



PROPERTY REPORT

# 341 Goddard St, Wyandotte, MI 48192



Presented by

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**Birmingham**

110 Willits St.

Birmingham, MI 48009



# Property Report

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## 341 Goddard St, Wyandotte, MI 48192

● Active

\* New, Active: 8/5/2025

### List Price

## \$1,800,000

Active Date: 8/5/2025

Listing ID: 25040413

### Closed Price

## \$275,000

Closed Date: 10/7/2020

### Price Per Sq Ft

## \$33

#### Property Facts

#### Public Facts

#### Listing Facts

Property Type	Industrial	Industrial
Property Subtype	Warehouse (Industrial)	Industrial
Number of Buildings	1	1
Number of Units	0	50
Number of Stories	1	—
Total Baths	—	1
Full Baths	—	1
Building Area (sq ft)	54,168	1
Lot Size	2.08 acres	2.29 acres
Lot Dimensions	2.080 AC	Irregular: 166x531, 50x1
Year Built	1950	1950
Roofing	—	Metal, Rubber
Heating	Forced Air Unit	Natural Gas
Garage (spaces)	0	—
Construction	—	Block
Exterior Walls	—	Block, Concrete

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## Extended Property Facts

### Structure Details

<b>Total Number of Units in Complex</b>	50
<b>Ceiling Height</b>	30
<b>Roofing</b>	Metal, Rubber
<b>Construction Features</b>	Block
<b>Total Parking Spaces</b>	35
<b>Approximate Finished/Unfinished Sq. Ft.</b>	1 / –

### Property Features

<b>Construction Features</b>	Block
<b>Number of Buildings</b>	1
<b>Total Number of Units in Complex</b>	50
<b>Roof Features</b>	Metal, Rubber
<b>Lot Size Dimensions</b>	Irregular: 166x531, 50x1
<b>Ceiling Height</b>	30
<b>Heating</b>	Natural Gas
<b>Utilities</b>	Electricity Connected, Natural Gas, Phone Connected
<b>Parking Spaces Total</b>	35
<b>Approximate Finished Sqft</b>	1 sq ft

### Exterior Details

<b>Lot Size - Square Feet</b>	90,605 sq ft
<b>Lot Size - Acres</b>	2.08 acres

### Location Details

<b>Directions to Property</b>	West on Goddard off of Biddle Ave.
<b>Cross Streets</b>	Goddard And Biddle
<b>Trade Area</b>	Wyandotte City

### Schools (based on location)

<b>Elementary School</b>	Garfield Elementary School
<b>Middle School</b>	Woodrow Wilson School
<b>High School</b>	Roosevelt High School
<b>School District</b>	Wyandotte City School District



# Listing Facts and Details

## Listing Details

**Listing ID:** 25040413**Listing Source:** Michigan Regional Information Center - FBS**Original List Price:** \$1,800,000**Original List Date:** 8/5/2025**Current List Price:** \$1,800,000**Utilities:** Electricity Connected, Natural Gas, Phone Connected**Details:**

Large warehouse in Wyandotte. Has been a self storage facility for the last 20 plus years. Excellent opportunity to expand storage facility (always full!) or bring your vision to this industrial gem. Building has a long term tenant renting approximately 8,000 SF. Tall ceiling height, perfect for a mezzanine. Heavy power. Roof has been maintained through the years. Perfect "Value Add" purchase! Includes 271 Stoll St. (additional lot where outside storage currently is). Cash flow from day 1! About 180k in gross revenue as it sits. Please do not visit property without listing agent. Thank you

**Legal:**

SEC:18 DIST:57 CITY/MUNI/TWP:WYANDOTTE CITY 06456 PART OF LOT 7 BEG AT INT OF SLY LINE OF GODDARD AVE 60 FT WIDE WITH ELY LINE OF DTI RR ROW TH S 14DEG 25MIN W 535.71

## Business Details

**Terms:** Cash, Conventional

## Price Change History

Change Date	Description	Price	Change %
8/11/2025	Active	\$1,800,000	—

# Public Facts

## Owner Information

**Owner Name (Public)** JUDY MURRAY**Time Owned** 5**Mailing Address** 3301 Biddle Ave APT 3D Wyandotte MI 48192-6270**Contact Title** OWNER**Contact Name** JUDY MURRAY

## Legal Description

**Parcel Number** 57 004 18 0007 001**County** Wayne County**City/Municipality/Township** WYANDOTTE CITY**Census Tract** 261635801.001002**Carrier Route** C004**Abbreviated Description** SEC:18 DIST:57 CITY/MUNI/TWP:WYANDOTTE CITY 06456 PART OF LOT 7 BEG AT INT OF SLY LINE OF GODDARD AVE 60 FT WIDE WITH ELY LINE OF DTI RR ROW TH S 14DEG 25MIN W 535.71**FIPS Parcel Number** 2616357 004 18 0007 001**General Use** Warehouse/Storage**Property Use** Warehouse**Overall Use** WAREHOUSING & STORAGE**Current Use** Industrial

## Assessed Values



# Property Report

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Date	Improvements	Land	Total	Tax
2025	—	—	\$376,100	—
2024	—	—	\$357,100	—
2023	—	—	\$334,000	\$16,276
2022	—	—	\$323,800	\$15,501
2021	—	—	\$321,700	\$15,136
2020	—	—	\$321,400	\$14,936
2019	—	—	\$393,800	\$14,711
2018	—	—	\$390,600	—
2017	—	—	\$390,600	\$14,072
2016	—	—	\$364,100	\$14,139
2015	—	—	\$388,300	\$19,034
2013	—	—	\$404,400	\$18,440
2012	\$317,200	\$66,200	\$383,400	—
2011	\$322,300	\$68,900	\$391,200	\$8,785
2010	\$336,200	\$73,300	\$409,500	\$11,706
2008	\$408,900	\$82,400	\$491,300	—

## Deed Records

Recording Date	10/7/2020
Document Type	Warranty Deed
Sales Price	\$275,000
Sales Price Code	Full amount stated on Document
Buyer Name	WILLIAM R ROBBINS, ALBERT W MURRAY
Buyer ID	Married Man as his sole and separate property
Seller Name	GREIF INC, GARY R MARTZ
Seller ID	Corporation
Document #	2020291698
City Transfer Tax	\$2,062
County Transfer Tax	\$302
Total Transfer Tax	\$2,365
Book #	56107
Page #	889
Contract Date	8/27/2020

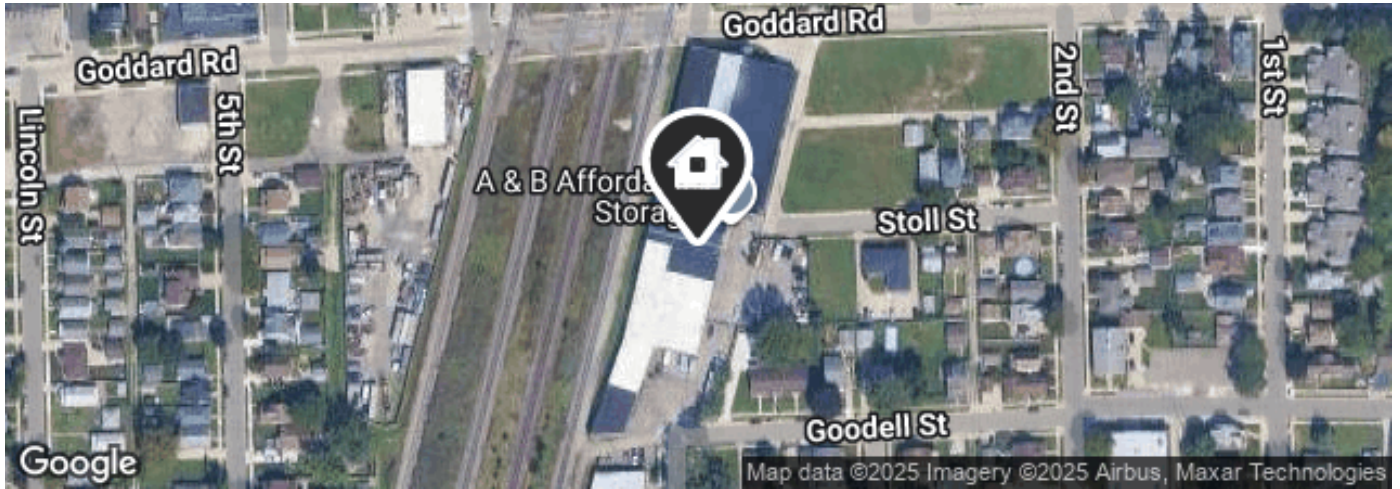
## Financial Details

Adjusted Prop. Value	\$714,200
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant	103
Underwriting Score	
Property Use Reliability Score	103
Property Use Risk Score	B
Financial Risk Score	103
Local Area Credit Risk Score	D
Special Risk Characteristics	NO SPECIAL RISK FEATURES

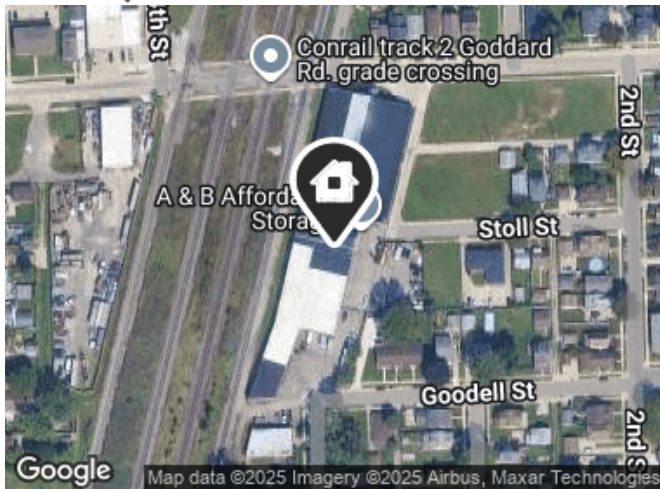




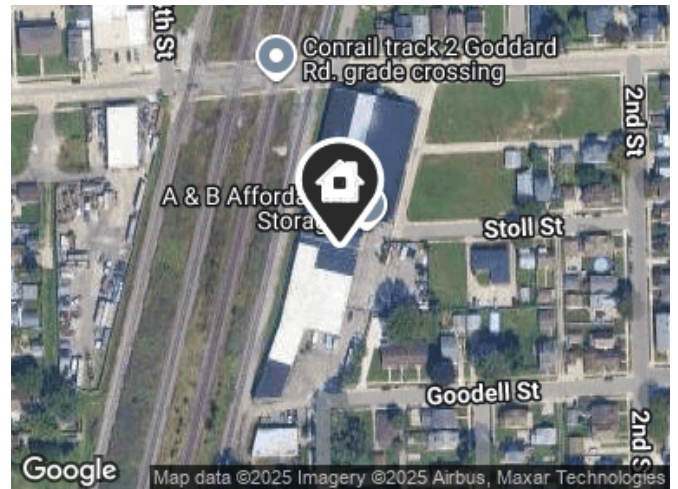
## Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property





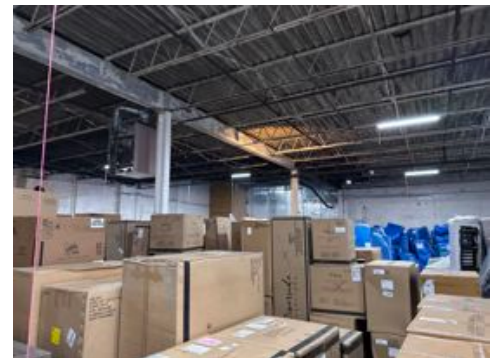
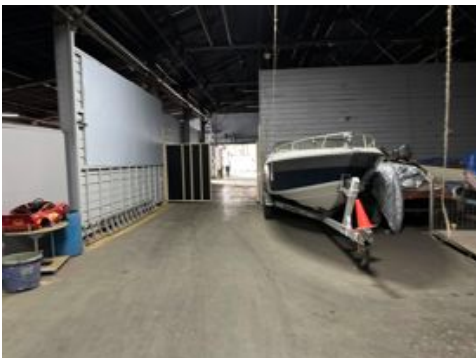
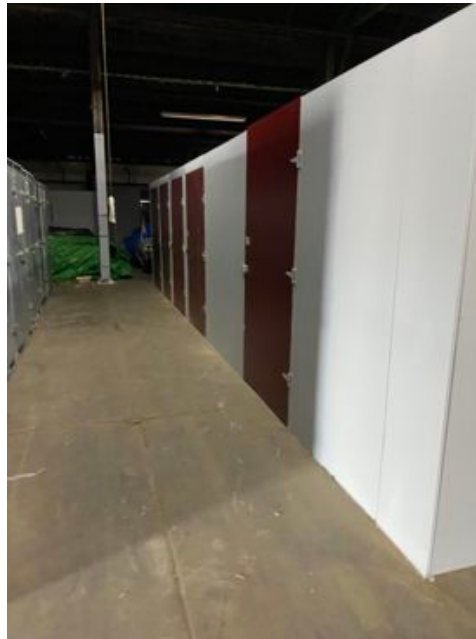
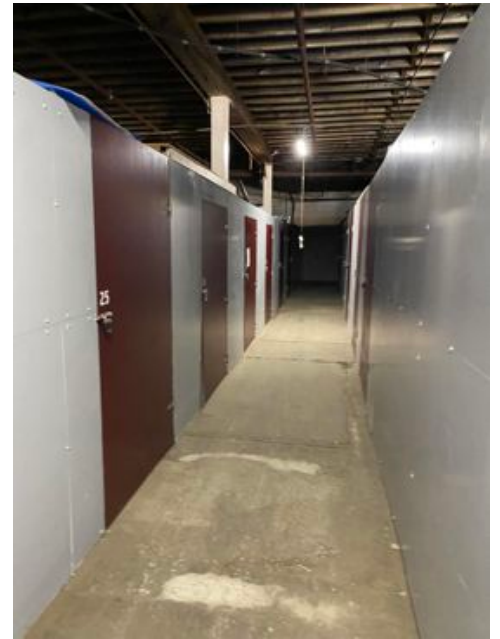
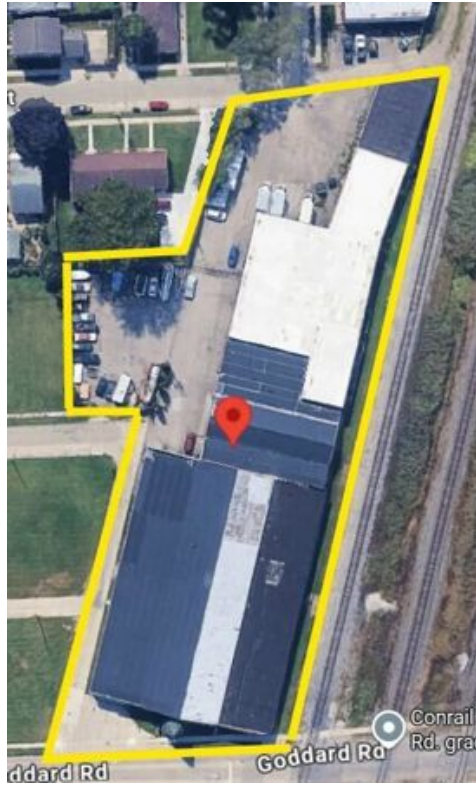
## Property Photos





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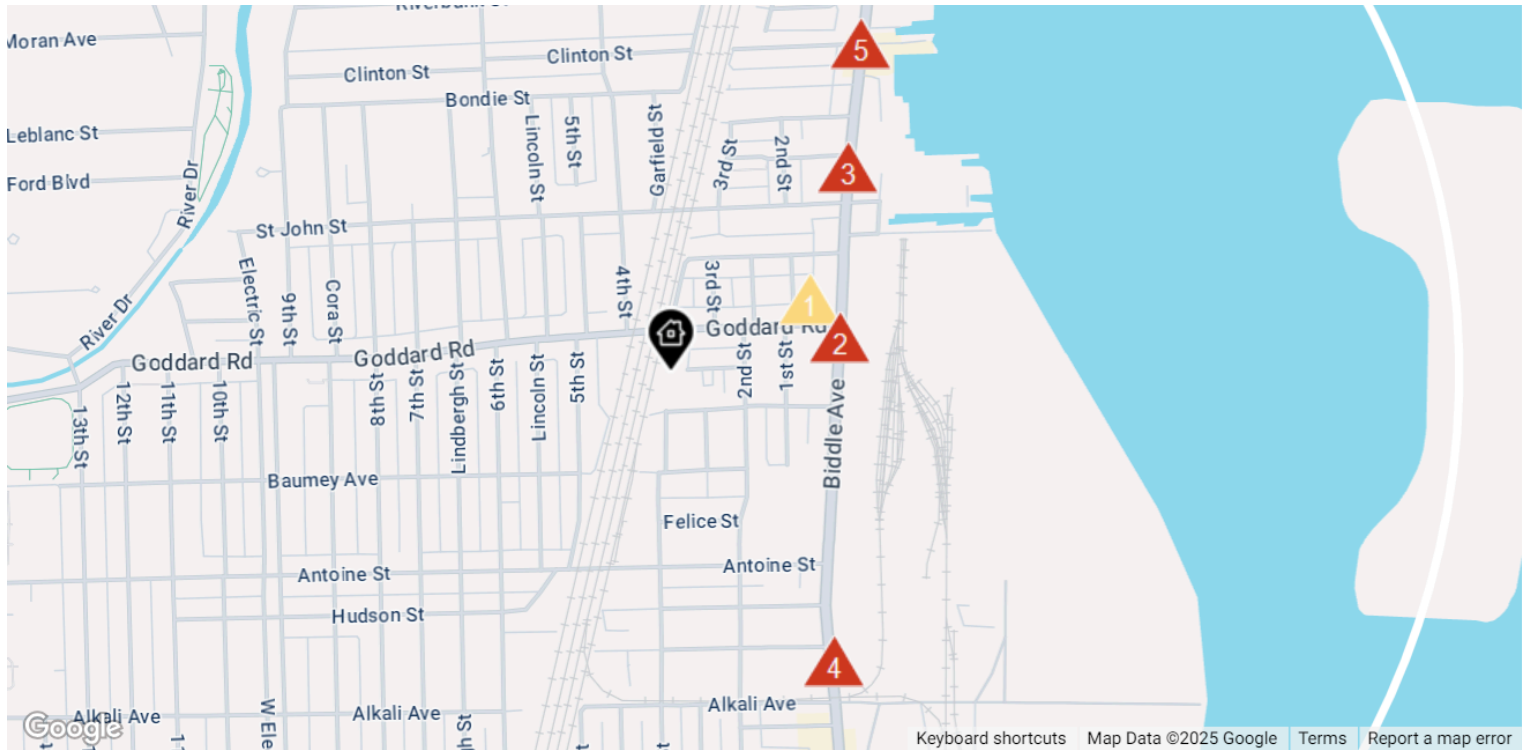
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## Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

**3,460**

2024 Est. daily traffic counts

Street: **Goddard St**  
Cross: **Biddle Ave**  
Cross Dir: **E**  
Dist: **–**

Historical counts

Year	Count	Type
2006	3,719	AADT
1995	488	AADT

2

**15,688**

2024 Est. daily traffic counts

Street: **Biddle Ave**  
Cross: **Goddard St**  
Cross Dir: **N**  
Dist: **–**

Historical counts

Year	Count	Type
2004	16,320	ADT
1995	17,536	AADT

3

**15,101**

2024 Est. daily traffic counts

Street: **Biddle Ave**  
Cross: **St Johns St**  
Cross Dir: **S**  
Dist: **–**

Historical counts

Year	Count	Type
2004	15,710	ADT
1995	22,185	ADT
1992	16,519	AADT
1987	22,177	ADT

4

**17,429**

2024 Est. daily traffic counts

Street: **Biddle Ave**  
Cross: **Alkali Ave**  
Cross Dir: **S**  
Dist: **–**

Historical counts

Year	Count	Type
2004	18,131	ADT
2001	19,665	ADT
1995	19,826	ADT
1992	14,963	AADT
1987	19,174	ADT

5

**15,732**

2024 Est. daily traffic counts

Street: **Biddle Ave**  
Cross: **Bondie St**  
Cross Dir: **S**  
Dist: **–**

Historical counts

Year	Count	Type
2004	16,366	ADT
2001	19,257	ADT
1995	24,230	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)





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- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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