



CENTER AVENUE APARTMENTS

814 CENTER AVENUE

BAY CITY, MI 48706

11 UNITS | BUILT 1870 | \$800,000 | 9.1% CAP

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Property Overview

GREA is pleased to present the exclusive offering of 814 Center Ave in Bay City, Michigan. This property offers large units averaging 845 sqft and a great location walking distance to downtown Bay City. Recent capex improvements over the past 3 years include electrical upgrades, a new roof on the garage, and a new boiler. Several tenants are paying well below market, giving a new owner significant rental upside opportunity.



CENTER AVENUE APARTMENTS



Investment Information

- Favorable 9.1% Cap Rate at \$800,000
- Recently Implemented Tenant Utility Reimbursement

PROPERTY SUMMARY

814 Center Ave. // Bay City, MI 48708

PROPERTY INFORMATION

# of Units	11
Year Built	1870
Total Rentable SF	9,300
Occupancy	91%
# of Buildings	1
# of Stories	3
Parking	9 Garages + Surface & Street

SITE

Lot Size	0.38 Acres
Parcel Number	09-160-021-460-004-00

CONSTRUCTION

Type	Brick
Roof	Flat

UTILITIES

Electric	Tenant Paid
Gas	Landlord Paid
Water & Sewer	Landlord Paid
Trash	Landlord Paid - City Service
Heating	Boiler
Cooling	Not Provided by Owner

Highlights & Amenities

- Large Units, Hardwood Floors, Ample Natural Light
- On-Site Laundry in Basement, Nine Covered Garages
- Below Market Rent
- Value-Add Potential through Unit Updates
- Desirable Location Walking Distance to Downtown Bay City



Capital Expenditures

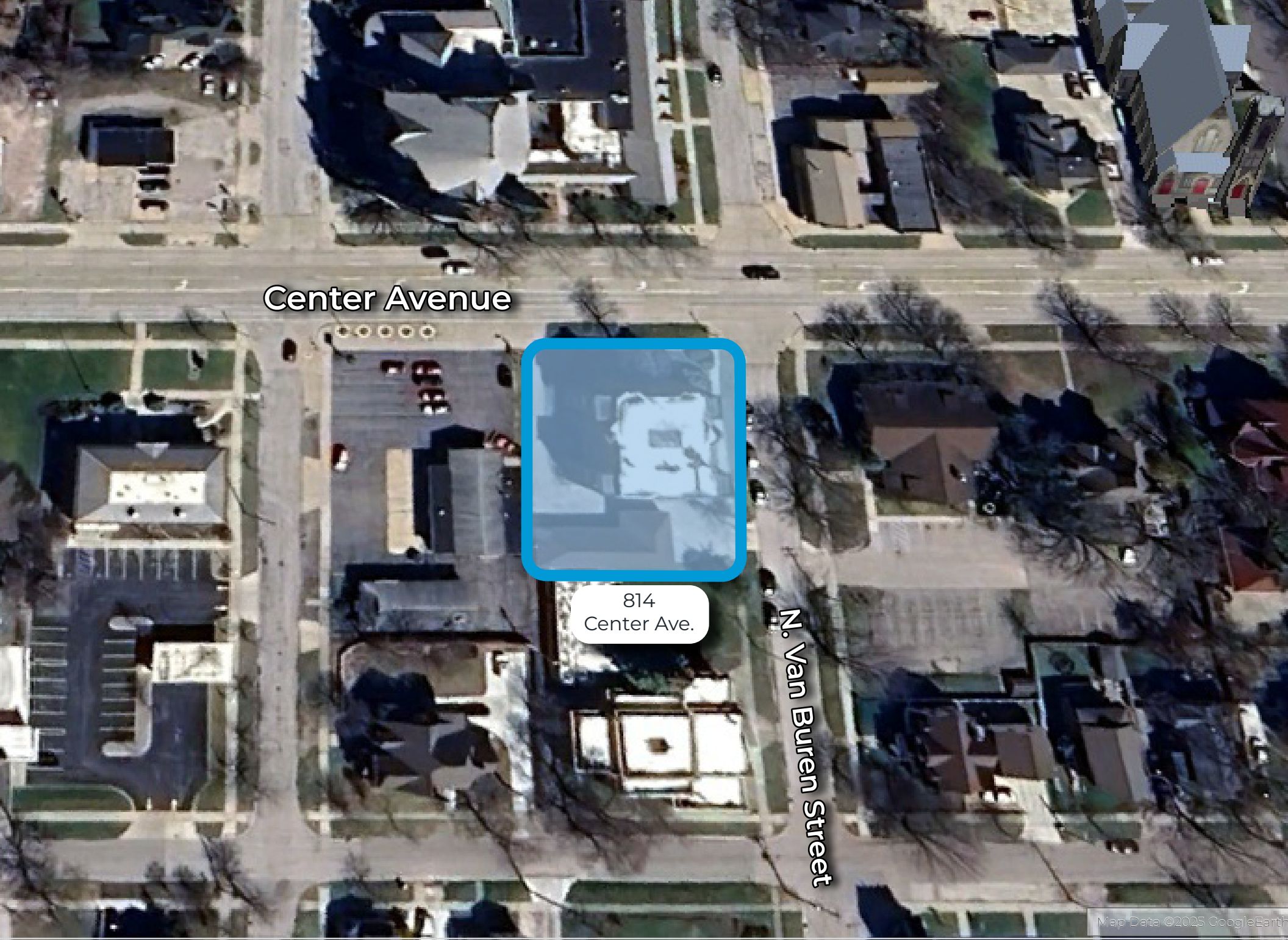
- Boiler Replacement: January 2023
- Garage Roof Replacement: April 2023
- Common Area Plaster, Paint, Lightfixtures: April 2024
- Hardwood Floor Refinishing, Plaster, Cabinet & Wall Paint Throughout Several Units
- Detailed List by Apartment Available for Download











Center Avenue

814
Center Ave.

N. Van Buren Street

Map Data ©2025 GoogleEarth

Veterans
Memorial Park
& Liberty Harbor
Marina

 General Motors

SAGINAW RIVER

Wenonah
Park



Center Ave. / M-25

Several Public & Private
Schools, Churches, etc.



McLaren Bay
Region Medical
Facility

Map Data ©2025 Google Earth

INVESTMENT CONTACTS

COLIN SOLTIS

Managing Director

O | 248.394.0000 x257

D | 248.800.0150

C | 734.812.1724

Colin.Soltis@GREA.com

GREA MIDWEST TEAM

CARY BELOVICZ

Founding Partner

O | 248.394.0000 x252

D | 248.800.0149

C | 248.564.3833

Cary.Belovicz@GREA.com

DANIEL CORDTZ

Managing Director

O | 248.394.0000 x253

D | 248.800.0156

C | 734.812.4508

Daniel.Cordtz@GREA.com



7035 Orchard Lake Road, Suite 150
West Bloomfield, MI 48322

www.GREA.com

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