

Portfolio of 2 Land parcels in Royal Oak, MI, having a land area of 2.93 AC, and for sale

Portfolio Information

Sale Price: **For Sale**
- Price/AC:
Sale Status: **Active**
Sale Conditions: **Deed Restriction**

Total Land Area: **2.93 AC**
Days On Market: **2,297**

2 Properties in portfolio
All properties can be sold individually



Portfolio of 3 properties in Royal Oak, MI, having total size of 9,950 SF, and for sale at \$798,000 (\$80.20/SF)

Portfolio Information

Sale Price: **\$798,000**
 Cap Rate: -
 Sale Status: **Under Contract**
 Sale Conditions: -
 Sale Type: **Owner/User**

Total Size: **9,950 SF**
 Total Land Area: **0.69 AC**
 Days On Market: **265**

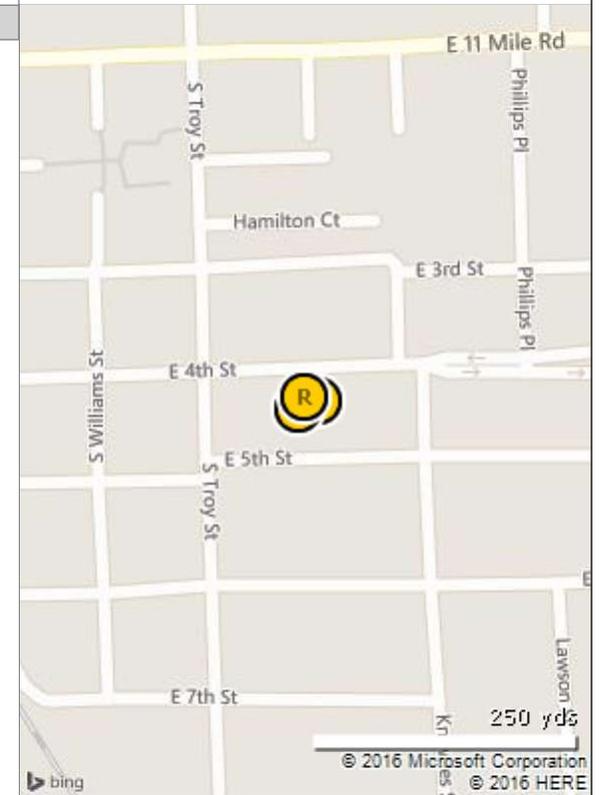
3 Properties in portfolio

Properties cannot be sold individually

Investment Notes

Sixty feet of East Fourth St. frontage by 100 foot depth. 6,000 square foot (sf) footprint. Additional loft space build-outs add 1,200 sf for total of 7,200 sf of working space. Also, there is over 365 sf of storage.

Situated within the vibrant Central Business District of Royal Oak, in SE MI, Studio 326 is strategically located near freeways I-75, I-696, M-39 and Woodward Ave. Detroit Metro Airport is 40 min. away.



3 303 E 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
2,478 SF Retail Auto Repair Building Built in 1960
Property is for sale at \$950,000 (\$383.37/SF)

Investment Information

Sale Price: **\$950,000**
Price/SF: **\$383.37**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **1,190**



Investment Notes

100% useable DDA land. Sale includes the 2,478 square foot existing building on the lot. This would be ideal for a restaurant space. Property is located on the NE corner of 4th Street and S. Troy

Center Information

Center Type: Auto Repair	Center Size: 2,478 SF
Bldg Status: Built 1960	Zoning: BI
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.25 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

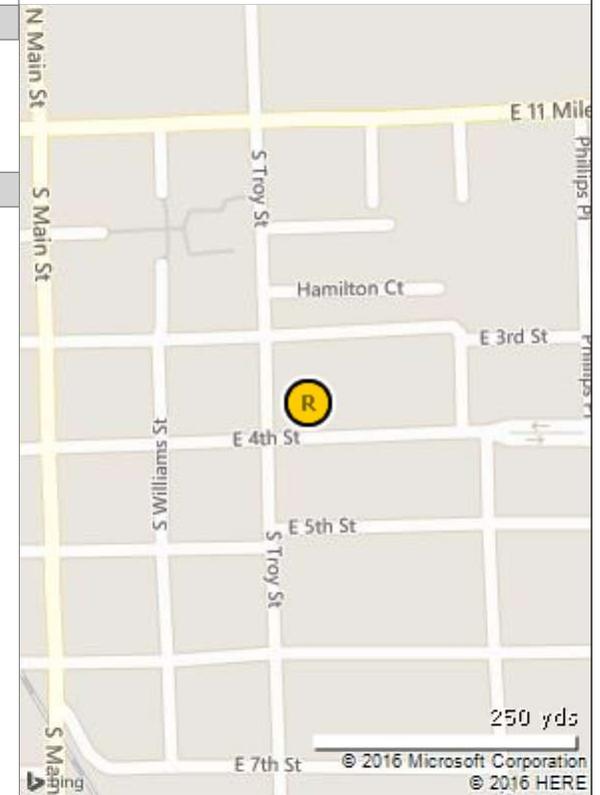
Loading Docks: **None** Ceiling Height: -

Street Frontage: **111 feet on 4th St**
109 feet on Troy St

Parking: **10 free Surface Spaces are available; Ratio of 4.04/1,000 SF**

Amenities: **Pylon Sign, Signage**

Parcel Number: **25-22-107-012**



4 412 E 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
2,500 SF Retail Storefront Building Renovated in 2012 Built in 1945
Property is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/SF: -
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **287**

Investment Notes

Newly renovated building. Available for lease, too.

2 blocks from downtown Royal Oak. Former TRAFFIC Digital MEDIA HQ. Near local businesses such as Inn Season Cafe, CVS, and Mark Ridley's Comedy Castle.

2,500 Sq.ft. loft style office for lease.

Very unique, modern design.

Easy walking distance to all of Downtown Royal Oak

Stained concrete floors

Building signage available

On-site patio with coll garage door entry

Very unique, modern loft style design and layout completely renovated in 2013

Center Information

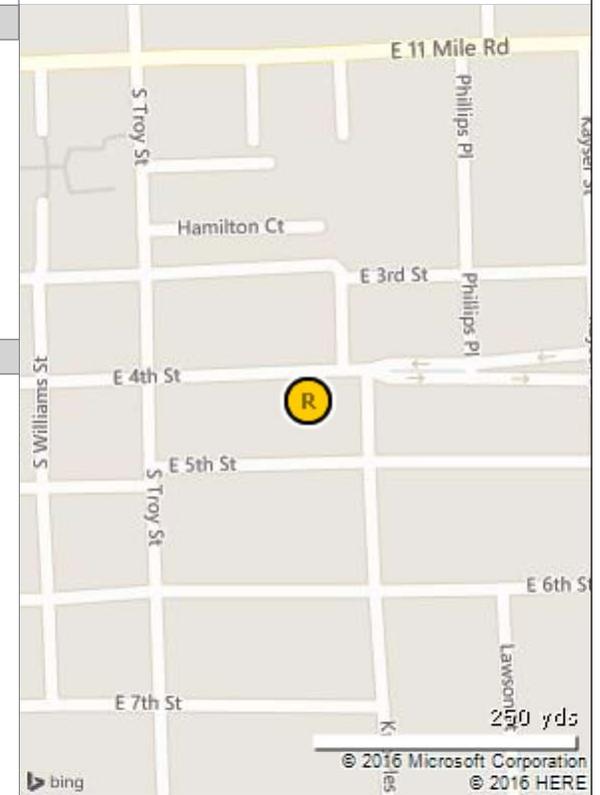
Center Type:	Storefront	Center Size:	2,500 SF
Bldg Status:	Built 1945, Renov May 2012	Zoning:	CBD
% Leased:	100.0%	Total Avail:	0 SF
Rent/SF/Yr:	For Sale	Bldg Vacant:	0 SF
Stories:	1	Owner Occupied:	No
Elevators:	-	Tenancy:	Single Tenant
		Land Area:	0.09 AC
		Lot Dimensions:	-
		CAM:	-

Loading Docks: **None** Ceiling Height: -

Street Frontage: **23 feet on 4th St**

Parking: **6 free Surface Spaces are available; Ratio of 2.50/1,000 SF**

Parcel Number: **25-22-110-005**



5 418-424 E 4th St

SW corner of E. 4th St and Knowles St
 SW corner of E. 4th St and Knowles St - Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 3,800 SF Retail Storefront Building Built in 1925
 Property is for sale at \$595,000 (\$156.58/SF)

Investment Information

Sale Price: **\$595,000**
 Price/SF: **\$156.58**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Days On Market: **454**



Investment Notes

3 blocks from Main Street
 Easy access to 696 and I-75

Bus line
 Off Street parking
 Signage
 Corner lot
 Walkable area
 Seller financing available

Center Information

Center Type: Storefront	Center Size: 3,800 SF
Bldg Status: Built 1925	Zoning: BI
% Leased: 0.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.16 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 3,800 SF	
Bldg Vacant: 3,800 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

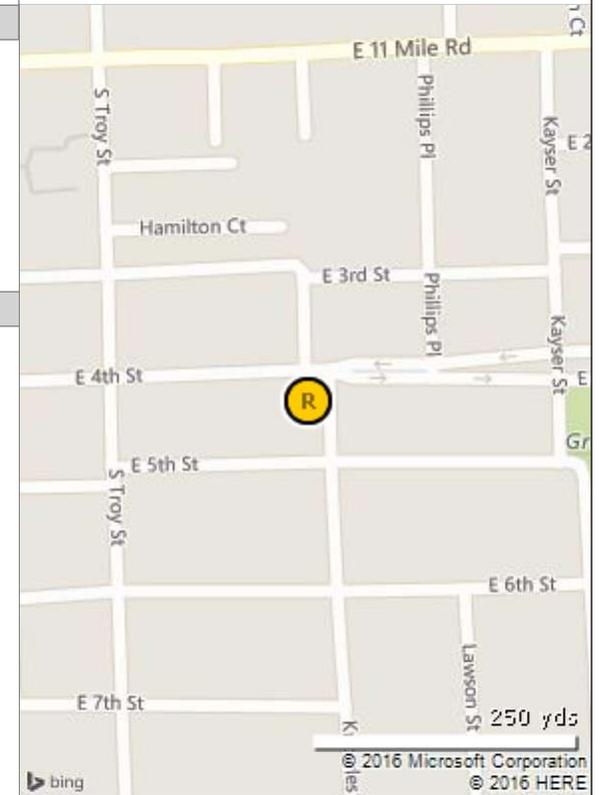
Loading Docks: **None** Ceiling Height: -

Street Frontage: **96 feet on E. 4th St**
104 feet on Knowles St

Parking: **Ratio of 1.57/1,000 SF**

Amenities: **Bus Line, Signage**

Parcel Number: **25-22-110-008**



6 801 W 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
4,726 SF Class B Office/Residential Building Renovated in 2007 Built in 1953
Property is for sale at \$465,000 (\$98.39/SF)

Investment Information

Sale Price: **\$465,000**
Price/SF: **\$98.39**
Cap Rate: **9.00%**

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **350**



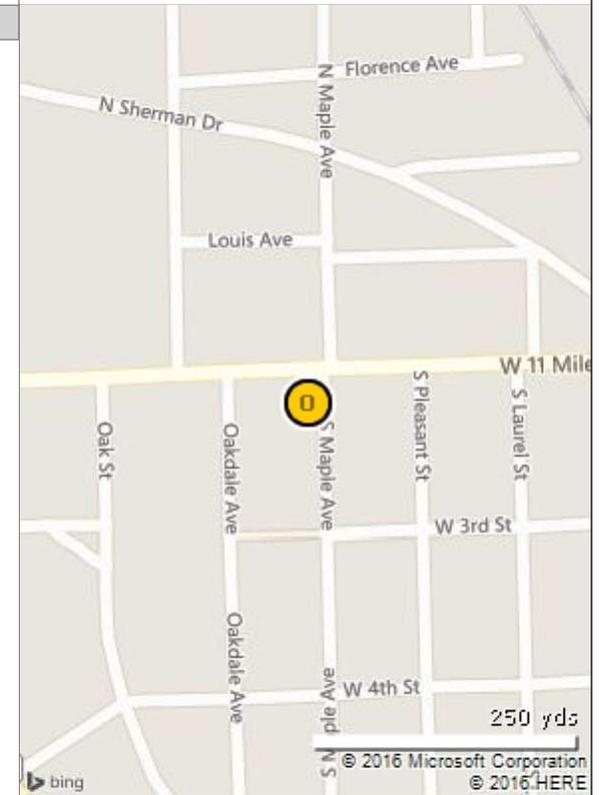
Office Information

Bldg Type: Office	Bldg Status: Built 1953, Renov 2007	RBA: 4,726 SF
Class: B	% Leased: 100.0%	Stories: 2
Total Avail: 0 SF	Elevators: -	Land Area: 0.09 AC
Bldg Vacant: 0 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 2,363 SF	Zoning: BI	Owner Occupied: No
Building FAR: 1.21	Tenancy: Multiple Tenant	

Parcel Number: **25-21-202-006**

Parking: **4 free Surface Spaces are available; Ratio of 1.69/1,000 SF**

Amenities: **Signage**



7 1108 W 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
1,498 SF Class C Office Building Built in 1920
Property is for sale at \$350,000 (\$233.64/SF)

Investment Information

Sale Price: **\$350,000**
Price/SF: **\$233.64**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner/User**

Days On Market: **125**



Investment Notes

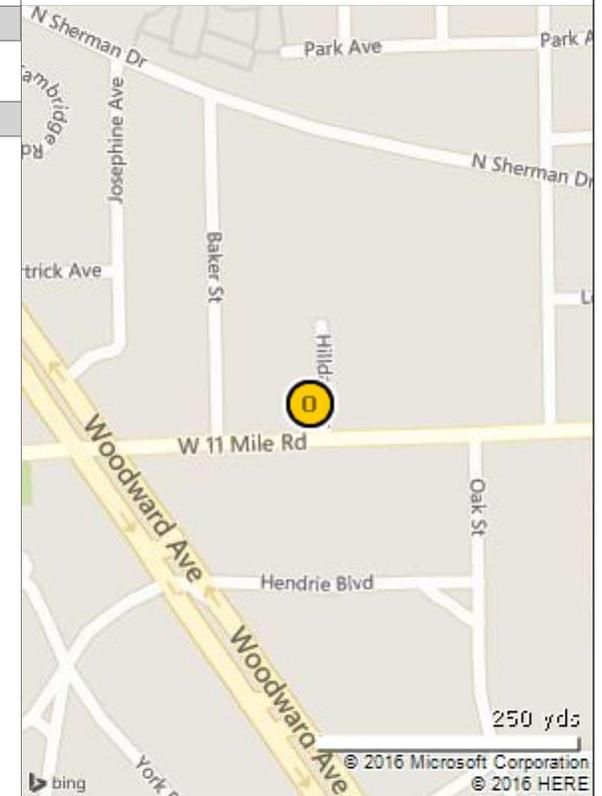
\$350,000

Office Information

Bldg Type: Office	Bldg Status: Built 1920	RBA: 1,498 SF
Class: C	% Leased: 100.0%	Stories: 1
Total Avail: 1,498 SF	Elevators: -	Land Area: 0.19 AC
Bldg Vacant: 0 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 1,498 SF	Zoning: BI	Owner Occupied: No
Building FAR: 0.18	Tenancy: -	

Parcel Number: **25-16-380-023**

Parking: **11 free Surface Spaces are available; Ratio of 6.37/1,000 SF**



8 3115 W 13 Mile Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
2,406 SF Retail Convenience Store Building Built in 1966
Property is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/SF: -
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner/User**

Days On Market: **1,282**



Investment Notes

Great location on high traffic 13 Mile Road. One block east of Woodward, next door to apartments with over 240 units. Party store grosses over \$300,000 a year, one man operation. Has kitchen, wine, beer. Same over for over 20 years. Great potential. Lotto and Western Union.

Woodward to East on 13 Mile Road, property is on south side

\$750,000

Center Information

Center Type: Convenience Store	Center Size: 2,406 SF
Bldg Status: Built 1966	Zoning: BI
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.25 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 2,406 SF	
Bldg Vacant: 0 SF	
Owner Occupied: Yes	
Tenancy: Single Tenant	

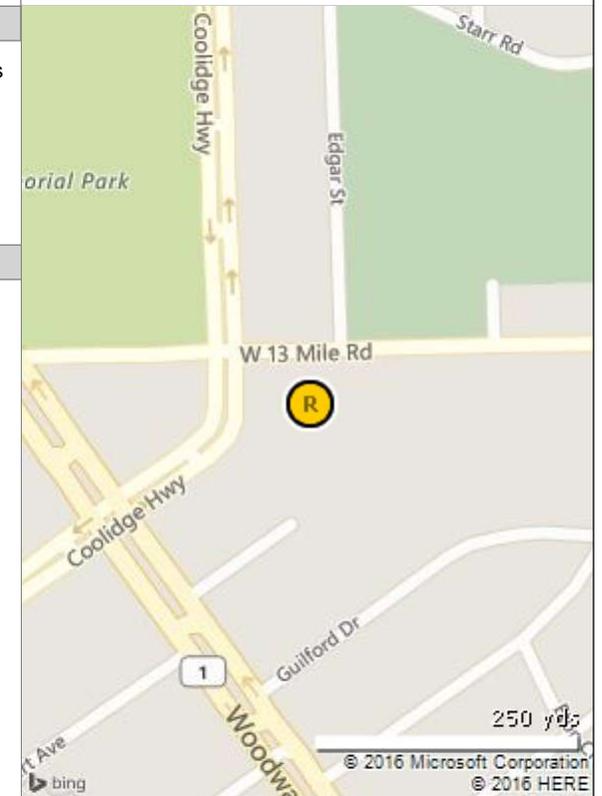
Loading Docks: **None** Ceiling Height: -

Street Frontage: **101 feet on 13 Mile Rd**

Parking: **14 free Surface Spaces are available; Ratio of 5.82/1,000 SF**

Amenities: **Signage**

Parcel Number: **25-08-101-005**



9 4113-4119 W 13 Mile Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
 4,000 SF Retail Storefront (Strip Center) Building Built in 1960
 Property is for sale at \$625,000 (\$156.25/SF)

Investment Information

Sale Price: **\$625,000**
 Price/SF: **\$156.25**
 Cap Rate: -

 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment**

 Days On Market: **1,687**



Investment Notes

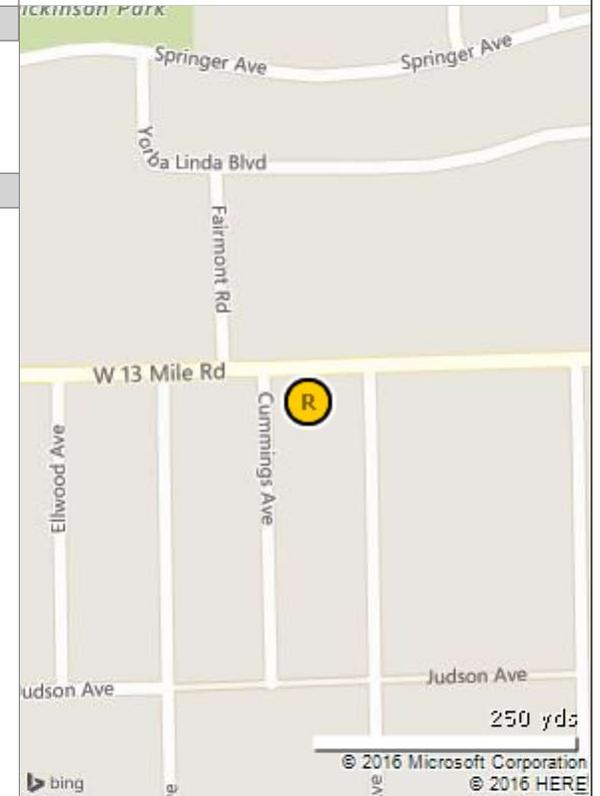
4000 Sq Ft Retail Plaza. 4 great tenants. High traffic corner of 13 mile and Greenfield Rd. 48k gross rents!! Expense 12k
 Excellent Investment Opportunity !! Just minutes from Beaumont Hospital . Fully leased 48k gross rents!! Newer Roof!

Center Information

Center Type: Storefront (Strip Center)	Center Size: 4,000 SF
Bldg Status: Built 1960	Zoning: BI
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.20 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **87 feet on 13 Mile Rd**
 Parking: **16 free Surface Spaces are available; Ratio of 4.50/1,000 SF**
 Amenities: **Bus Line, Signage**
 Parcel Number: **25-07-104-002, 25-07-104-003**



10 2605 W 14 Mile Rd

Royal Oak, MI 48073 - Troy Area West Ind Submarket
 14,200 SF Class C Showroom Building Renovated in 2000 Built in 1964
 Property is for sale at \$949,000 (\$66.83/SF)

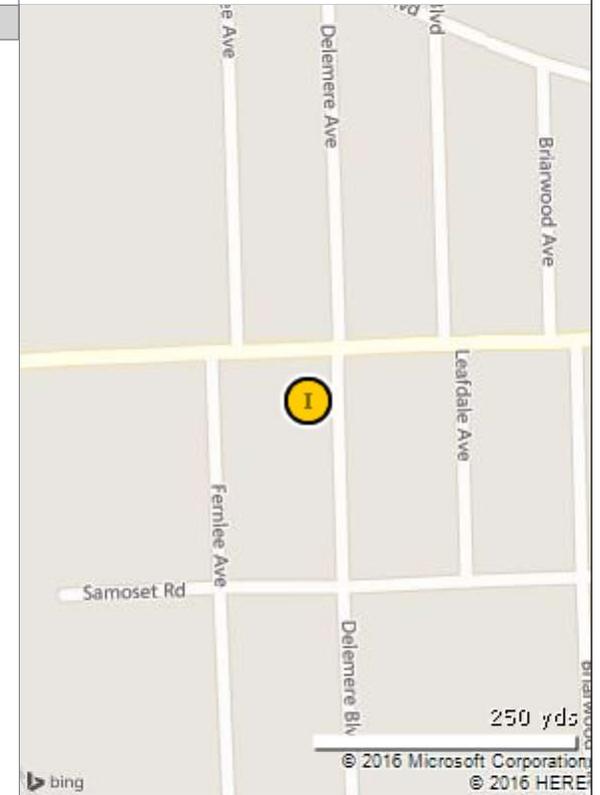


Investment Information

Sale Price: **\$949,000**
 Price/SF: **\$66.83**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner/User**
 Days On Market: **180**

Building Information

Bldg Type: Showroom	RBA: 14,200 SF
Bldg Status: Built 1964, Renov 2000	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: IL
Bldg Vacant: 0 SF	Owner Type: No
Warehouse Avail: 14,200 SF	Owner Occupied: No
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 14,200 SF	Lot Dimensions: -
Stories: 2	Cross Docks: -
Building: 0.43	Levelators: None
CAM: -	Sprinklers: None
Land Area: 0.76 AC	
Smallest Space: 14,200 SF	
Ceiling Height: 14'0"-17'0"	
Crane: None	
Column Spacing: -	
Loading Docks: None	
Const Mat: Reinforced Concrete	
Drive Ins: 1 tot./10'0"w x 12'0"h	
Rail Spots: None	
Rail Line: None	
Power: 220v 3p	
Utilities: Heating - Gas, Lighting - Fluorescent	
Features: Air Conditioning, Security System	
Parcel Number: 25-05-127-016	
Parking: 46 free Surface Spaces are available; Ratio of 3.23/1,000 SF	



11 1302-1303 Batavia Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
Land of 0.72 AC is for sale at \$1,450,000 (\$2,013,888.89/AC)

Investment Information

Sale Price: **\$1,450,000**
Price/AC: **\$2,013,888.89**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **1,226**



Investment Notes

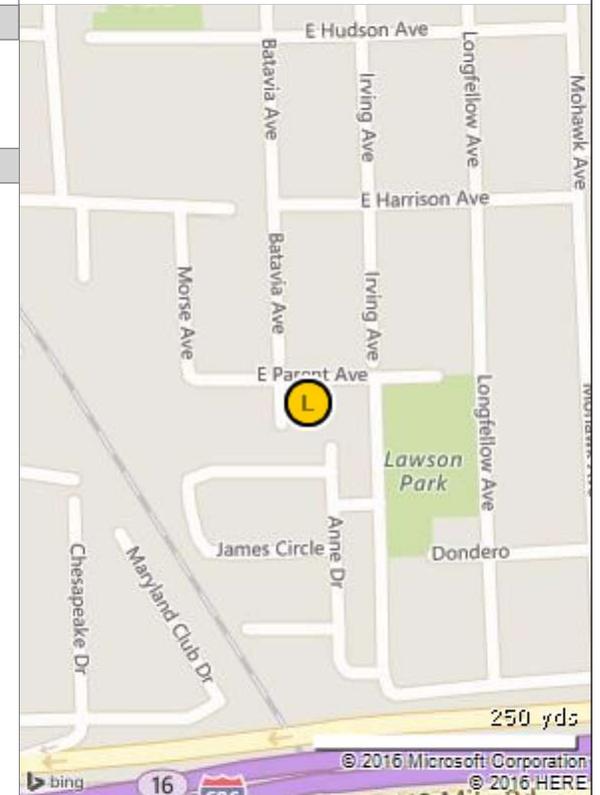
City hook ups at street. Mixed Use 1 zoning, variety of uses possible: residential, office, institutional. New developments in the immediate area. Potential for 16-18 units.

Land Information

Zoning: Mixed Use 1,	Proposed Use: Industrial, Office, Apartment Units	
Density: Residential	Parcel Size: 0.72 AC	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: -	
Improvements: -		

Parcel Number: **25-22-377-021**

Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**



12 919 N Campbell Rd - 919 N. Campbell

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
3,300 SF Retail Auto Repair Building Built in 1957
Property is for sale at \$479,000 (\$145.15/SF)

Investment Information

Sale Price: **\$479,000**
Price/SF: **\$145.15**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **105**



Center Information

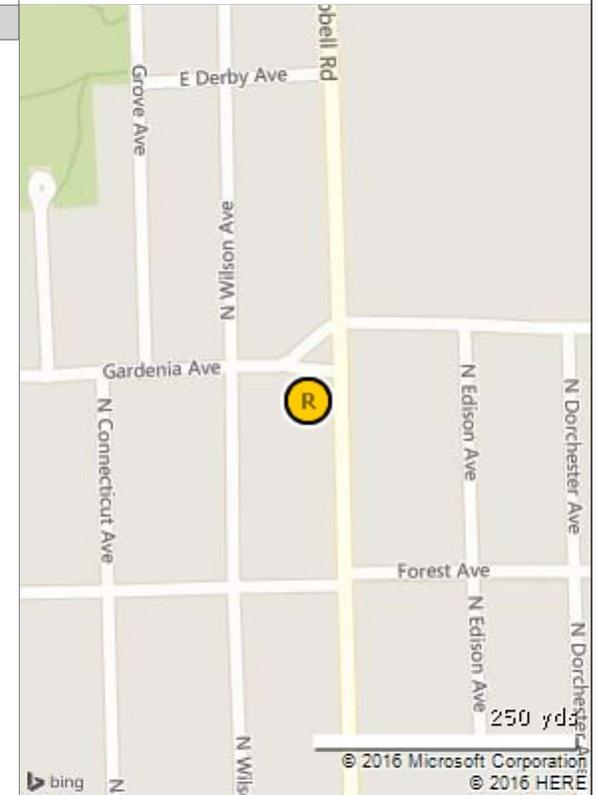
Center Type: Auto Repair	Center Size: 3,300 SF
Bldg Status: Built 1957	Zoning: BI
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.56 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **138 feet on Gardenia Ave**
133 feet on Campbell Rd

Traffic Count: **18,324 cars per day on Campbell Rd**
Parking: **25 free Surface Spaces are available; Ratio of 7.58/1,000 SF**

Parcel Number: **25-15-429-024**



13 637 S Connecticut Ave

Royal Oak, MI 48067 - Royal Oak MF Submarket
 4,700 SF Class C Apartments Building Built in 1929
 Property is for sale at \$650,000 (\$138.30/SF)



Investment Information

Sale Price: **\$650,000**
 Price/Unit: **\$130,000.00**
 Cap Rate: **9.95%**
 GRM: -
 Sale Status: **Active**
 Sale Conditions: -
 Days On Market: **190**

Investment Notes

5-Unit income property.

Building Information

of Units: **5** Bldg Status: **Built 1929**
 Avg Unit Size: **930 SF** Building Size: **4,700 SF** Zoning: **RM**
 Avg Vacancy: - Stories: **3** Lot Dimensions: -
 Land Area: **0.73 AC** Building FAR: **0.15**

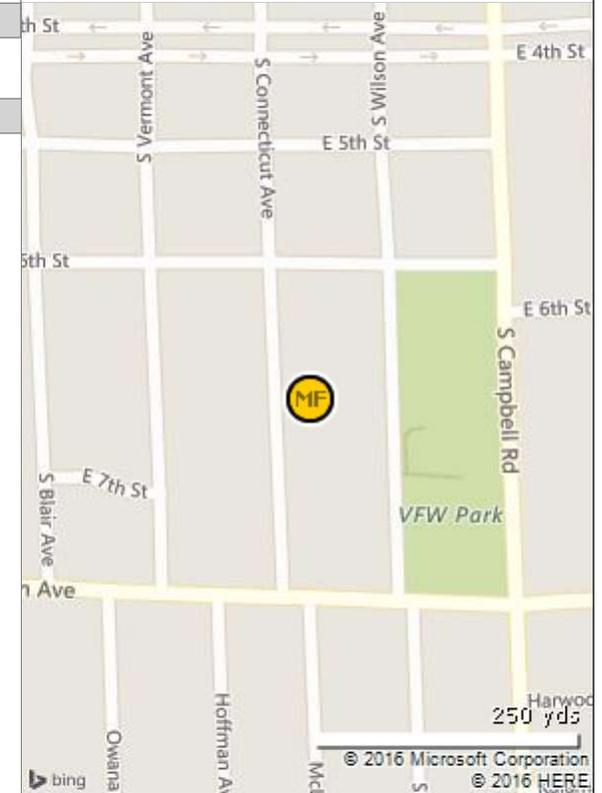
Parcel Number: **25-22-283-008**

Parking: **3 Surface Spaces are available; 2 Two-Car Garage Spaces are available; Ratio of 1.06/1,000 SF**
 Amenities: **Heating, Security System, Vaulted Ceiling**

unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
1	1/1	700			
2	1/1	700			
1	2/1	900			
1	3/2	1,650			

Total SF of all Units: 4,650
 Avg Rent/Unit/Mo: -
 Avg Rent/SF/Mo: -



14 5150 Coolidge Hwy - Meijer #34, Outlot A

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
Land of 1.71 AC is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/AC: -

Sale Status: **Active**
Sale Conditions: -

Days On Market: **2,478**

Portfolio Info: ***This property is also for sale as part of a portfolio***

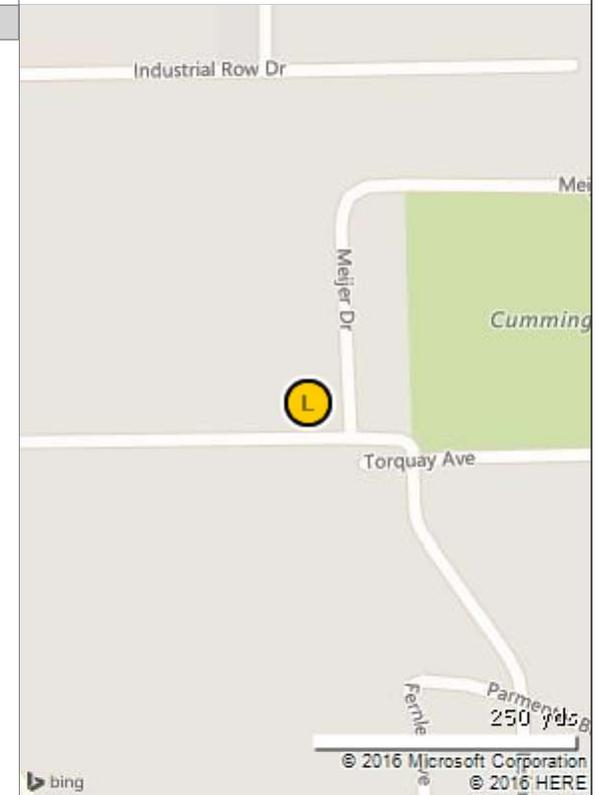


Land Information

Zoning: BI	Proposed Use: Commercial	Lot Dimensions: -
Density: -	Parcel Size: 1.71 AC	
Number Of Lots: -	On-Site Improv: Previously developed lot	
Improvements: parking lot		

Parcel Number: **20-32-301-026**

Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**



15 5150 Coolidge Hwy - Meijer #34, Outlot B

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
Land of 1.22 AC is for sale at an undisclosed price

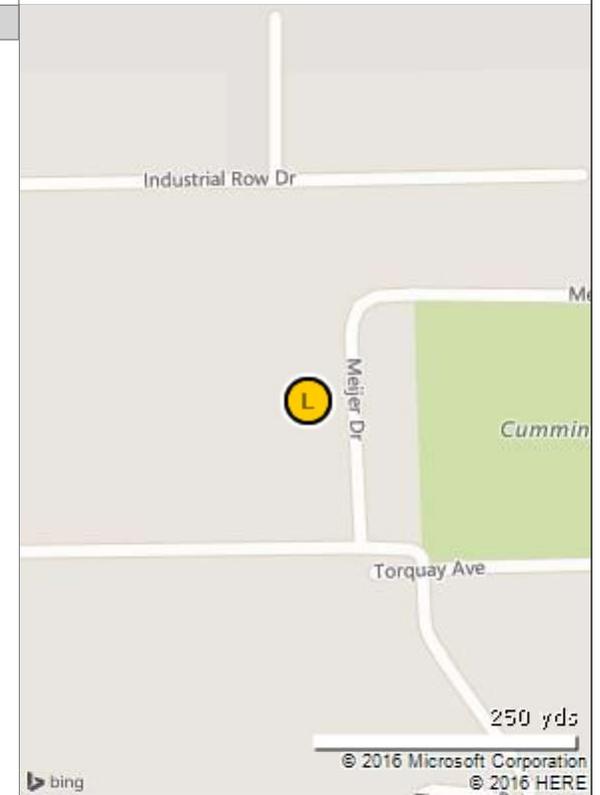
Investment Information

Sale Price: **For Sale**
Price/AC: -
Sale Status: **Active**
Sale Conditions: -
Days On Market: **2,478**
Portfolio Info: ***This property is also for sale as part of a portfolio***

Land Information

Zoning: BI	Proposed Use: Commercial	Lot Dimensions: -
Density: -	Parcel Size: 1.22 AC	
Number Of Lots: -	On-Site Improv: Previously developed lot	
Improvements: Parking Lot		

Parcel Number: **20-32-301-026**
Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**



16 3224 Crooks Rd - Sunoco

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
3,500 SF Retail Service Station Building Renovated in 2003 Built in 1962
Property is for sale at \$1,400,000 (\$400.00/SF)

Investment Information

Sale Price: **\$1,400,000**
Price/SF: **\$400.00**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: **Business Value Included**
Sale Type: **Investment OR Owner/User**

Days On Market: **1,875**



Investment Notes

3 bay full service gas station
corner of 13 Mile Rd and crooks Rd

Center Information

Center Type: Service Station	Center Size: 3,500 SF
Bldg Status: Built 1962, Renov 2003	Zoning: NBD, Royal Oak
% Leased: 100.0%	Owner Type: Oak
Rent/SF/Yr: For Sale	Land Area: 0.53 AC
Stories: 1	Lot Dimensions: 155x148
Elevators: -	CAM: -
Total Avail: 3,500 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

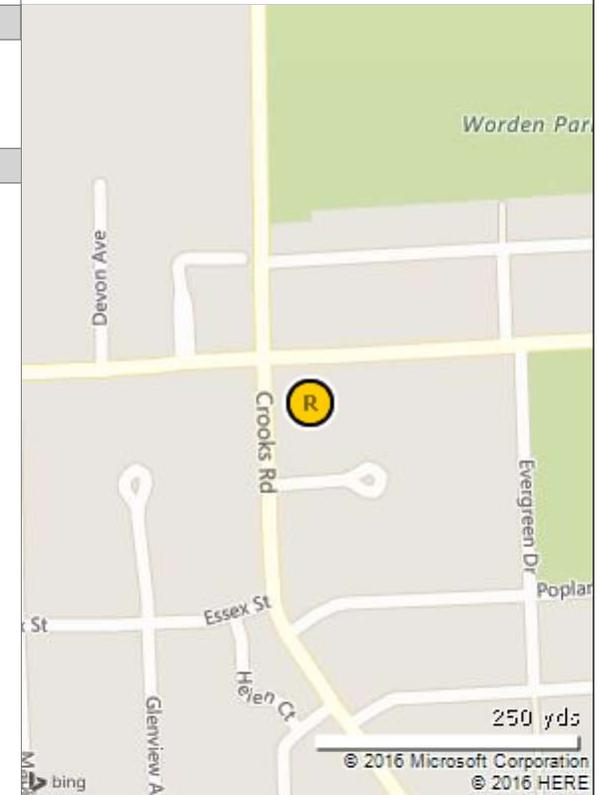
Loading Docks: **None** Ceiling Height: **-**

Street Frontage: **151 feet on Crooks Rd**
161 feet on W 13 Mile Rd

Parking: **20 free Surface Spaces are available; Ratio of 3.02/1,000 SF**

Amenities: **Dedicated Turn Lane, Pylon Sign, Security System, Signalized Intersection**

Parcel Number: **25-09-101-001**



17 4713-4719 S Crooks Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
5,926 SF Retail Freestanding (Strip Center) Building Built in 1988
Property is for sale at \$950,000 (\$160.31/SF)

Investment Information

Sale Price: **\$950,000**
Price/SF: **\$160.31**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **61**



Investment Notes

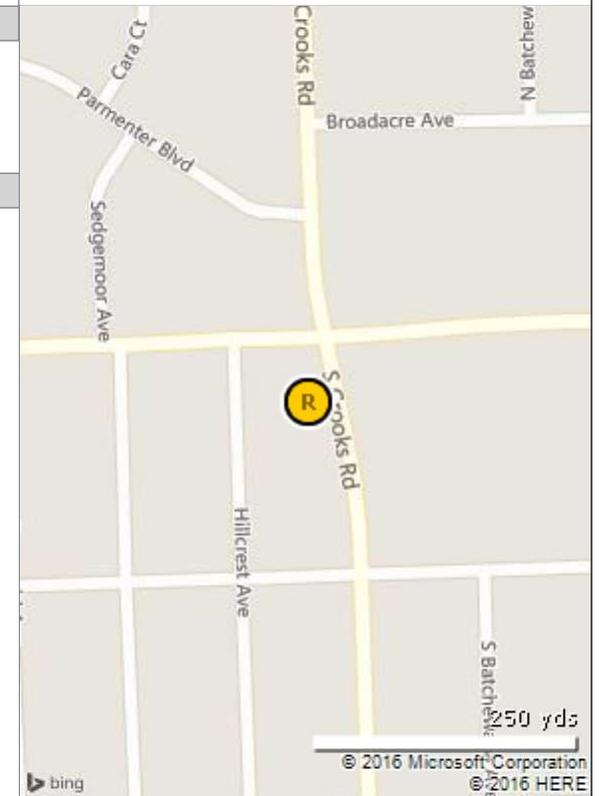
Multi unit retail plaza in the heart of the Royal Oak north end business district. Currently the plaza is vacant. Bring your plans to open or even relocate your business plus additional units for rental income. This site can also be redeveloped and made part of a power intersection joining many national tenants. Visit the area and see the established and new activity.

Center Information

Center Type: Freestanding (Strip Center)	Center Size: 5,926 SF
Bldg Status: Built 1988	Zoning: BI
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.49 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: Yes	
Tenancy: Multiple Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **144 feet on Crooks**
Parking: **26 free Surface Spaces are available; Ratio of 4.39/1,000 SF**
Amenities: **Pylon Sign, Signage**
Parcel Number: **25-05-229-019**



18 4300 Delemere Ct

Royal Oak, MI 48073 - Troy Area West Ind Submarket
8,365 SF Class C Manufacturing Building Built in 1967
Property is for sale at \$575,000 (\$68.74/SF)

Investment Information

Sale Price: **\$575,000**
Price/SF: **\$68.74**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**

Days On Market: **77**

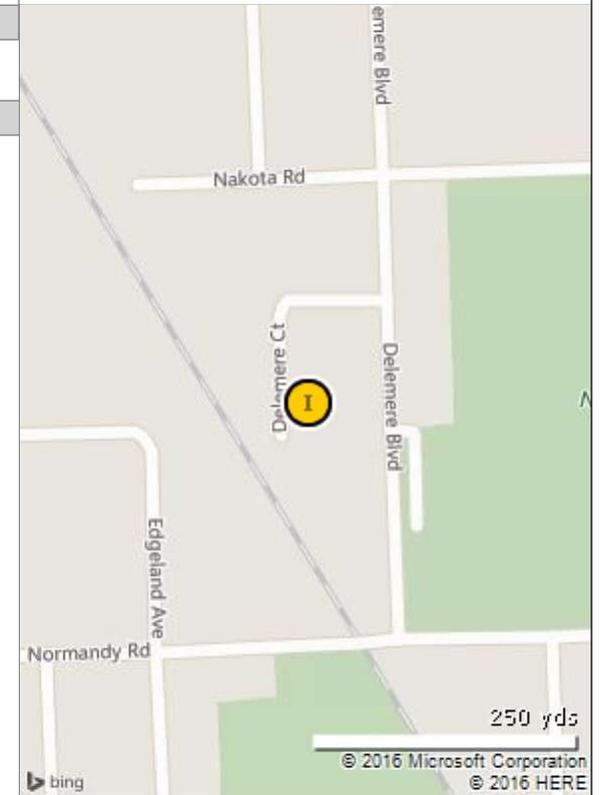


Investment Notes

Exceptionally clean.

Building Information

Bldg Type: Manufacturing	RBA: 8,365 SF
Bldg Status: Built 1967	% Leased: 0.0%
Rent/SF/Yr: For Sale	Zoning: II
Bldg Vacant: 8,365 SF	Stories: 1
Warehouse Avail: 8,365 SF	Building: 0.54
Office Avail: 0 SF	CAM: -
Max Contig: 8,365 SF	Land Area: 0.36 AC
	Smallest Space: 8,365 SF
	Owner Type: No
	Owner Occupied: No
	Tenancy: Multiple Tenant
	Lot Dimensions: -
Ceiling Height: 15'0"	Crane: None
Column Spacing: -	Loading Docks: None
Const Mat: -	Drive Ins: 2 (total)
Rail Spots: None	Rail Line: None
	Cross Docks: -
	Levelators: None
	Sprinklers: None
Power: 240v	
Parcel Number: 25-05-181-002	
Parking: 12 free Surface Spaces are available; Ratio of 1.43/1,000 SF	



19 1026 W Eleven Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
10,000 SF Class C Office Building Built in 1950
Property is for sale at \$2,000,000 (\$200.00/SF)



Investment Information

Sale Price: **\$2,000,000**
Price/SF: **\$200.00**
Cap Rate: -

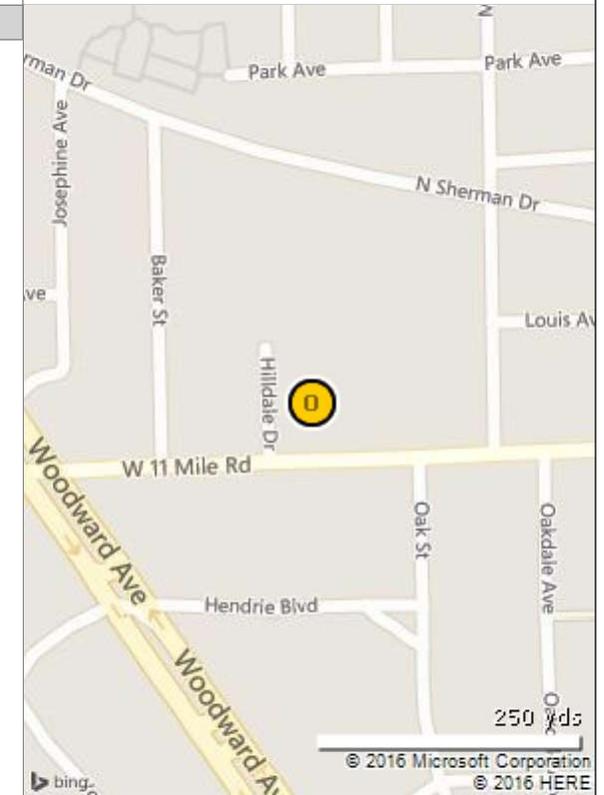
Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **1,299**

Office Information

Bldg Type: Office	Bldg Status: Built 1950	RBA: 10,000 SF
Class: C	% Leased: 100.0%	Stories: 2
Total Avail: 0 SF	Elevators: -	Land Area: 1.14 AC
Bldg Vacant: 0 SF	Core Factor -	Owner Type: Corporate/User
Typical Floor Size: 5,000 SF	Zoning: BI	Owner Occupied: No
Building FAR: 0.20	Tenancy: Multiple Tenant	

Parking: **20 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
Amenities: **Signage**



20 230 E Harrison Ave

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket
 2,220 SF Class C Warehouse Building Built in 1933
 Property is for sale at \$795,000 (\$358.11/SF)

Investment Information

Sale Price: **\$795,000**
 Price/SF: **\$358.11**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Owner/User**

Days On Market: **161**



Investment Notes

2220 Sq. ft. Loft space currently with 8 car parking. Large undeveloped raw land portion of parcel for redevelopment. (See survey and aerial photo.)
 Located in a multi family / loft area of Royal Oak...this parcel offers a unique opportunity to develop this site to match the existing neighborhood or keep the 2200 Sq. ft. unit as a personal residence.

Building Information

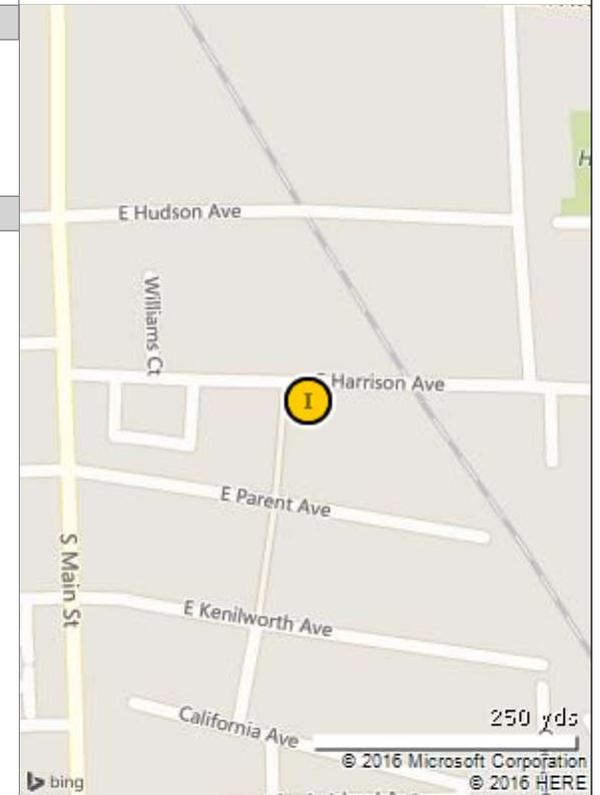
Bldg Type: Warehouse	RBA: 2,220 SF
Bldg Status: Built 1933	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: II
Stories: 1	Owner Type: -
Building: 0.10	Owner Occupied: No
Warehouse Avail: 0 SF	CA/M: -
Office Avail: 0 SF	Land Area: 0.49 AC
Max Contig: 2,220 SF	Smallest Space: 2,220 SF
Crane: None	Lot Dimensions: -
Levelators: None	
Drive Ins: 1 tot./10'0" w x 12'0" h	
Rail Line: -	
	Sprinklers: -

Ceiling Height: -
 Column Spacing: -
 Const Mat: **Masonry**
 Rail Spots: -

Cross Docks: -
 Levelators: **None**
 Sprinklers: -

Parcel Number: **25-22-305-018**

Parking: **9 free Surface Spaces are available; Ratio of 4.05/1,000 SF**



21 221 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
18,398 SF Retail Freestanding Building Built in 1968
Property is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/SF: -
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**

Days On Market: **271**

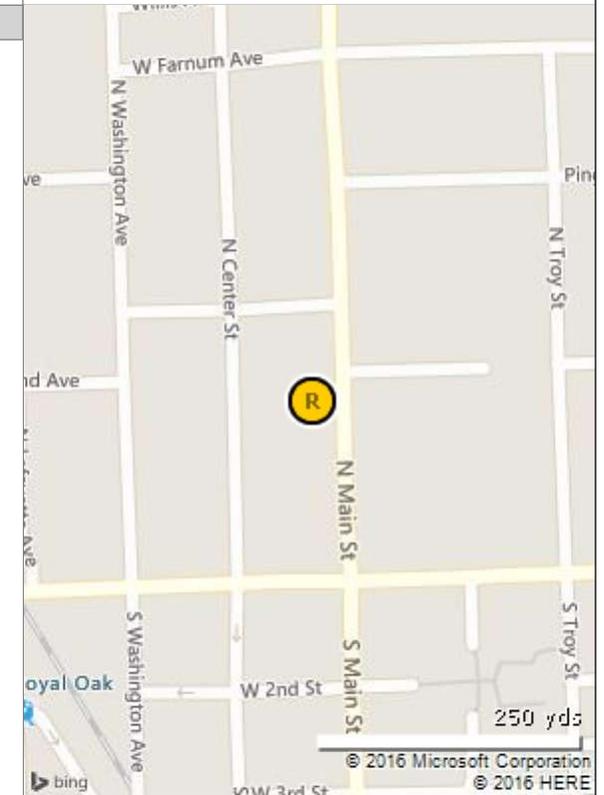


Center Information

Center Type: Freestanding	Center Size: 18,398 SF
Bldg Status: Built 1968	Zoning: BI
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.76 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 18,398 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **226 feet on Main St**
Parking: **30 free Surface Spaces are available; Ratio of 1.90/1,000 SF**
Amenities: **Bus Line, Signage**
Parcel Number: **25-16-485-020**



22 803 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
2,000 SF Retail Freestanding Building Built in 1900
Property is for sale at \$495,000 (\$247.50/SF)

Investment Information

Sale Price: **\$495,000**
Price/SF: **\$247.50**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner/User**

Days On Market: **104**



Investment Notes

Land contract terms available.

Center Information

Center Type: Freestanding	Center Size: 2,000 SF
Bldg Status: Built 1900	Zoning: BI
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Total Avail: 2,000 SF
Stories: 1	Bldg Vacant: 2,000 SF
Elevators: -	Owner Occupied: No
	Land Area: 0.17 AC
	Lot Dimensions: -
	Tenancy: Single Tenant
	CAM: -

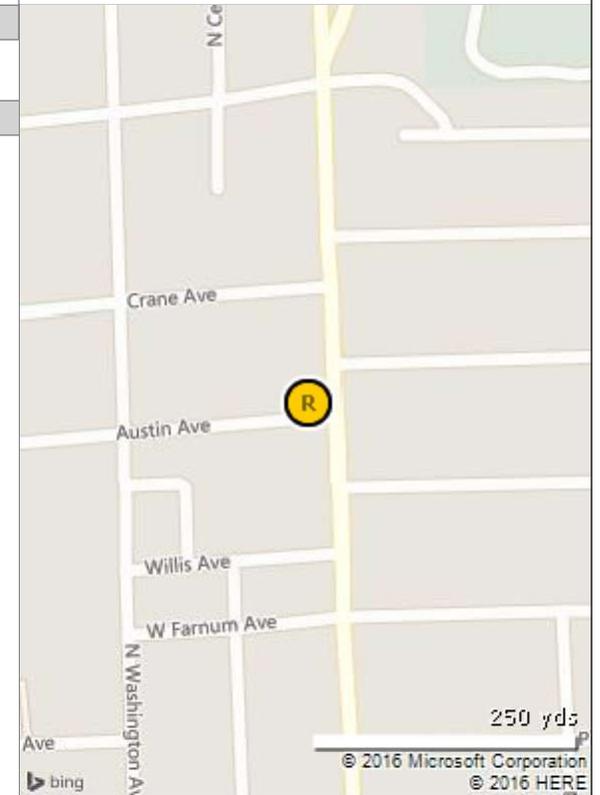
Loading Docks: **None** Ceiling Height: -

Street Frontage: **158 feet on Austin Ave**
89 feet on Main St

Parking: **12 free Surface Spaces are available; Ratio of 9.43/1,000 SF**

Amenities: **Bus Line, Signage**

Parcel Number: **15-10-431-026, 25-16-429-025**



23 903 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
2,276 SF Class C Office Building Built in 1995
Property is for sale at \$425,000 (\$186.73/SF)

Investment Information

Sale Price: **\$425,000**
Price/SF: **\$186.73**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner/User**

Days On Market: **511**



Investment Notes

2,276 Square Feet.
Main Street Exposure with High Visibility.
Perfect for Any Owner Occupant.
Remodeled Interior & Exterior.

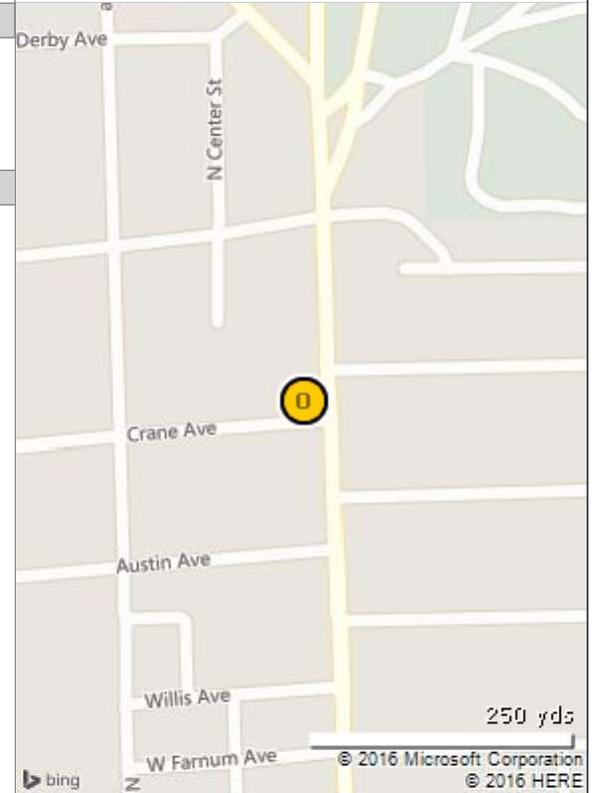
Office Information

Bldg Type: Office	Bldg Status: Built 1995	RBA: 2,276 SF
Class: C	% Leased: 100.0%	Stories: 2
Total Avail: 2,276 SF	Elevators: -	Land Area: 0.19 AC
Bldg Vacant: 0 SF	Core Factor: -	Owner Type: Individual
Typical Floor Size: 1,138 SF	Zoning: BI	Owner Occupied: No
Building FAR: 0.27	Tenancy: Single Tenant	

Parcel Number: **15-10-429-026**

Parking: **10 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Bus Line, Signage**



24 1005 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
1,551 SF Retail Service Station Building Built in 1968
Property is for sale at \$895,000 (\$577.05/SF)

Investment Information

Sale Price: **\$895,000**
Price/SF: **\$577.05**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: **Redevelopment Project**
Sale Type: **Investment**

Days On Market: **1,426**



Investment Notes

Corner of Main Street and Catalpa in Royal Oak, MI

Center Information

Center Type: Service Station	Center Size: 1,551 SF
Bldg Status: Built 1968	Zoning: BI
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.40 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

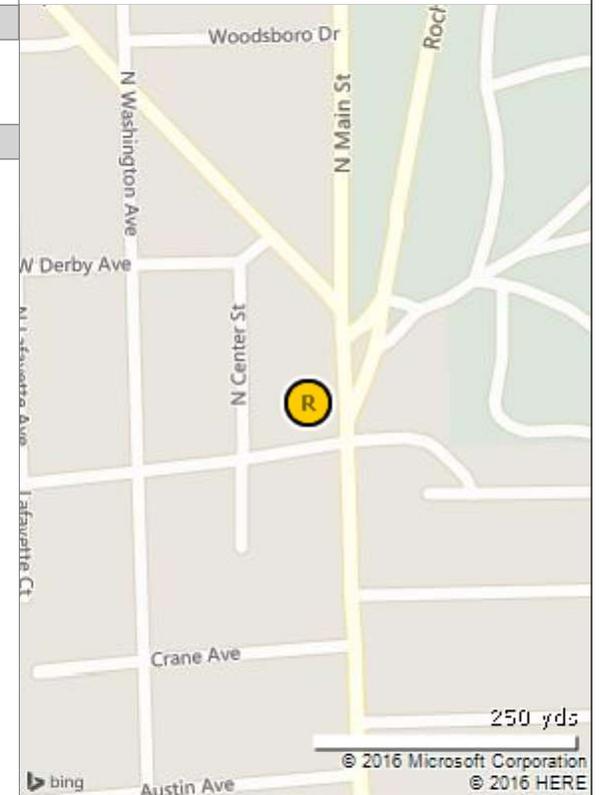
Loading Docks: **None** Ceiling Height: -

Street Frontage: **104 feet on Catalpa Dr**
164 feet on Main St

Parking: **12 free Surface Spaces are available; Ratio of 5.16/1,000 SF**

Amenities: **Bus Line, Pylon Sign, Signage**

Parcel Number: **20-33-281-045, 25-16-282-014**



25 1026 N Main St - Rite Aid

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 11,564 SF Retail Drug Store Building Built in 1989
 Property is for sale at \$2,172,342 (\$187.85/SF)

Investment Information

Sale Price: **\$2,172,342**
 Price/SF: **\$187.85**
 Cap Rate: **7.00%**

Sale Status: **Active**
 Sale Conditions: **Investment Triple Net**
 Sale Type: **Investment**

Days On Market: **144**



Investment Notes

Description

The lease structure is double net, with minimal landlord responsibilities. Tenant is responsible for HVAC, CAM, and payment of all taxes, utilities, and insurances. Landlord is responsible for roof, structure, sidewalks, alleys, and parking areas.

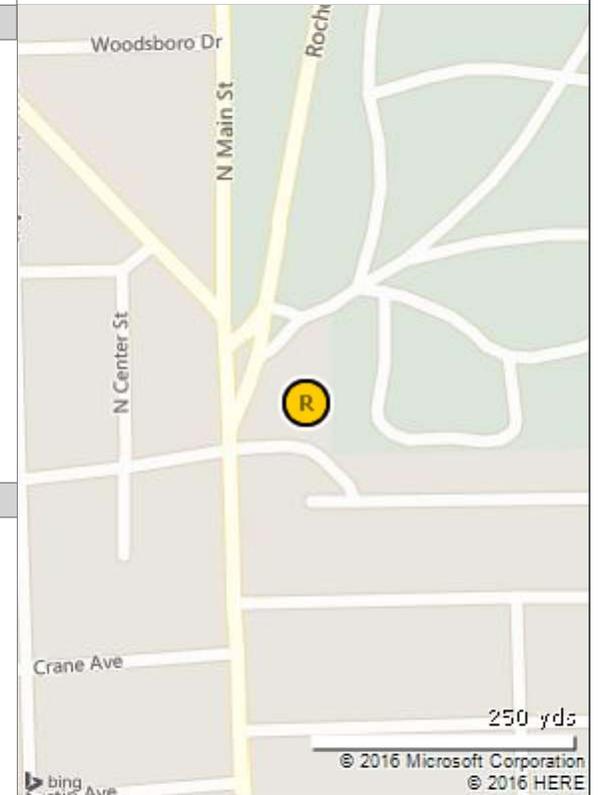
This location has a strong performing sales history.

The lease provides for a rental increase of 10% at the next option period.

There are 349,624 residents located in the five (5) mile demographic ring, and population is expected to grow at an annual rate of 1.0% over the next five (5) years.

The average household income in the five (5) mile demographic ring is \$68,404.

The property is situated on the hard signalized corner of Rochester Rd S and N Main St., which report strong combined traffic counts of 22,946 cars per day.



Center Information

Center Type: **Drug Store**
 Bldg Status: **Built 1989**
 % Leased: **100.0%**
 Rent/SF/Yr: **For Sale**
 Stories: **1**
 Elevators: **-**

Total Avail: **0 SF**
 Bldg Vacant: **0 SF**
 Owner Occupied: **No**
 Tenancy: **Single Tenant**

Center Size: **11,564 SF**
 Zoning: **BI**
 Owner Type: **No**
 Land Area: **0.88 AC**
 Lot Dimensions: **-**
 CAM: **-**

Loading Docks: **None**

Ceiling Height: **-**

Street Frontage: **254 feet on Gardenia Ave**
157 feet on Rochester Rd

Parking: **49 free Surface Spaces are available; Ratio of 4.25/1,000 SF**

Parcel Number: **25-15-151-002**

26 3212 N Main St

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
1,153 SF Class C Office Building Built in 1956
Property is for sale at \$125,000 (\$108.41/SF)

Investment Information

Sale Price: **\$125,000**
Price/SF: **\$108.41**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner/User**

Days On Market: **1,063**



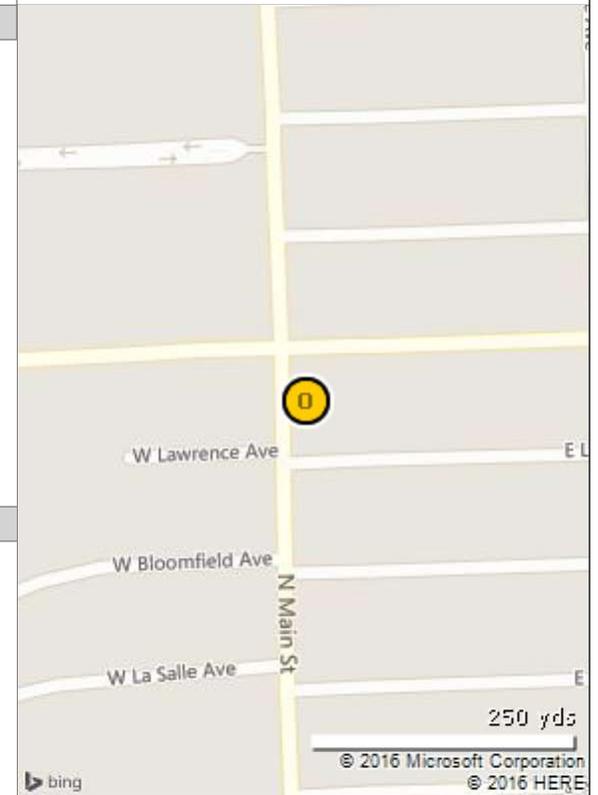
Investment Notes

- LOCATED EAST SIDE OF MAIN STREET, JUST SOUTH OF 13 MILE ROAD
- GOOD USER BUILDING
- ZONED MIXED USE 2
- NEAR DOWNTOWN CLAWSON & DOWNTOWN ROYAL OAK
- OFFICE BUILDING WITH KITCHEN
- MANY SUCCESSFUL BUSINESSES IN THE AREA
- FOUR CAR PARKING

Office Information

Bldg Type: Office	Bldg Status: Built 1956	RBA: 1,153 SF
Class: C	% Leased: 100.0%	Stories: 1
Total Avail: 1,153 SF	Elevators: -	Land Area: 0.07 AC
Bldg Vacant: 0 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 1,153 SF	Zoning: Mixed Use 2	Owner Occupied: No
Building FAR: 0.38	Tenancy: Single Tenant	

Parcel Number: **25-10-101-003**



Parking: **5 free Surface Spaces** are available; Ratio of 3.47/1,000 SF
Amenities: **Signage**

27 924 S Main St - J & M Automotive

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
1,800 SF Retail Freestanding Building Built in 1930
Property is for sale at \$595,000 (\$330.56/SF)

Investment Information

Sale Price: **\$595,000**
Price/SF: **\$330.56**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**

Days On Market: **168**



Investment Notes

Great corner redevelopment site on Main street with high exposure. You can build up to two stories and do mixed use development or renovate current auto shop into office or retail. Also potential bank or retail drive thru possibilities with some additional land assemblage.

Center Information

Center Type: Freestanding	Center Size: 1,800 SF
Bldg Status: Built 1930	Zoning: Commercial
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.21 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 1,800 SF	
Bldg Vacant: 1,800 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

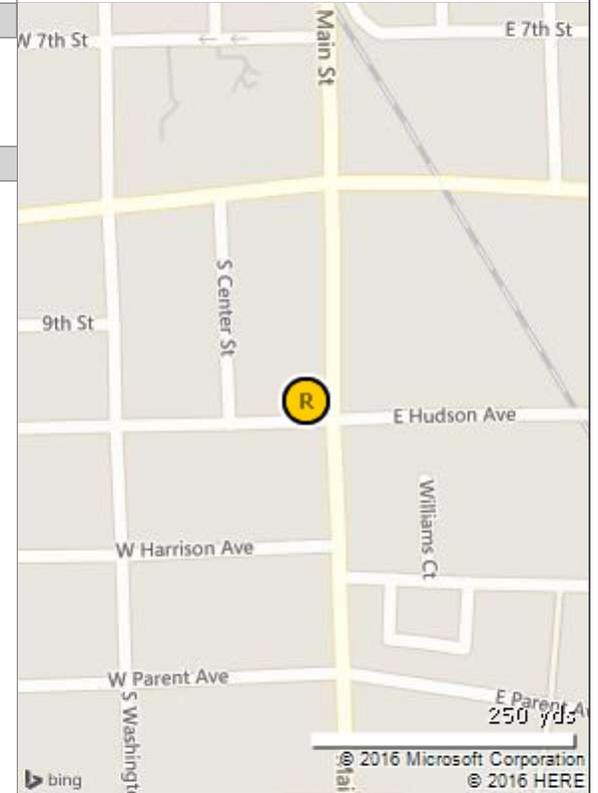
Loading Docks: **None** Ceiling Height: -

Street Frontage: **86 feet on Hudson Ave**
65 feet on Main St

Parking: **8 free Surface Spaces are available; Ratio of 4.44/1,000 SF**

Amenities: **Bus Line, Signage**

Parcel Number: **25-21-429-020**



28 123 Mason Ct

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
Land of 0.12 AC is for sale at \$120,000 (\$1,043,478.26/AC)

Investment Information

Sale Price: **\$120,000**
Price/AC: **\$1,043,478.26**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **1,636**



Investment Notes

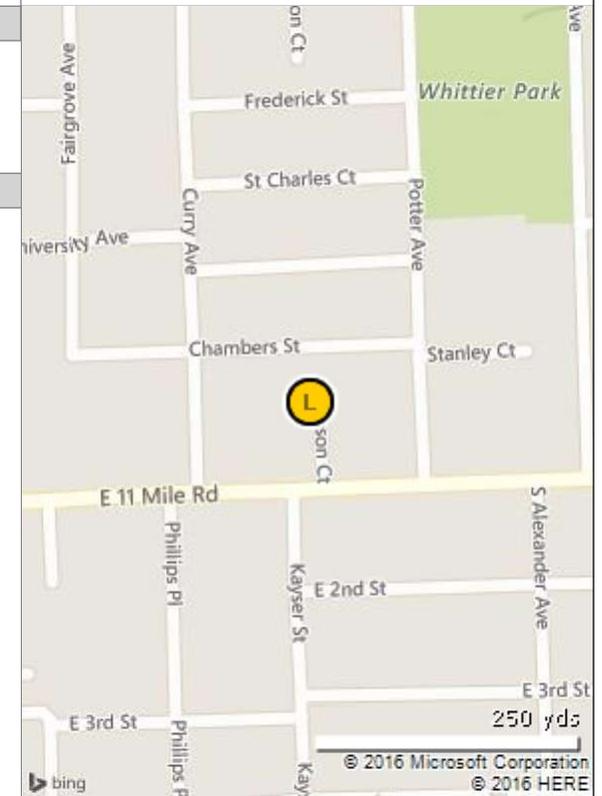
Downtown Royal Oak lot for sale with dimensions of 50x100
Zoned Neighborhood Commercial
Property is ideal for a small office building
Royal Oak may also consider residential useage for this site

Land Information

Zoning: BI	Proposed Use: Office	Lot Dimensions: 50x100
Density: -	Parcel Size: 0.12 AC	
Number Of Lots: -	On-Site Improv: Raw land	
Improvements: -		

Parcel Number: **25-15-383-015**

Topography: **Level**
Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**



29 4237 Normandy Ct

Coolidge/Normandy
 Coolidge/Normandy - Royal Oak, MI 48073 - Troy Area West Ind Submarket
 26,638 SF Class C Warehouse Building Built in 1986
 Property is for sale at \$1,550,000 (\$58.19/SF)



Investment Information

Sale Price: **\$1,550,000**
 Price/SF: **\$58.19**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**
 Days On Market: **511**

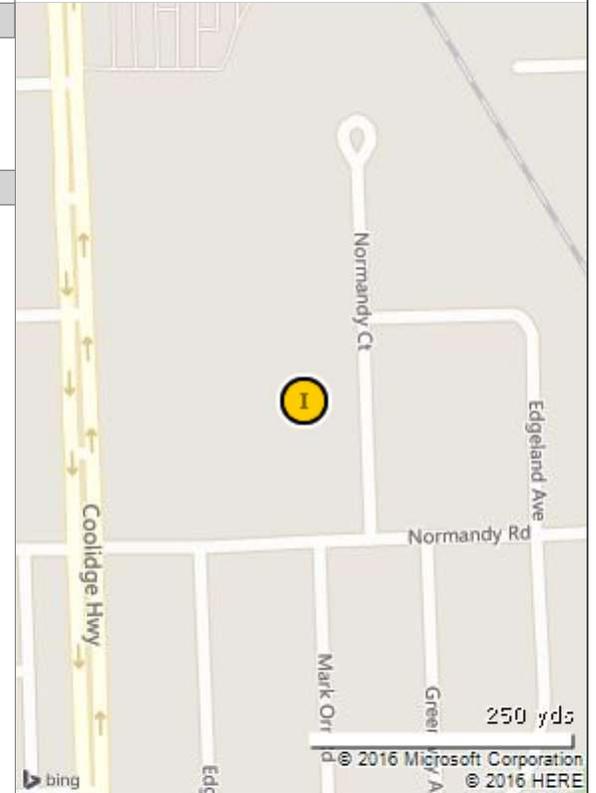
Investment Notes

\$1,550,000

Fully air conditioned. Floor drain. 25' x' 58' bay spacing, buss duct, air lines.

Building Information

Bldg Type: Warehouse	RBA: 26,638 SF
Bldg Status: Built 1986	% Leased: 0.0%
Rent/SF/Yr: For Sale	Zoning: Lt Industrial
Stories: 1	Owner Type: No
Bldg Vacant: 26,638 SF	Owner Occupied: Yes
Warehouse Avail: 26,638 SF	Tenancy: Single Tenant
Office Avail: 3,960 SF	Lot Dimensions: 300x278
Max Contig: 26,638 SF	
Land Area: 1.92 AC	
Smallest Space: 26,638 SF	
Crane: None	Cross Docks: -
Levelators: None	
Sprinklers: None	
CEILING HEIGHT: 18'0"	
LOADING DOCKS: 1 ext (bldg. total)	
Column Spacing: 25'w x 58'd	
CONST MAT: Steel	
RAIL SPOTS: None	
Power: 1000a/480v 3p	
Utilities: Heating, Lighting - Fluorescent	
Features: Air Conditioning, Air Lines, Buss Ducts, Floor Drains, Security System, Signage	
Parcel Number: 25-05-153-008	
Parking: 76 free Surface Spaces are available; Ratio of 2.85/1,000 SF	



30 2419 Normandy Rd

Royal Oak, MI 48073 - Royal Oak MF Submarket
 4,121 SF Class C Apartments Building Built in 1955
 Property is for sale at \$550,000 (\$133.46/SF)



Investment Information

Sale Price: **\$550,000**
 Price/Unit: **\$78,571.43**
 Cap Rate: -
 GRM: -
 Sale Status: **Active**
 Sale Conditions: -
 Days On Market: **158**

Building Information

of Units: **7** Bldg Status: **Built 1955**
 Avg Unit Size: **588 SF** Building Size: **4,121 SF** Zoning: **AI**
 Avg Vacancy: - Stories: **1** Lot Dimensions: -
 Land Area: **0.42 AC** Building FAR: **0.23**

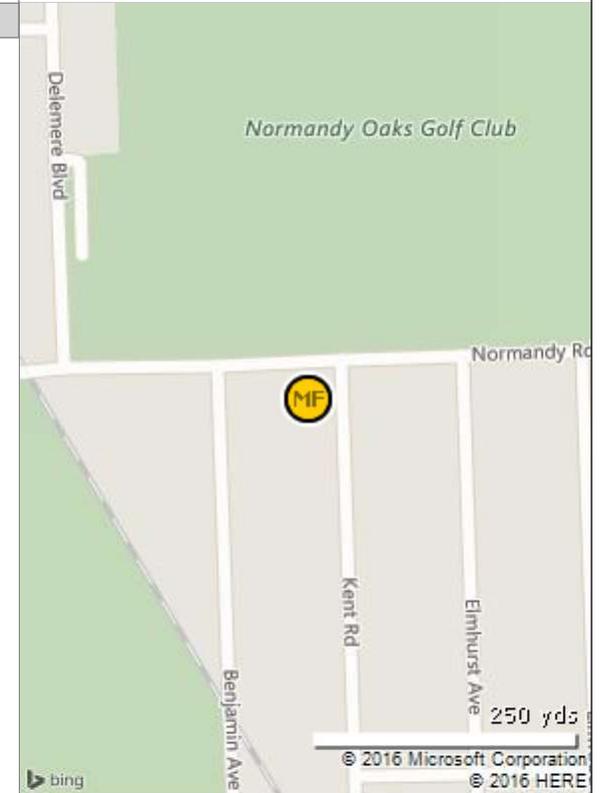
Parcel Number: **25-05-401-018**

Parking: **5 free Surface Spaces are available; Ratio of 1.21/1,000 SF**

unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
7	1/1				

Total SF of all Units: -
 Avg Rent/Unit/Mo: -
 Avg Rent/SF/Mo: -



31 628 E Parent Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
9,600 SF Class B Office Building Renovated in 2010 Built in 1942
Property is for sale at \$895,000 (\$93.23/SF)

Investment Information

Sale Price: **\$895,000**
Price/SF: **\$93.23**
Cap Rate: **12.00%**

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **1,020**



Investment Notes

Conveniently located in a developing area of Royal Oak adjacent to new condo developments, 100% occupied, strong ROI, onsite dedicated parking, recently renovated. 12% cap rate.

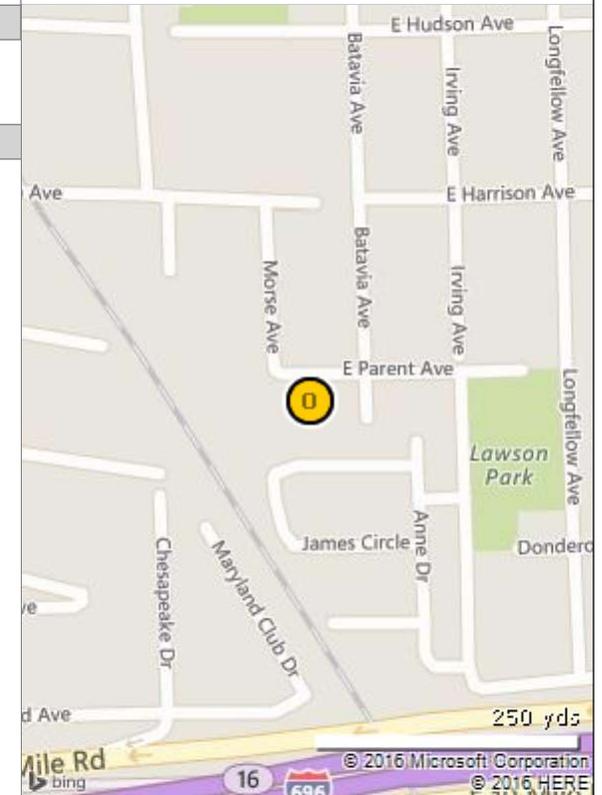
Office Information

Bldg Type: Office	Bldg Status: Built 1942, Renov 2010	RBA: 9,600 SF
Class: B	% Leased: 100.0%	Stories: 1
Total Avail: 0 SF	Elevators: -	Land Area: 0.68 AC
Bldg Vacant: 0 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 9,600 SF	Zoning: II	Owner Occupied: No
Building FAR: 0.32	Tenancy: Multiple Tenant	

Parcel Number: **25-22-377-010**

Parking: **20 free Surface Spaces are available; Ratio of 1.20/1,000 SF**

Amenities: **Air Conditioning, Conferencing Facility, Security System, Signage**



32 3301-3315 Rochester Rd

AKA 347 E 13 Mile Rd
AKA 347 E 13 Mile Rd - Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
Land of 1.50 AC is for sale at \$850,000 (\$566,666.67/AC)

Investment Information

Sale Price: **\$850,000**
Price/AC: **\$566,666.67**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **193**

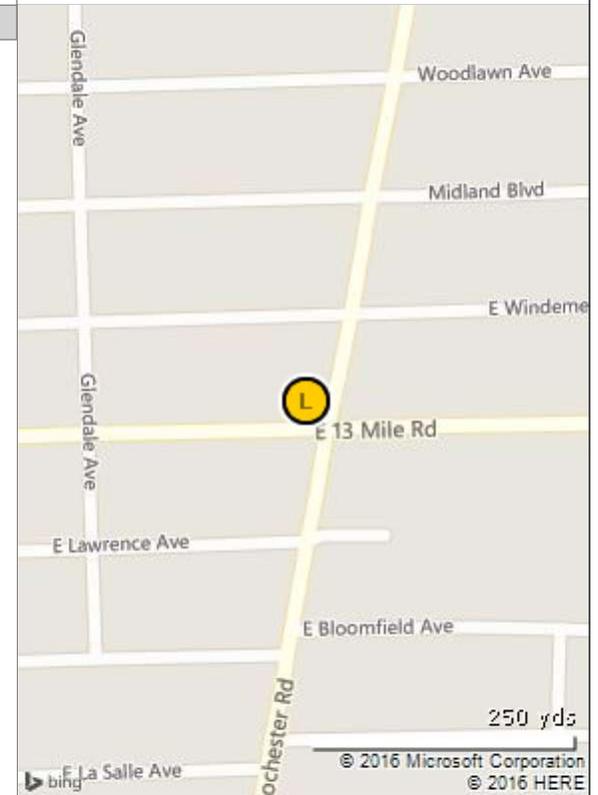


Land Information

Zoning: **B1** Proposed Use: **Commercial**
Density: - Parcel Size: **1.50 AC** Lot Dimensions: -
Number Of Lots: - On-Site Improv: **Previously developed lot**
Improvements: -

Parcel Number: **25-03-358-029, 25-03-358-030, 25-03-358-033, 25-03-358-035, 25-03-358-040, 25-03-358-041, 25-03-358-042, 25-03-358-043**

Topography: **Level**
Off-Site Improv: **Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water**
Street Frontage: **229 feet on Rochester Rd**
241 feet on E 13 Mile Rd



33 3506 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
16,000 SF Religious Facility Building
Property is for sale at \$995,000 (\$62.19/SF)

Investment Information

Sale Price: **\$995,000**
Price/SF: **\$62.19**
Cap Rate: -

Sale Status: **Under Contract**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**

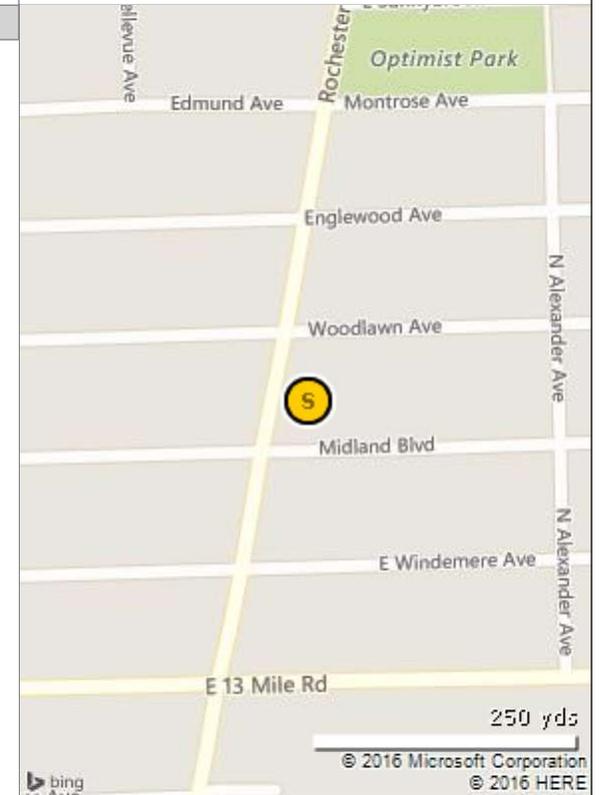
Days On Market: **621**



Building Information

GBA: **16,000 SF** Bldg Status: **Existing** Stories: -
RBA: **16,000 SF** Zoning: **Residential**
Typical Floor Size: **16,000 SF** Land Area: **1.66 AC**
Bldg Type: **Religious Facility**

Parcel Number: **25-03-377-030, 25-03-378-001**



34 3603 Rochester Rd

Royal Oak, MI 48073 - Royal Oak MF Submarket
 4,119 SF Class C Apartments Building Built in 1960
 Property is for sale at \$450,000 (\$109.25/SF)



Investment Information

Sale Price: **\$450,000**
 Price/Unit: **\$90,000.00**
 Cap Rate: -
 GRM: -
 Sale Status: **Active**
 Sale Conditions: -
 Days On Market: **158**

Building Information

of Units: **5** Bldg Status: **Built 1960**
 Avg Unit Size: **823 SF** Building Size: **4,119 SF** Zoning: **AI**
 Avg Vacancy: - Stories: **1** Lot Dimensions: -
 Land Area: **0.32 AC** Building FAR: **0.30**

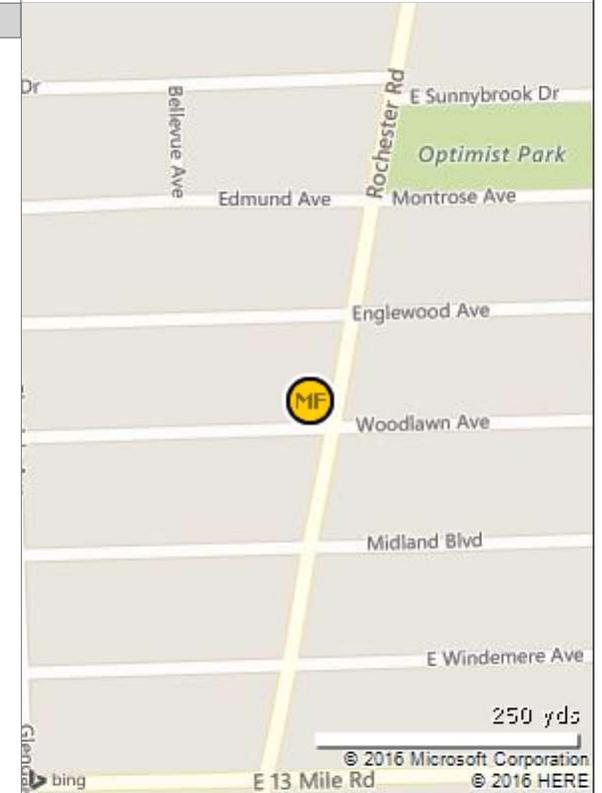
Parcel Number: **25-03-355-028**

Parking: **6 free Surface Spaces are available; Ratio of 1.46/1,000 SF**

unit mix

no of units	bed/bath	avg unit size (sf)	complex %	month rent/low	month rent/high
4	1/1				
1	2/2				

Total SF of all Units: -
 Avg Rent/Unit/Mo: -
 Avg Rent/SF/Mo: -



35 1017-1021 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
22,060 SF Class B Office Building Built in 2007
Property is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/SF: -
Cap Rate: -

Sale Status: **Under Contract**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**

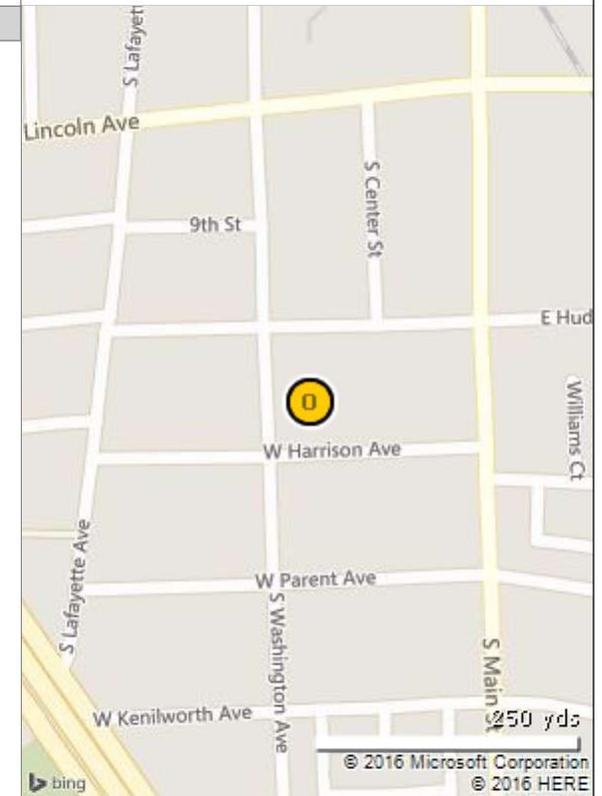
Days On Market: **812**



Office Information

Bldg Type: Office	Bldg Status: Built Jan 2007	RBA: 22,060 SF
Class: B	% Leased: 92.0%	Stories: 3
Total Avail: 22,060 SF	Elevators: 2	Land Area: 0.51 AC
Bldg Vacant: 1,760 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 20,300 SF	Zoning: Cntl Bus, Royal Oak	Owner Occupied: No
Building FAR: 0.99	Tenancy: Multiple Tenant	

Parcel Number: **25-21-431-025**
Parking: **64 free Surface Spaces are available; 50 free Covered Spaces are available; Ratio of 5.25/1,000 SF**



36 25655 Woodward Ave

N of I-696
N of I-696 - Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
2,650 SF Retail Restaurant Building Renovated in 1994 Built in 1955
Property is for sale at \$877,770 (\$331.23/SF)

Investment Information

Sale Price: **\$877,770**
Price/SF: **\$331.23**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**

Days On Market: **85**

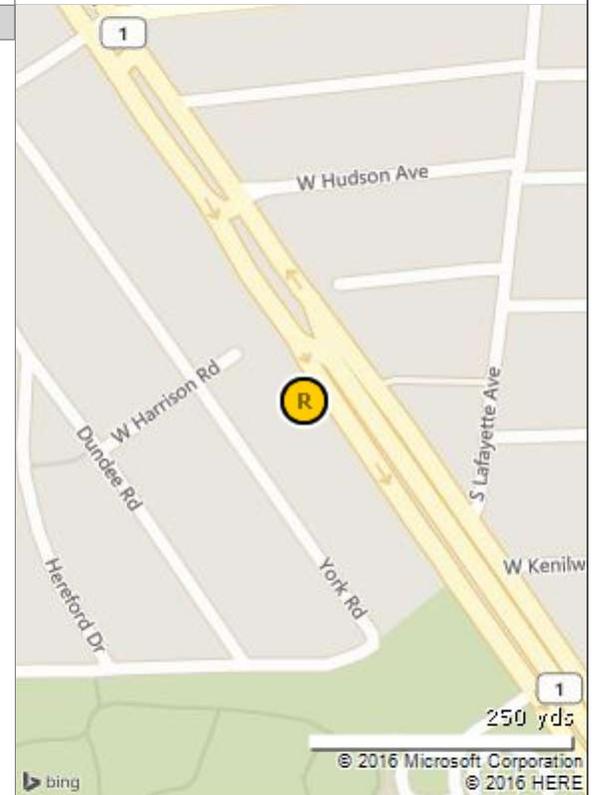


Center Information

Center Type: Restaurant	Center Size: 2,650 SF
Bldg Status: Built 1955, Renov 1994	Zoning: BI
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.28 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 2,650 SF	
Bldg Vacant: 2,650 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **211 feet on Woodward**
Parking: **28 free Surface Spaces are available**
Amenities: **Signage**
Parcel Number: **25-21-406-016**



37 25818 Woodward Ave

West Hudson Avenue
West Hudson Avenue - Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
2,178 SF Retail Freestanding Building Built in 1928
Property is for sale at \$435,000 (\$199.72/SF)

Investment Information

Sale Price: **\$435,000**
Price/SF: **\$199.72**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **284**



Investment Notes

2,178 sq. ft. fully leased freestanding building
5 space surface parking
Zoned commercial, residential
Strong demographic area with average household income of \$100,000
96 frontage on Woodward Avenue

Center Information

Center Type: Freestanding	Center Size: 2,178 SF
Bldg Status: Built 1928	Zoning: Commercial, Residential
% Leased: 100.0%	Owner Type: Residential
Rent/SF/Yr: For Sale	Land Area: 0.33 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

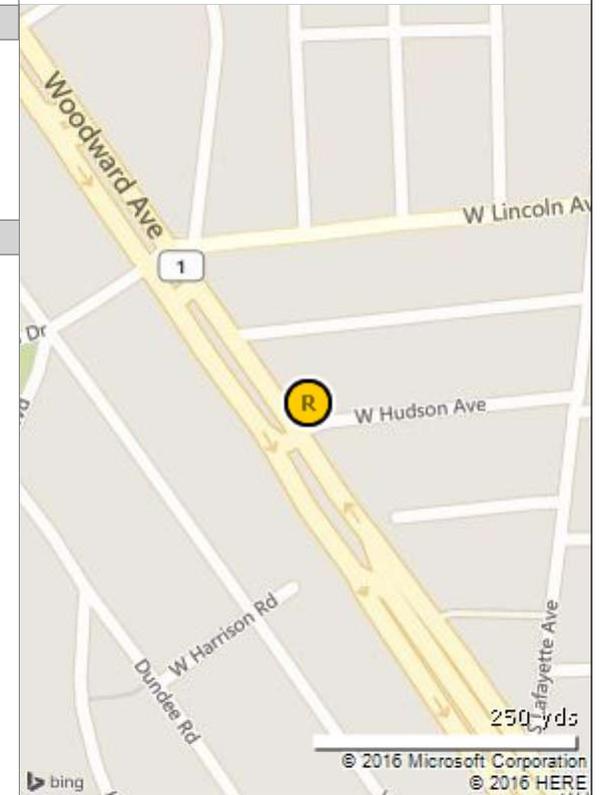
Loading Docks: **None** Ceiling Height: **12'**

Street Frontage: **73 feet on Hudson Ave**
96 feet on Woodward Ave

Parking: **5 free Surface Spaces are available; Ratio of 2.23/1,000 SF**

Amenities: **Pylon Sign**

Parcel Number: **25-21-408-036**



38 30414-30420 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
3,400 SF Retail Storefront Building Built in 1951
Property is for sale at \$350,000 (\$102.94/SF)

Investment Information

Sale Price: **\$350,000**
Price/SF: **\$102.94**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **455**



Investment Notes

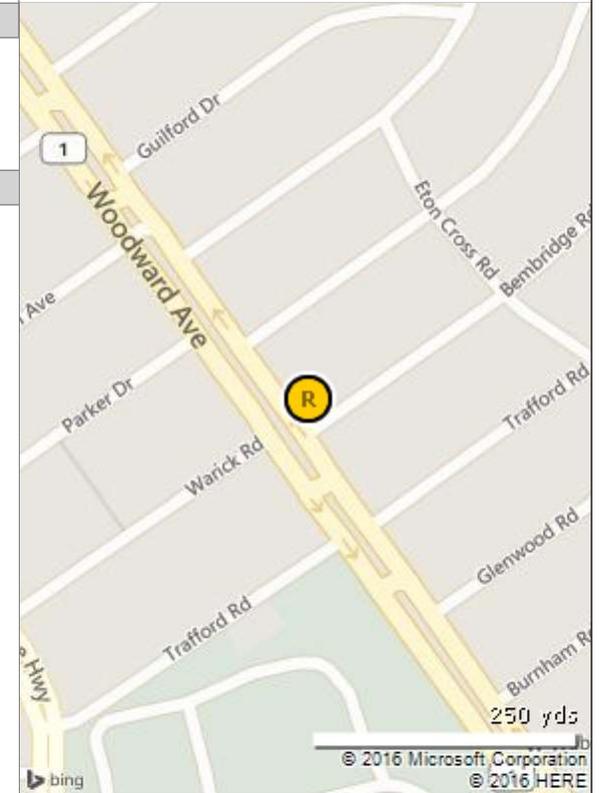
TURN KEY INVESTMENT OPPORTUNITY WITH PRIME EXPOSURE ON WOODWARD. JUST S. OF 13 MILE ROAD.
UPDATED UNITS
ROYAL OAK, MICHIGAN

Center Information

Center Type: Storefront	Center Size: 3,400 SF
Bldg Status: Built 1951	Zoning: BI
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.09 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **12 feet on Woodward Ave**
Traffic Count: **70,513 cars per day on Woodward Ave**
Parcel Number: **25-08-155-007**



39 30436 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
1,400 SF Retail Storefront Building Built in 1955
Property is for sale at \$220,000 (\$157.14/SF)

Investment Information

Sale Price: **\$220,000**
Price/SF: **\$157.14**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Owner/User**

Days On Market: **1,023**



Investment Notes

South of 13 Mile Rd

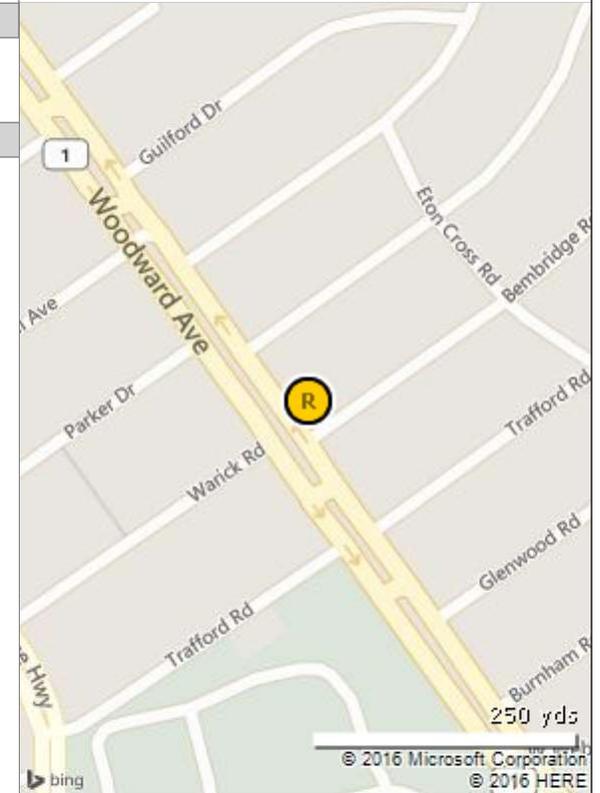
Center Information

Center Type: Storefront	Center Size: 1,400 SF
Bldg Status: Built 1955	Zoning: BI
% Leased: 0.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.05 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 1,400 SF	
Bldg Vacant: 1,400 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **21 feet on Woodward Ave.**

Parcel Number: **25-08-155-006**



40 30852 Woodward Ave - Walgreens

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
13,196 SF Retail Drug Store Building Built in 1998
Property is for sale at \$2,500,000 (\$189.45/SF)

Investment Information

Sale Price: **\$2,500,000**
Price/SF: **\$189.45**
Cap Rate: **9.00%**

Sale Status: **Under Contract**
Sale Conditions: **Investment Triple Net**
Sale Type: **Investment**

Days On Market: **293**



Investment Notes

The Jonna Group is pleased to present this corporate Walgreens located in the highly desired Royal Oak, Michigan. The leasehold interest allows for a fully depreciable asset with minimal landlord responsibilities. The 13,196-square foot building prototype with drive-through is situated on a 1.18-acre parcel in the exclusive retail submarket of Royal Oak. The property offers immediate frontage along the nationally recognized, eight-lane thoroughfare of Woodward Avenue. Situated just south of the bustling 13 Mile Road, Coolidge Highway, and Woodward intersection, this subject site averages over 70,000 vehicles per day. The densely populated market houses 292,000 people in a five-mile radius with an average household income of over \$80,000. This exceptional investment provides an investor strong stable cash flow in one of the most preferred counties in the Midwest - Oakland County. The subject site is directly across Beaumont Hospital, one of Oakland Counties largest medical campuses with over 1,076 beds. Beaumont is recognized as a premier health system for technology and innovation, boasting the region's #1 rated Trauma Center. Royal Oak is a city in Oakland County in the state of Michigan. It is a suburb of Detroit. As of the 2010 census, the city had a population of 5...

Center Information

Center Type: Drug Store	Center Size: 13,196 SF
Bldg Status: Built 1998	Zoning: BI
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 1.18 AC
Stories: 1	Lot Dimensions: -
Elevators: -	Tenancy: Single Tenant
	CAM: -

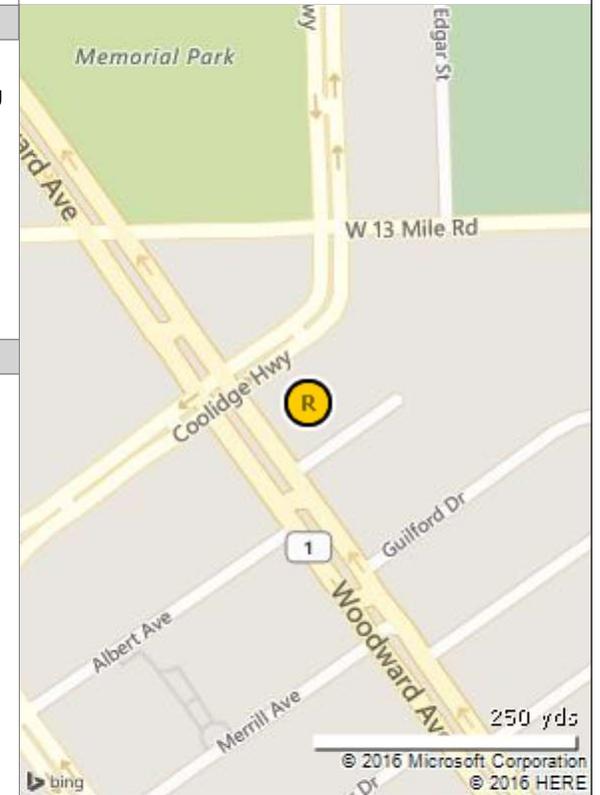
Loading Docks: **None** Ceiling Height: -

Street Frontage: **194 feet on Coolidge Hwy**
264 feet on Woodward Ave

Parking: **55 free Surface Spaces are available; Ratio of 5.68/1,000 SF**

Amenities: **Bus Line, Drive Thru, Property Manager on Site, Pylon Sign, Signage, Signalized Intersection**

Parcel Number: **25-08-101-001**



41 32801 Woodward Ave

NWC of Woodward Avenue and Samoset Road
NWC of Woodward Avenue and Samoset Road - Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
2,250 SF Retail Auto Repair Building Renovated in 2012 Built in 1968
Property is for sale at \$365,000 (\$162.22/SF)

Investment Information

Sale Price: **\$365,000**
Price/SF: **\$162.22**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**

Days On Market: **120**



Investment Notes

- Newly renovated building from roof to windows, doors, restrooms, slab, HVAC, electrical and plumbing.
- High ceilings!
- Current tenant has two (2) more years on lease

Center Information

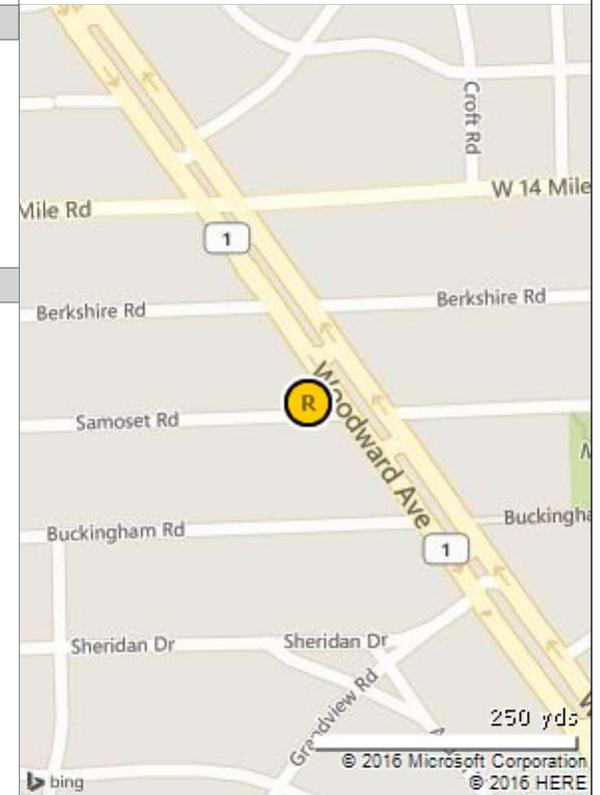
Center Type: Auto Repair	Center Size: 2,250 SF
Bldg Status: Built 1968, Renov 2012	Zoning: B1
% Leased: 100.0%	Total Avail: 2,250 SF
Rent/SF/Yr: For Sale	Bldg Vacant: 0 SF
Stories: 1	Owner Occupied: No
Elevators: -	Tenancy: Single Tenant
	Land Area: 0.07 AC
	Lot Dimensions: -
	CAM: -

Loading Docks: **None** Ceiling Height: **17'**

Traffic Count: **62,000 cars per day on Woodward Ave**

Amenities: **Drive Thru, Signage**

Parcel Number: **25-06-102-045**



42 32839-32851 Woodward Ave

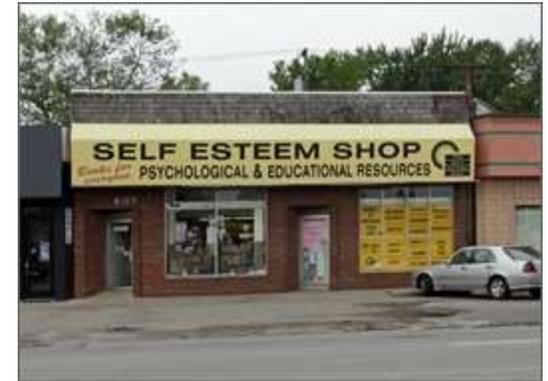
Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
1,462 SF Retail Storefront Building Built in 1970
Property is for sale at \$335,000 (\$229.14/SF)

Investment Information

Sale Price: **\$335,000**
Price/SF: **\$229.14**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **155**



Investment Notes

Retail Store
Shelving available

Center Information

Center Type: Storefront	Center Size: 1,462 SF
Bldg Status: Built 1970	Zoning: -
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.06 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **35 feet on Woodward Ave**
Parking: **4 free Surface Spaces are available; Ratio of 2.74/1,000 SF**
Amenities: **Signage**
Parcel Number: **25-06-102-046**

