

OFFERING MEMORANDUM



4241 Old US Hwy 27 S, Gaylord, MI 49735



NEXT 

LISTING SNAPSHOT

Advantage Commercial Real Estate is pleased to present the sale of 4241 Old US Hwy 27 S, a 12,724 SF office property in Gaylord, MI. The property is fully leased to two tenants through 2030 with substantial annual increases.



PROPERTY DETAILS

Two
Tenants

12,724
Square Feet

1.36
Acres

100%
Occupied

\$1,465,000
Sale Price

10.15%
Cap Rate

\$148,738
NOI

B-1
Zoning

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

This property has been positioned for a sale extraordinarily well, with tenants at market rates, and all tenants having annual escalations of 3% or higher.

- NOI \$148,738
- 100% Occupied
- Gross Leases
- 3% Annual Increases (Wade Trim)
- 3.5% Annual Increases (Huron Pines)
- Roof in Good Condition
- Highly Desired Location

LOCATION OVERVIEW

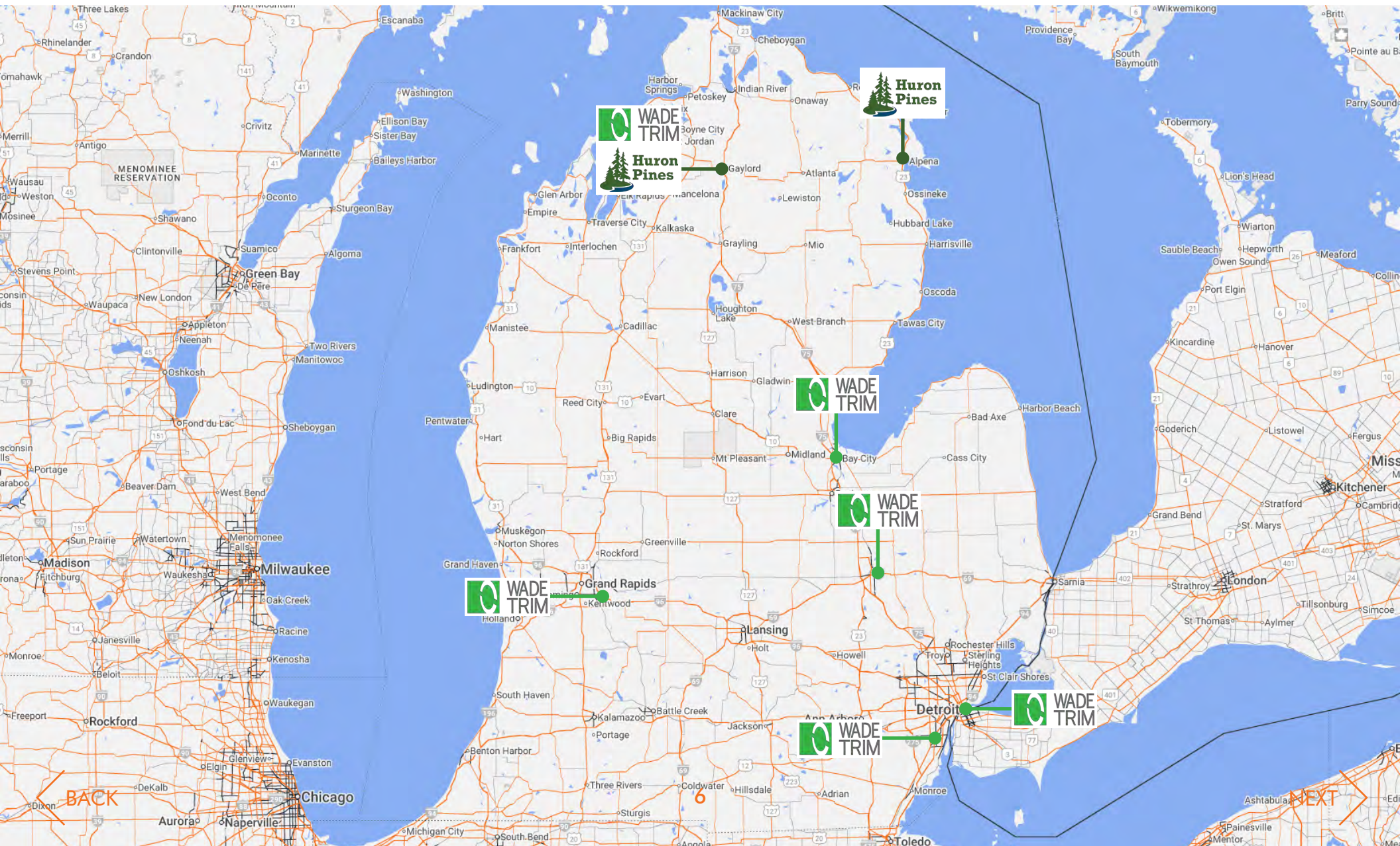
Gaylord, Michigan is a premier investment destination in Northern Michigan, positioned at the geographic center of the northern Lower Peninsula. Strategically located along the I-75 corridor, Gaylord offers exceptional connectivity to the rest of the state and beyond, making it a hub for commerce, tourism, and regional access.

With continued growth in infrastructure, retail, hospitality, and light industrial sectors, Gaylord has become one of the most active and stable markets in Northern Michigan. Its central location, strong year-round tourism, and expanding regional draw make it an ideal location for long-term commercial real estate investment.

- Centrally located in Northern Michigan
- Direct access to I-75 for statewide and interstate connectivity
- Strong and growing retail and service economy
- Year-round tourism bolsters market activity
- One of the most accessible and visible locations in the region for development and investment



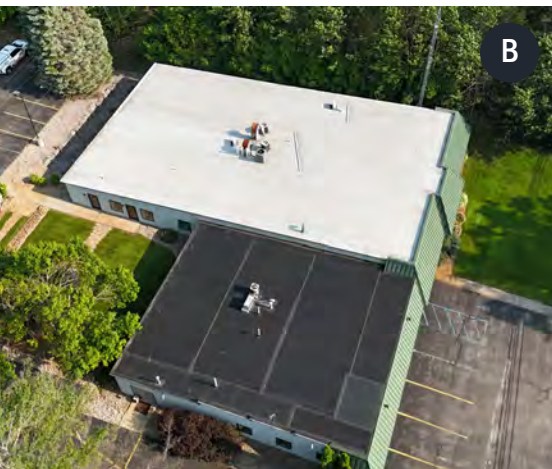
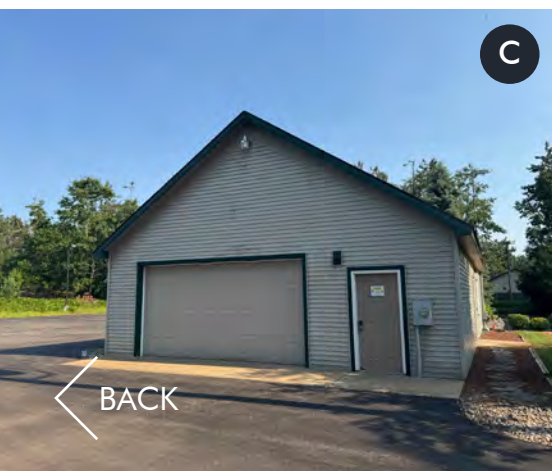
TENANT LOCATIONS



PROPERTY HIGHLIGHTS

Total Building	12,724 SF
Lot Size	1.35 Acres
Parcel Number	010-028-200-045-03
Year Built	2000
Construction	Masonry & Steel
Tenants	2
Occupancy	100%
Total Assessed Value (2023)	\$471,600
State Equalized Value	\$310,574
Property Taxes (2024)	\$11,465



**A****D****B****C****E**

PROPERTY PHOTOS

- A** Monument Sign
- B** Building Footprint
- C** Auxiliary Building/Garage
- D** Building Aerial
- E** Front of Building

AREA AERIAL



Old Alba Rd

McCoy Rd

E Johnson Rd

Krys Rd

Fowler-Lake Rd

Otsego Lake

Old US Hwy 27 S

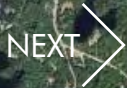


4241 Old US Hwy 27 S

The Ridge Golf Course

11

Loon Golf Resort



SITE AERIAL



Otsego Lake

Old US Hwy 27 S

SITE PROXIMITY

Cherry Capital Airport
56 MILES

Traverse City
58 MILES

Grand Rapids
170 MILES

Gerald R Ford International Airport
180 MILES

Lansing
171 MILES

Detroit
230 MILES





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This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner/Advisor and their sources. Financial projections are provided as a reference and are based on assumptions made by Owner/Advisor and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete or accurate descriptions.

This Offering Memorandum was prepared on the basis of information available to the Owner/Advisor in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property. The projected cash flow and other financial information contained herein are for general reference only.

Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither the Owner nor its Advisor guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an "as is" basis, prospective buyers should make their own independent assessments, investigations, and projections

regarding the property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Advisor.

Neither Owner nor Advisor nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in this Offering Memorandum is solely the responsibility of the prospective purchaser.

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