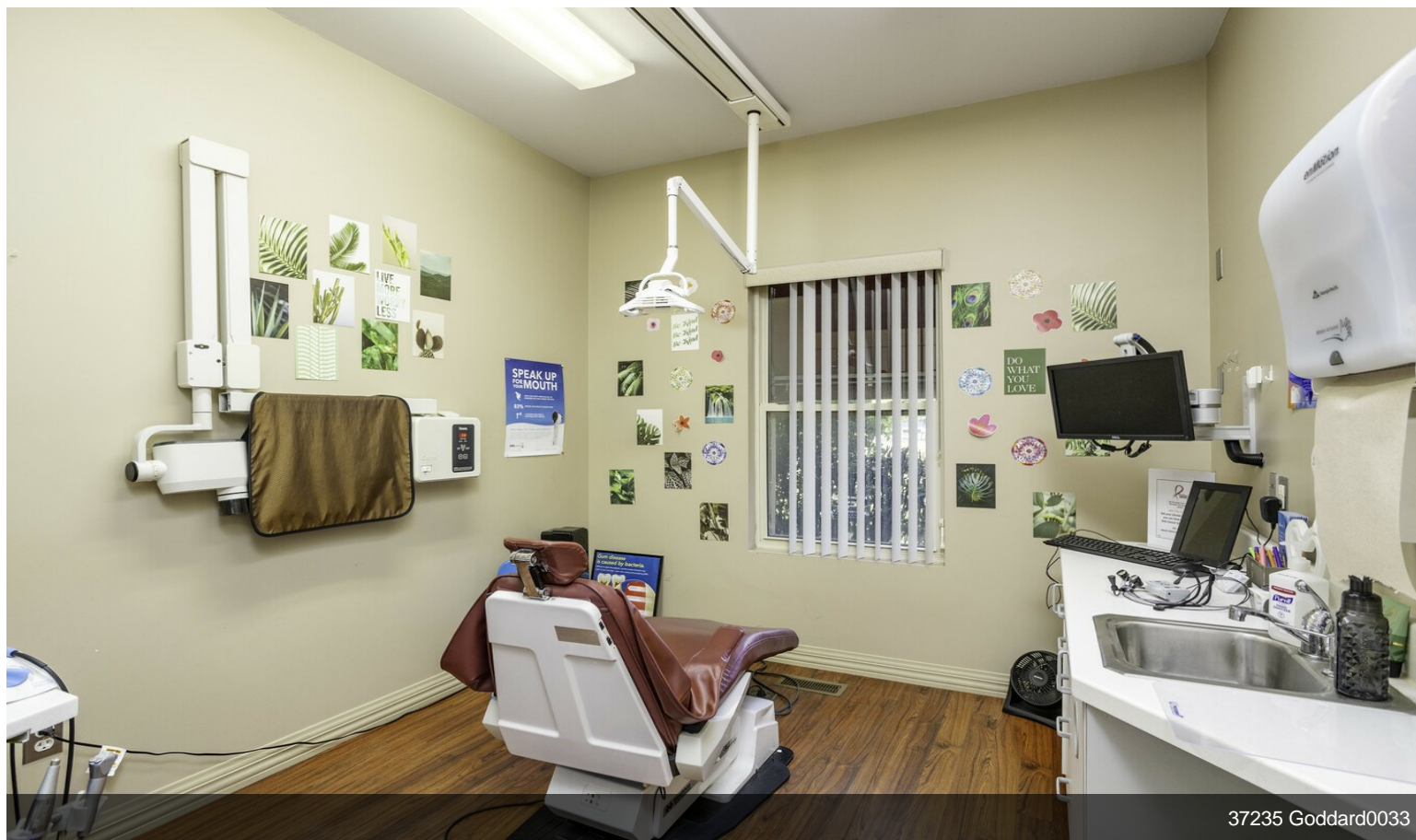
Property Photos



Property Photos



37235 Goddard0032

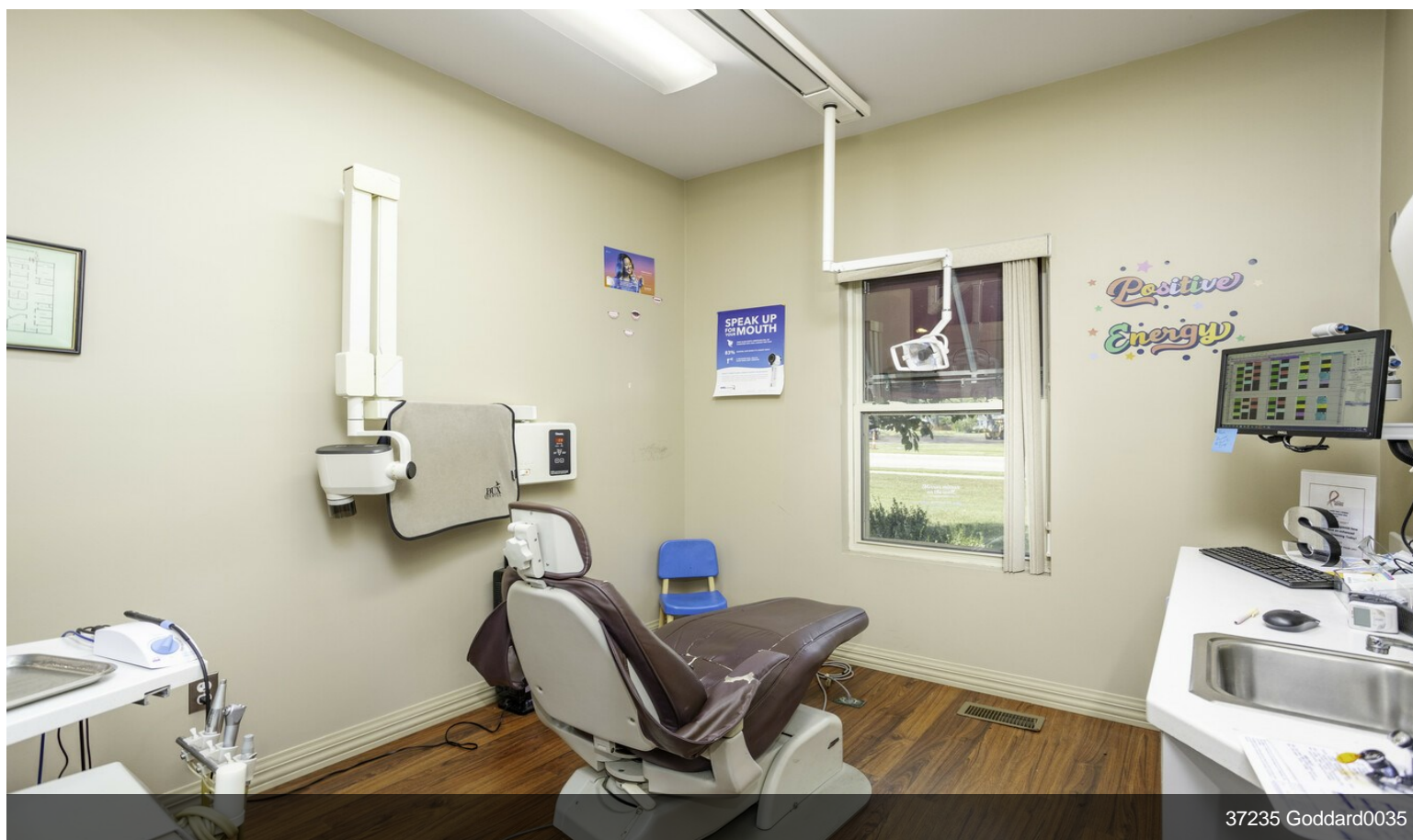


37235 Goddard0033

Property Photos



37235 Goddard0034

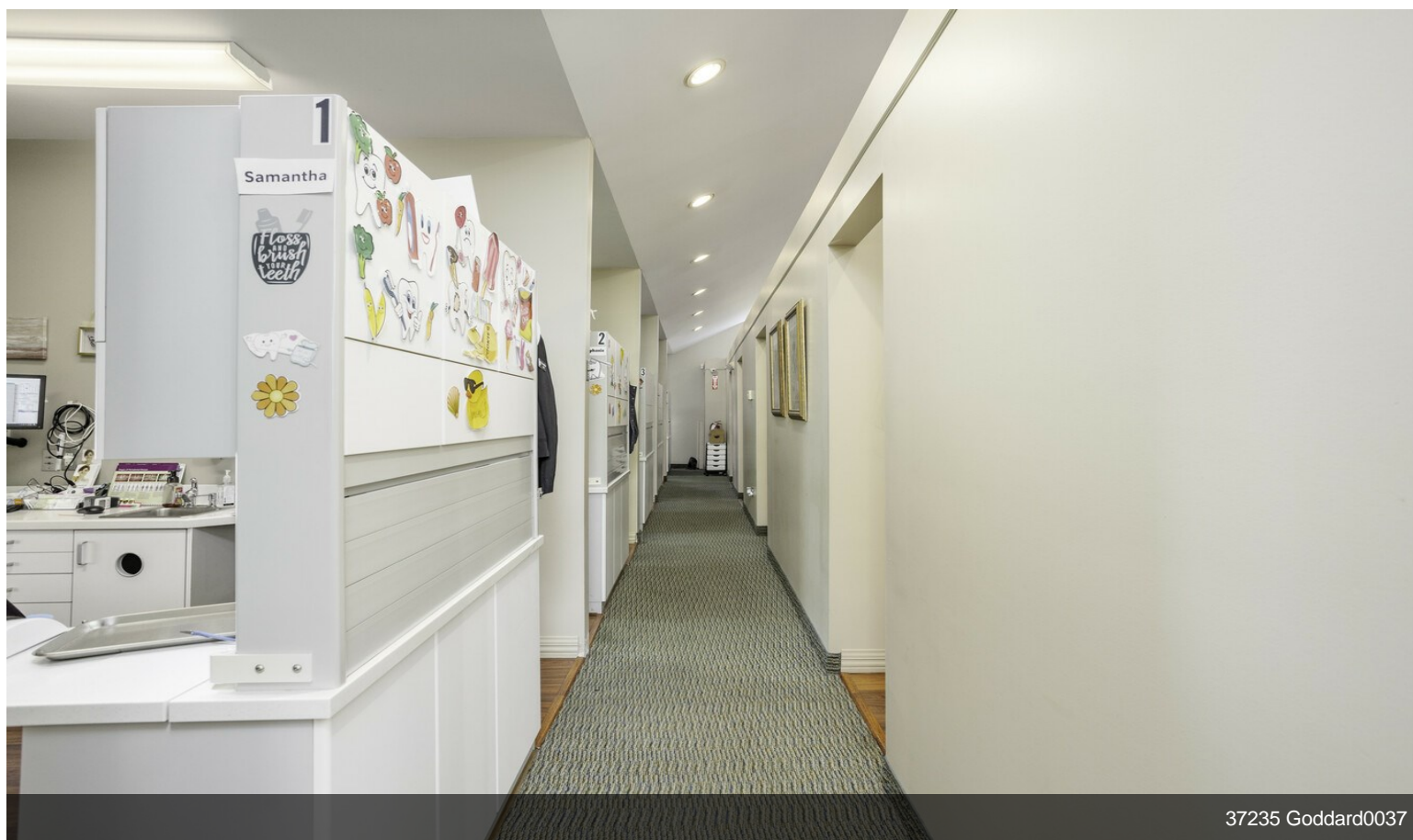


37235 Goddard0035

Property Photos



37235 Goddard0036



37235 Goddard0037

Property Photos

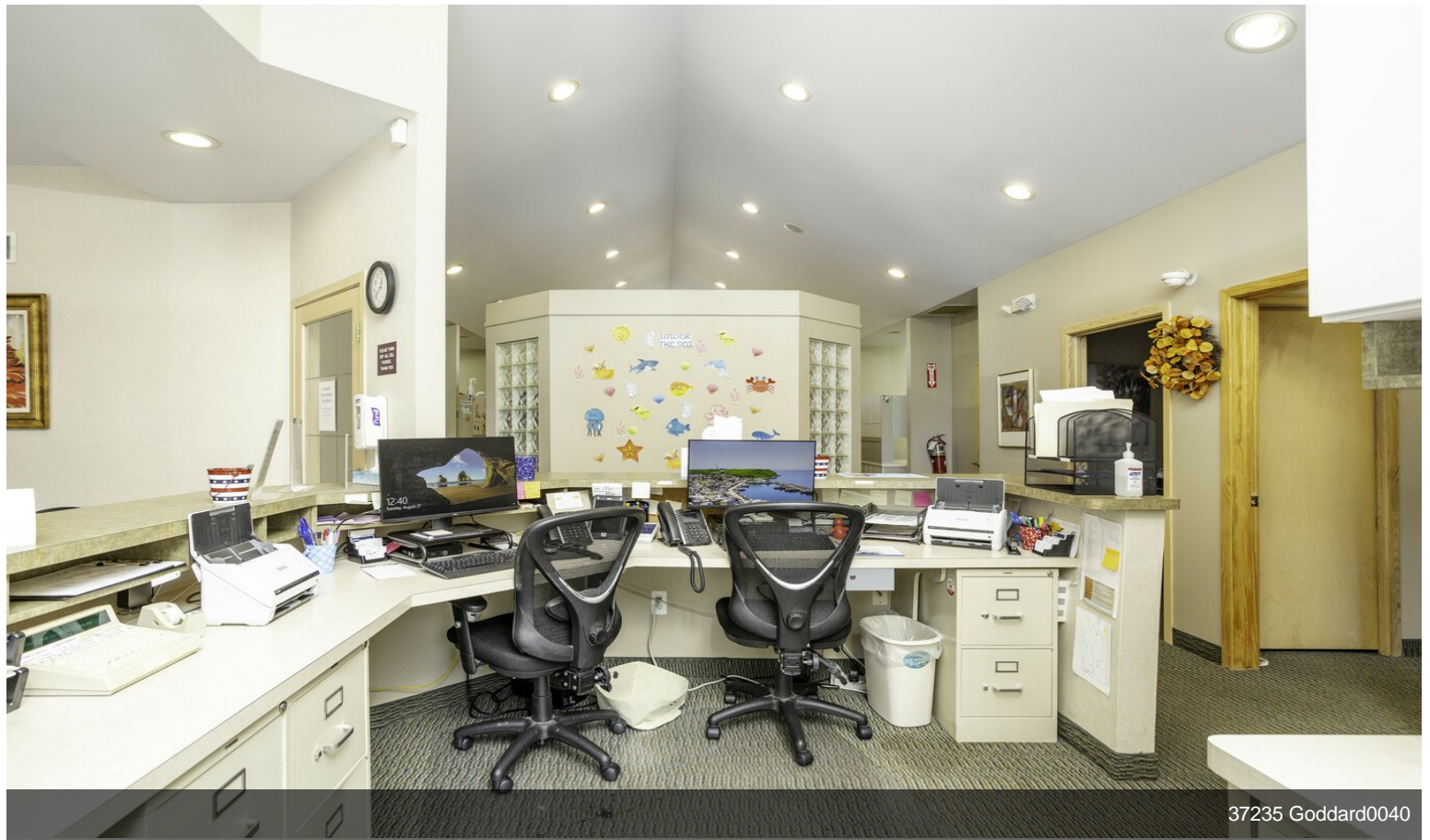


37235 Goddard0038

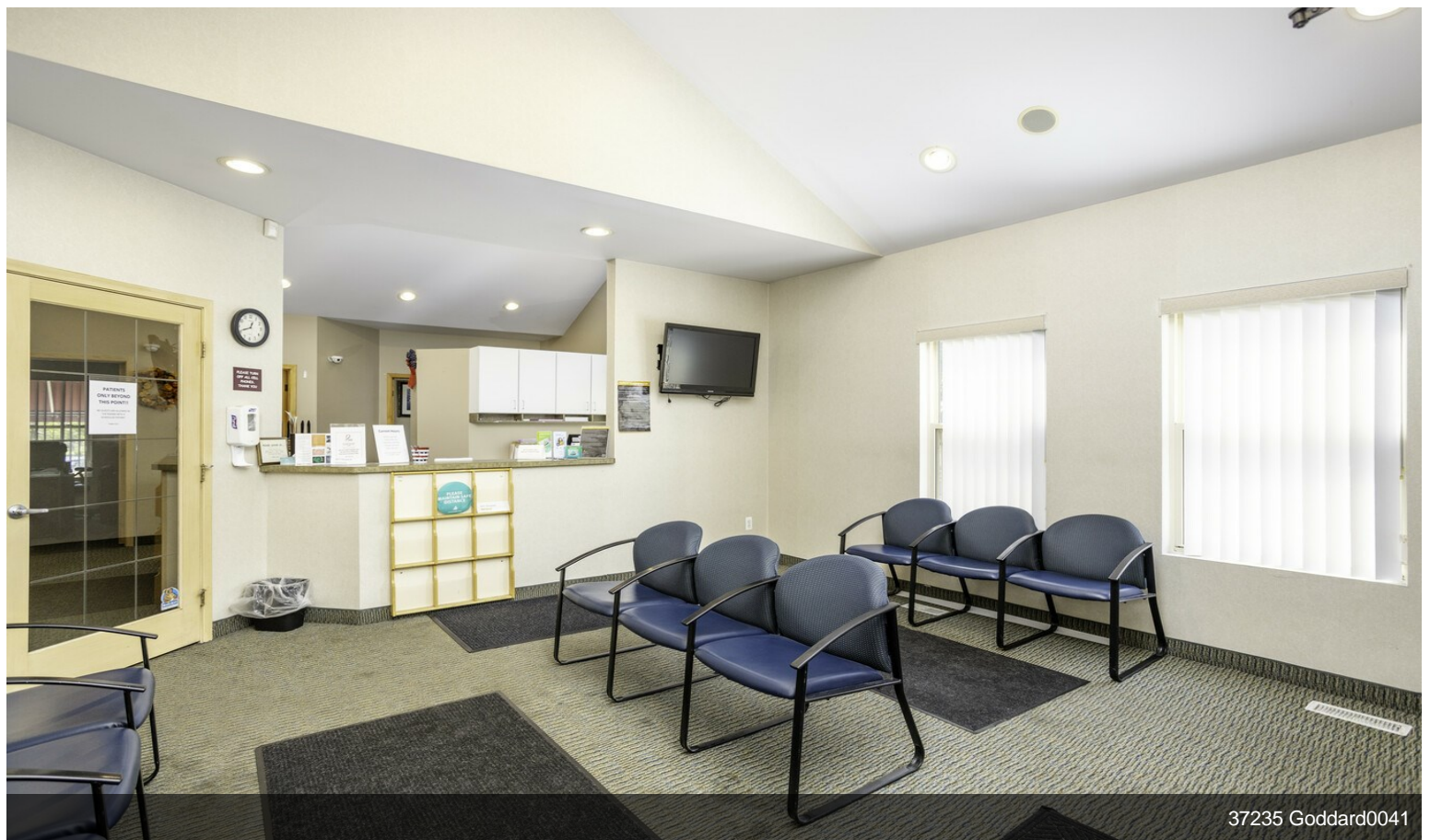


37235 Goddard0039

Property Photos

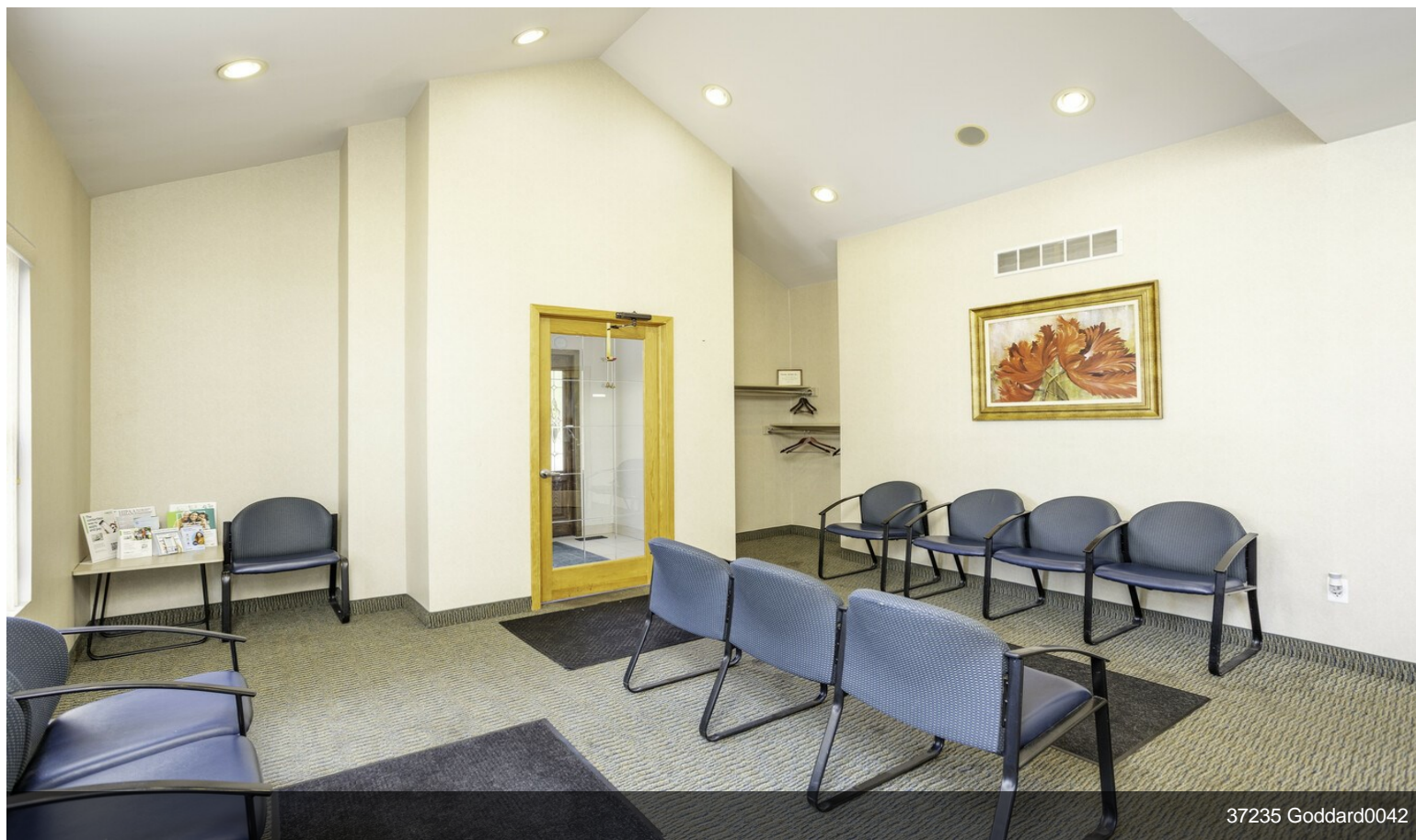


37235 Goddard0040



37235 Goddard0041

Property Photos



37235 Goddard0042



37235 Goddard0011

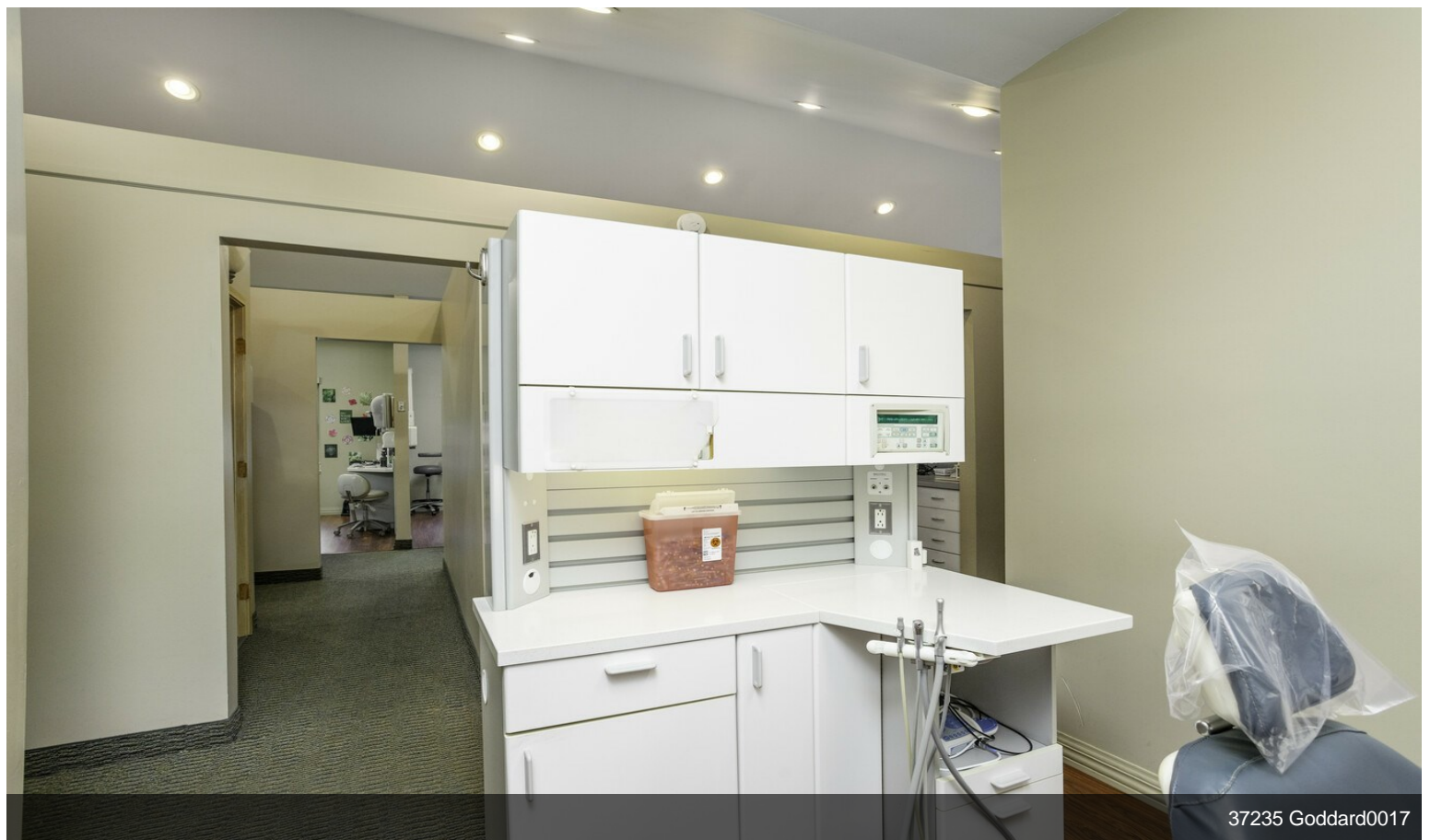
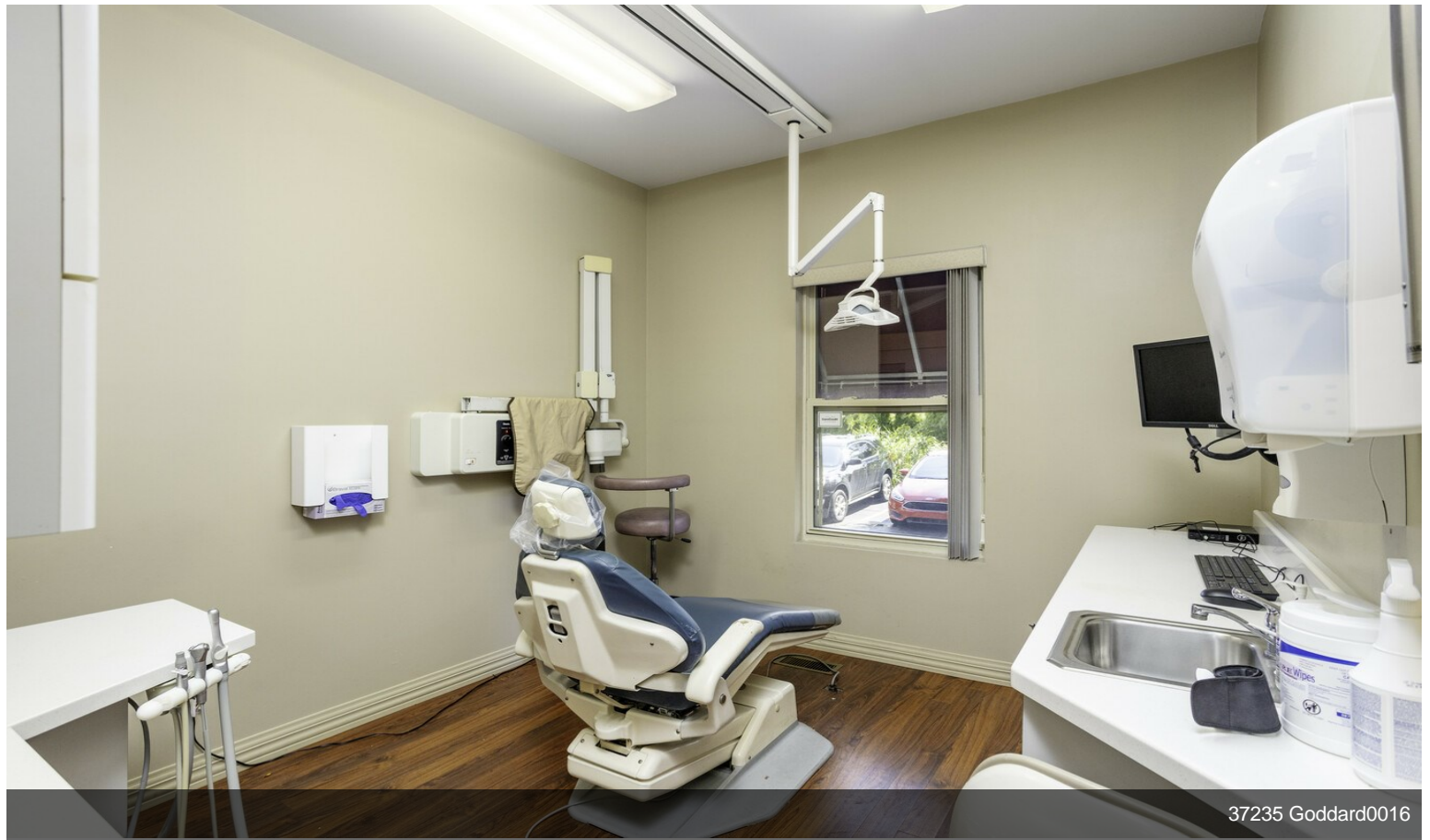
Property Photos



Property Photos



Property Photos



Property Photos

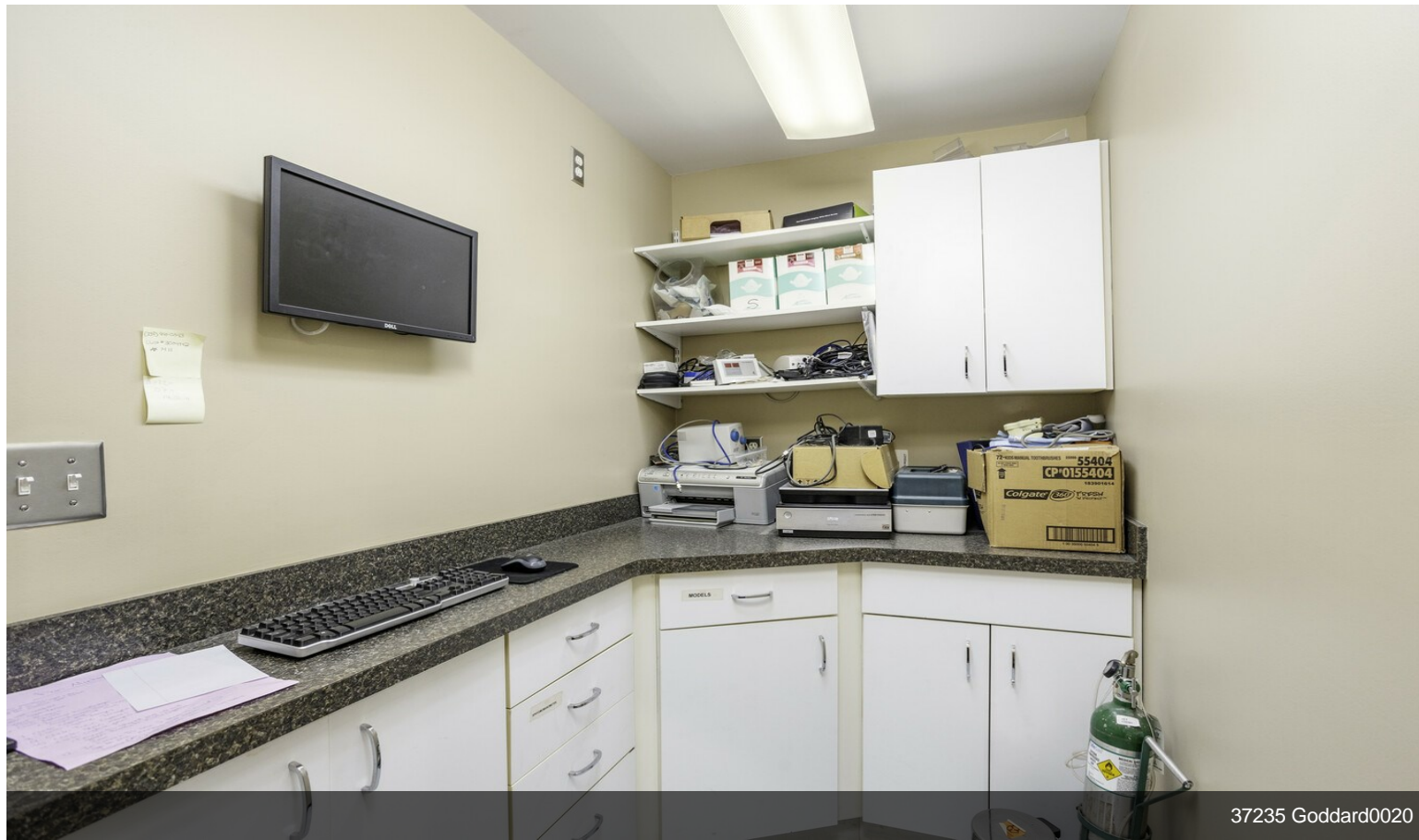


37235 Goddard0018



37235 Goddard0019

Property Photos

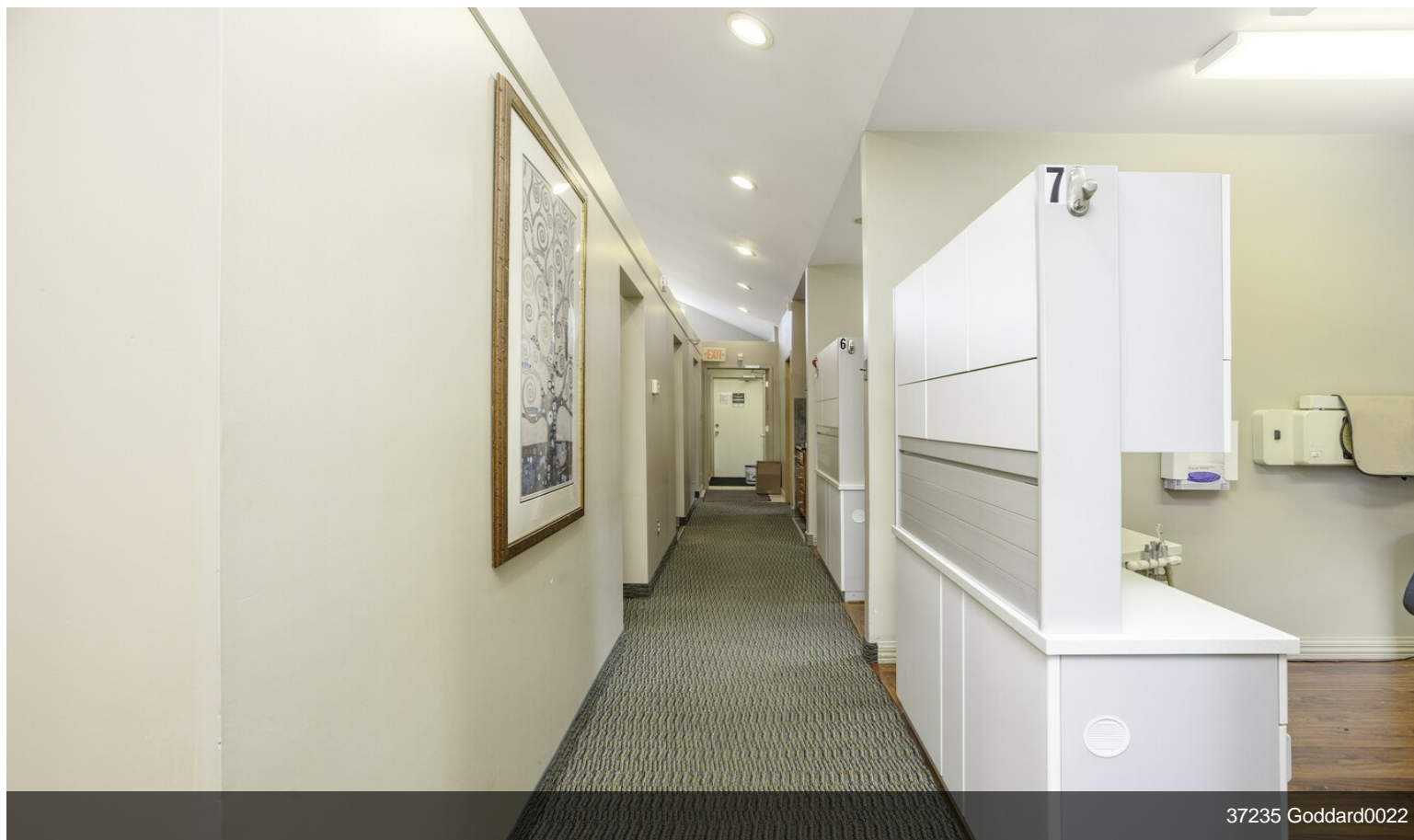


37235 Goddard0020

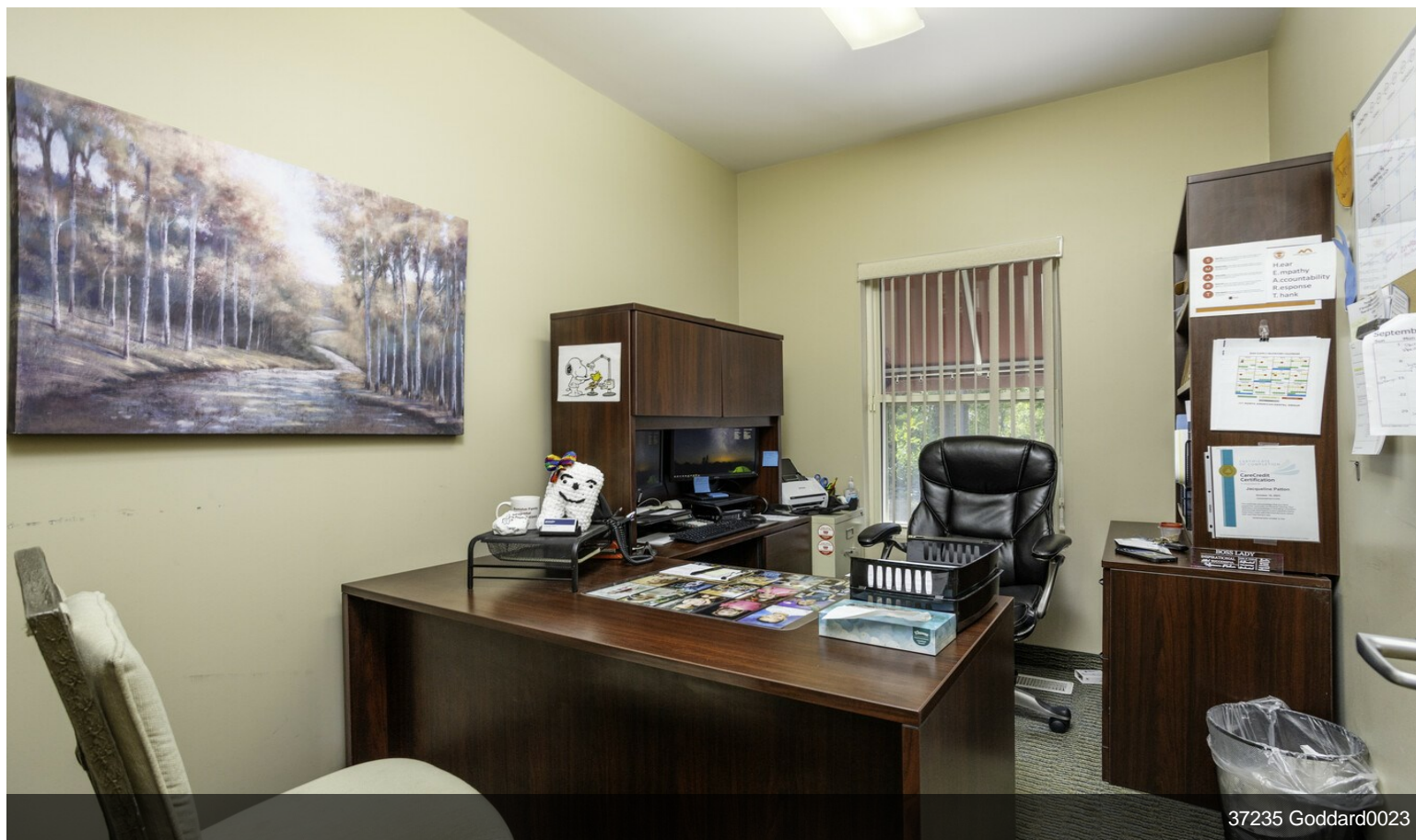


37235 Goddard0021

Property Photos



37235 Goddard0022



37235 Goddard0023

Property Photos



37235 Goddard0024



37235 Goddard0025

Property Photos

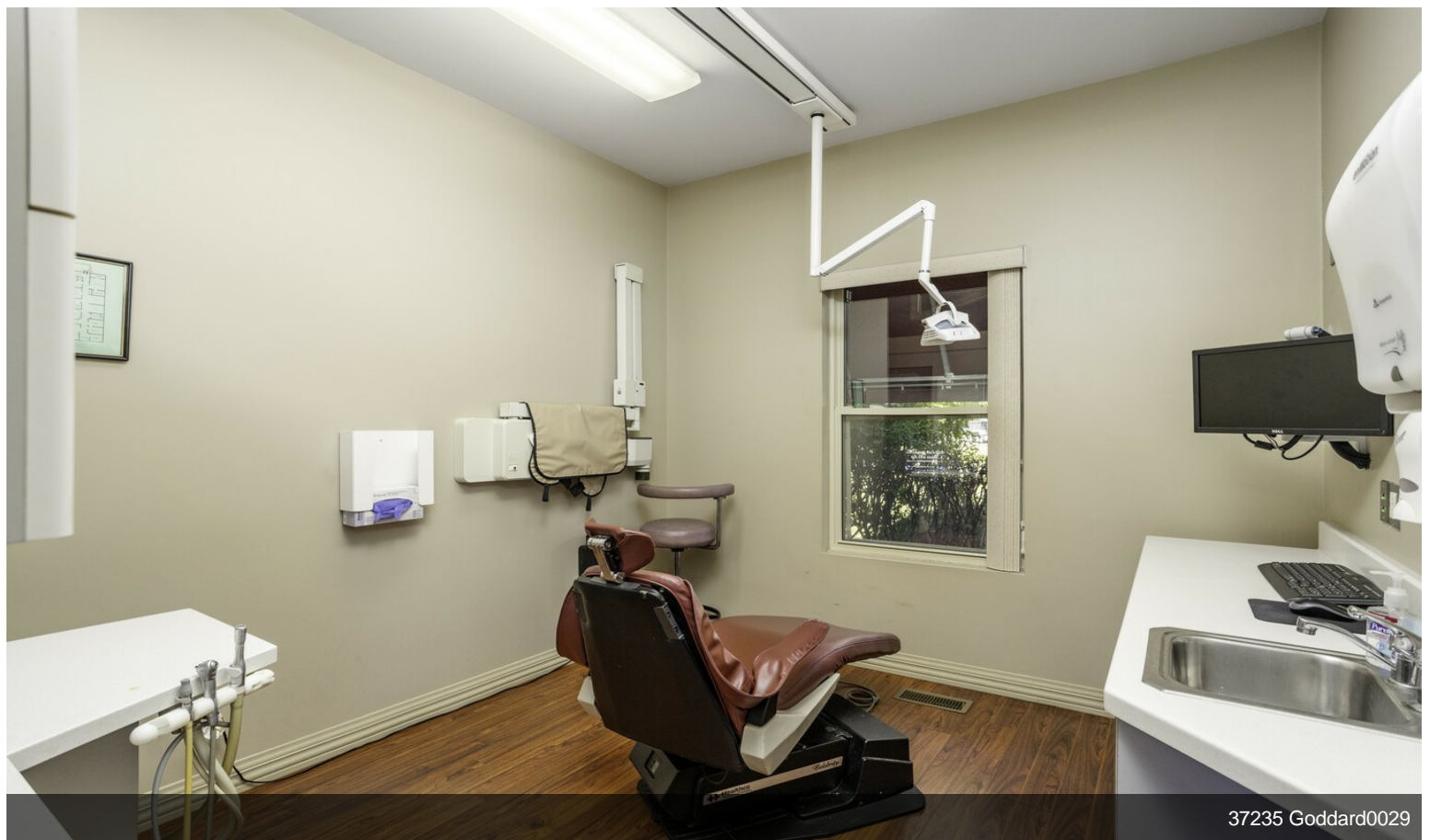


37235 Goddard0026



37235 Goddard0027

Property Photos



Property Photos



37235 Goddard0025