

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



Portfolio Information	Sales Contacts
<p>Sale Price: For Sale - Price/AC: Sale Status: Active Sale Conditions: Deed Restriction</p> <p>Total Land Area: 2.93 AC Days On Market: 2,395</p> <p>2 Properties in portfolio <i>All properties can be sold individually</i></p>	<p>Meijer Realty Company 2929 Walker Ave NW Grand Rapids, MI 49544 (616) 453-6711</p> <p>Matt Levitt (616) 791-3909 (phone) (616) 791-3016 (fax)</p>



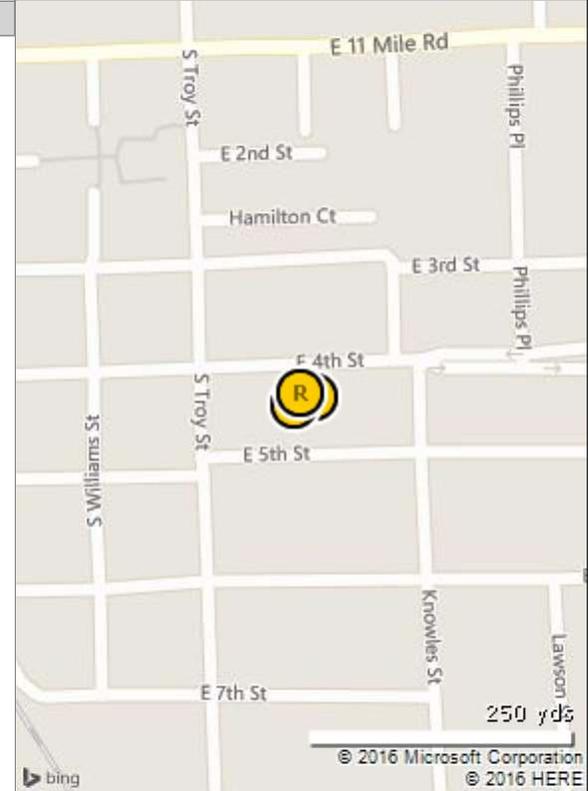
Portfolio of 3 properties in Royal Oak, MI, having total size of 9,950 SF, and for sale at \$798,000 (\$80.20/SF)

Portfolio Information	Sales Contacts
<p>Sale Price: \$798,000 Cap Rate: - Sale Status: Under Contract Sale Conditions: - Sale Type: Owner/User</p> <p>Total Size: 9,950 SF Total Land Area: 0.69 AC Days On Market: 363</p> <p>3 Properties in portfolio <i>Properties cannot be sold individually</i></p>	<p>Ken Music Photography 326 E 4th St Royal Oak, MI 48067 (248) 544-2441</p> <p>Ken Music (248) 544-2441 (phone)</p>



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: **1,288**

Sales Contacts

Howard Schwartz Commercial Real Estate, LLC
 30054 Orchard Lake Rd
 Farmington Hills, MI 48334
 (248) 538-4800

Howard M. Schwartz
 Principal
 (248) 538-4800 ext. 202 (phone)
 (248) 538-8530 (fax)

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	

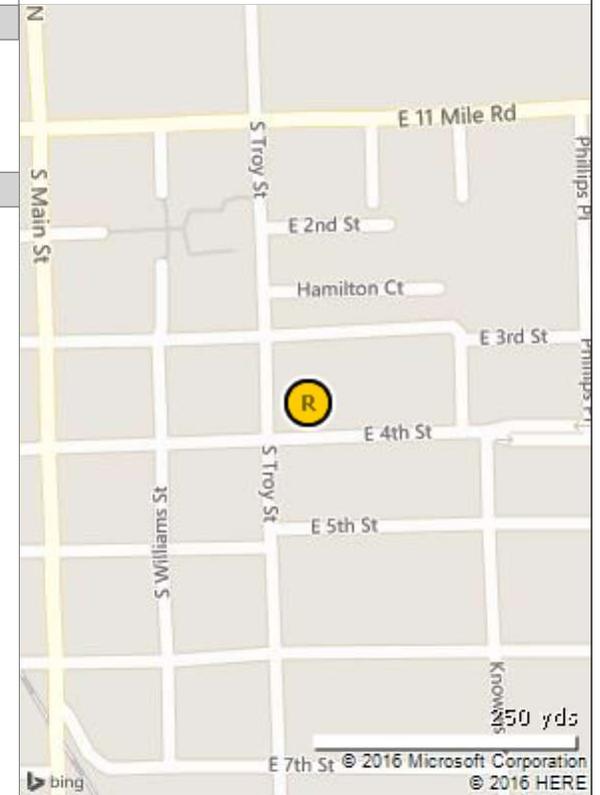
Loading Docks: **None** Ceiling Height: -

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**



4 414 E 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 700 SF Retail Freestanding Building Built in 1953
 Property is for sale at \$250,000 (\$357.14/SF)



Investment Information	Sales Contacts
Sale Price: \$250,000 Price/SF: \$357.14 Cap Rate: - Sale Status: Active Sale Conditions: Redevelopment Project Sale Type: Investment Days On Market: 62	David B Vincenti 520 Dorchester Royal Oak, MI 48067 (248) 252-1699 John Vincenti (248) 252-1699 (phone)

Investment Notes

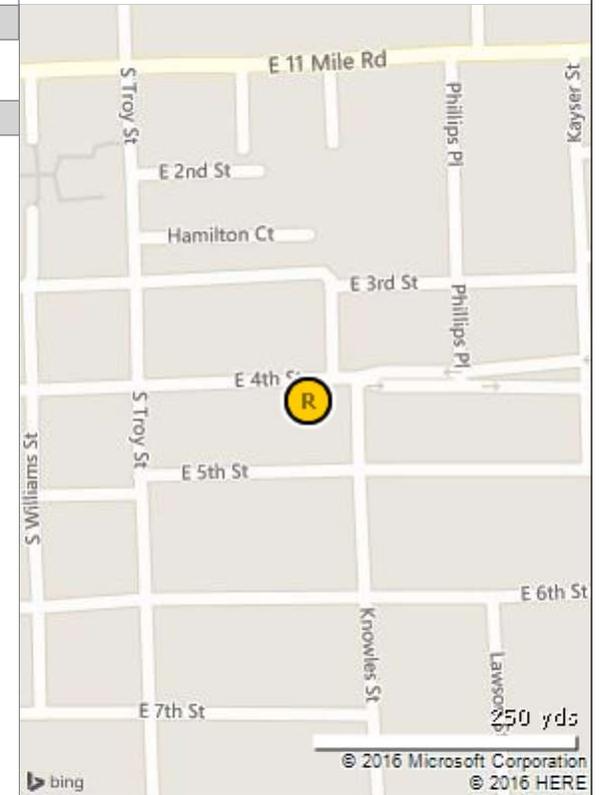
Can be redeveloped to build 3 luxury condo's on this lot, or adjacent building can be purchased to build another 7-8 condo units.

Center Information

Center Type: Freestanding	Center Size: 700 SF
Bldg Status: Built 1953	Zoning: BI
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.09 AC
Stories: 1	Lot Dimensions: 40x100
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 E 4th St.**
 Parking: **5 free Surface Spaces are available; Ratio of 7.14/1,000 SF**
 Parcel Number: **25-22-110-006**



5 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	Sales Contacts
Sale Price: \$350,000 Price/SF: \$233.64 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 223	Thomas Duke Company 37000 Grand River Ave Suite 360 Farmington, MI 48335 (248) 476-3700 Daniel H. Blugerman, CCIM Vice President (248) 476-3700 (phone) (248) 476-3560 (fax)

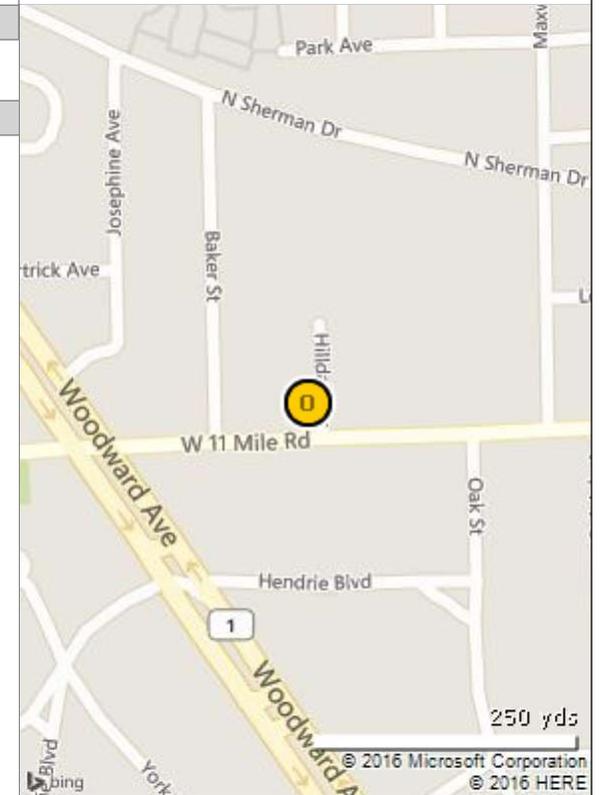
Investment Notes

\$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**



6 E 12 Mile Rd - Marketplace of Royal Oak

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 Land of 1.16 AC is for sale at an undisclosed price



Investment Information

Sale Price: **For Sale**
 Price/AC: -
 Sale Status: **Active**
 Sale Conditions: -
 Days On Market: **7**

Sales Contacts

CRE Development
 100 W Long Lake Rd
 Suite 200
 Bloomfield Hills, MI 48304
 (248) 586-4130

Cathy Wilson
 Retail Broker
 (248) 586-4130 ext. 4159 (phone)
 (248) 549-2068 (fax)

Investment Notes

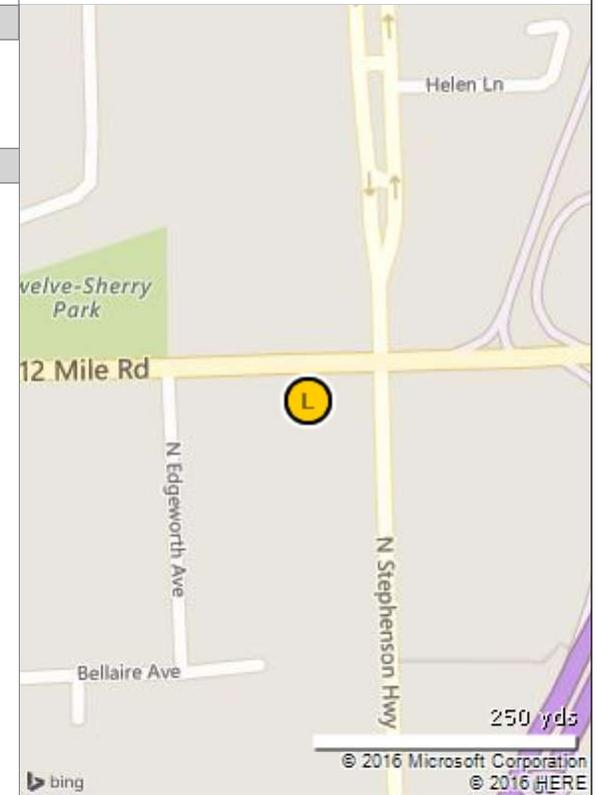
Join this new 125,000 sq. ft. Kroger Marketplace. A 1.16 acre outlot available at the SWC of 12 Mile and Stephenson Hwy. 3,600 sq. ft. building is allowed with a drive-thru. High traffic location with close proximity to I-75 and I-696. Ground Lease, Build-to-Suit or Sale.

Land Information

Zoning: -	Proposed Use: Commercial	Lot Dimensions: -
Density: -	Parcel Size: 1.16 AC	
Number Of Lots: -	On-Site Improv: -	
Improvements: -		

Street Frontage: **201 feet on E 12 Mile Rd**
241 feet on N Stephenson Hwy

Traffic Count: **36,400 cars per day on E 12 Mile Rd**
33,400 cars per day on N Stephenson Hwy



7 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	Sales Contacts
Sale Price: For Sale Price/SF: - Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 1,380	Danny's Market 3115 W 13 Mile Rd Royal Oak, MI 48073 (248) 549-2758 Danny Abro Owner (248) 549-2758 (phone)

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.

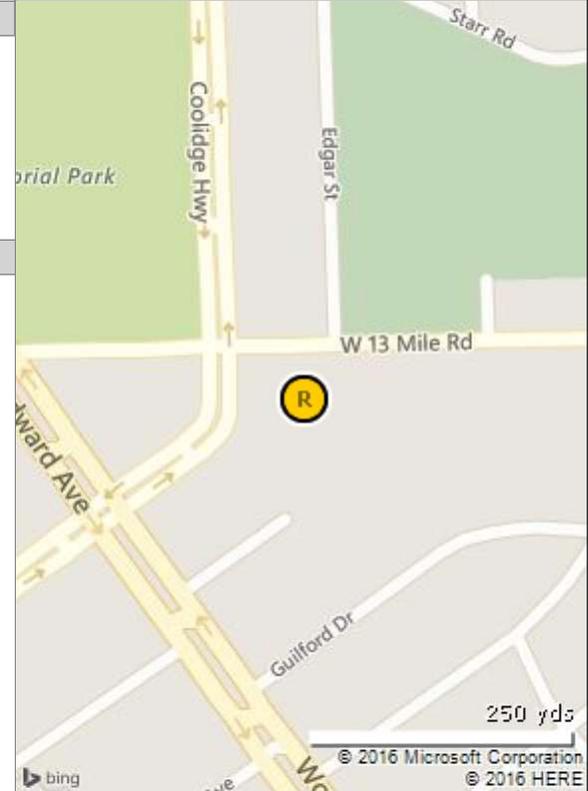
Woodward to East on 13 Mile Road, property is on south side

\$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**



8 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	Sales Contacts
Sale Price: \$625,000 Price/SF: \$156.25 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment Days On Market: 1,785	Michigan Property Managers 3018-3036 12 Mile Rd Suite 3036 Berkley, MI 48072 (248) 336-0540 Jay Greenspan (248) 336-0540 ext. 6102 (phone)

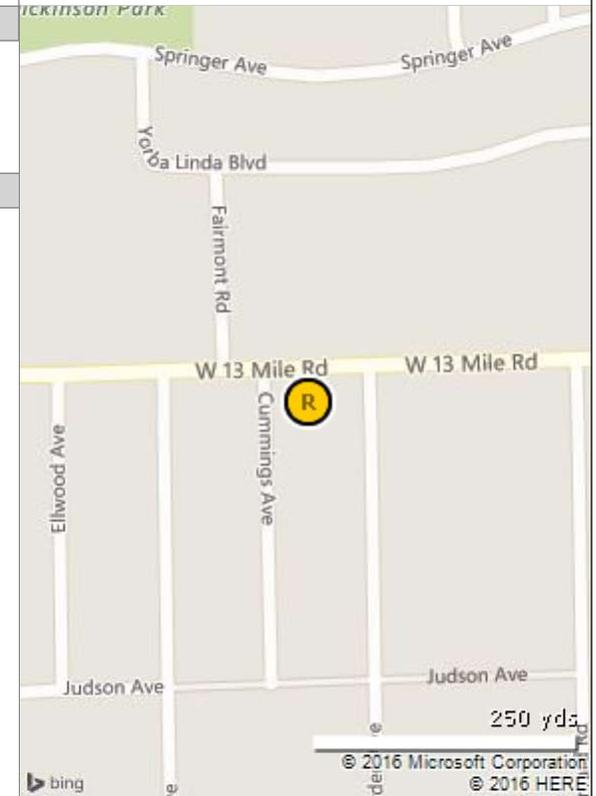
Investment Notes

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**



9 2605 W 14 Mile Rd

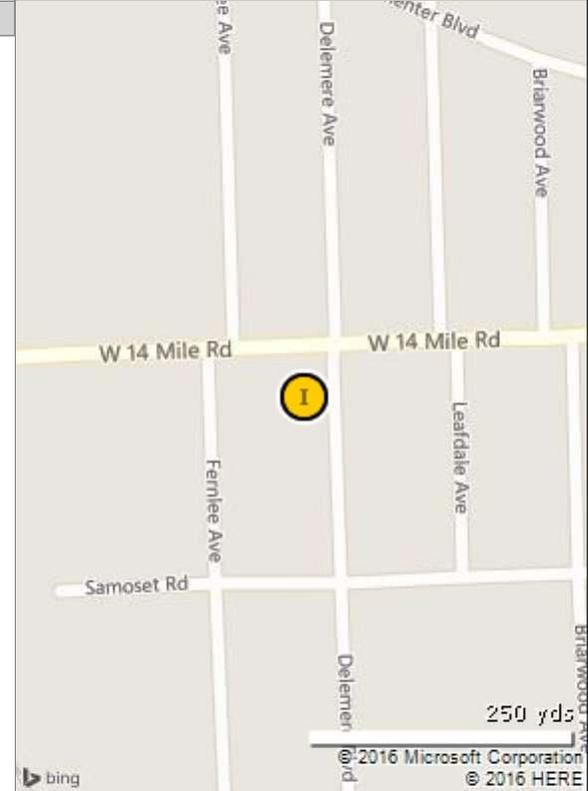
Royal Oak, MI 48073 - Troy Area West Ind Submarket
 14,200 SF Class C Showroom Building Renovated in 2000 Built in 1964
 Property is for sale at \$949,000 (\$66.83/SF)



Investment Information	Sales Contacts
Sale Price: \$949,000 Price/SF: \$66.83 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 278	Colliers International 2 Corporate Dr Suite 300 Southfield, MI 48076 (248) 540-1000 Steven Badgero Vice President (248) 226-1812 (phone) (248) 540-1038 (fax)

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	



10 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)



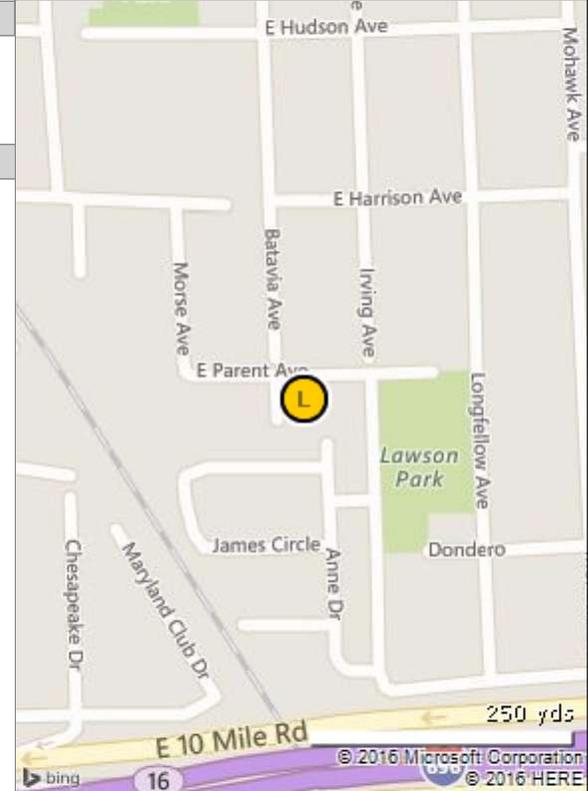
Investment Information	Sales Contacts
Sale Price: \$1,450,000 Price/AC: \$2,013,888.89	Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Clint Confer (248) 948-0109 (phone) (248) 948-9015 (fax)
Sale Status: Active Sale Conditions: -	
Days On Market: 1,324	

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: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water	



11 919 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 3,317 SF Retail Auto Repair Building Built in 1947
 Property is for sale at \$425,000 (\$128.13/SF)



Investment Information	Sales Contacts
Sale Price: \$425,000 Price/SF: \$128.13 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment Days On Market: 203	Gedom Realty & Investment 44725 Grand River Ave Novi, MI 48375 (248) 242-6766 Joel N. Karboske (248) 242-6766 (phone) (866) 301-9543 (fax)

Investment Notes

This is a great opportunity to own an existing building or possible redevelopment on over 1/2 acre of land at the hard corner of the lighted intersection of North Campbell Road and Gardenia Avenue in Royal Oak. The building is currently being used as an auto service center. Located between 11 and 12 Mile Roads, there is great access to all area expressways. The property is surrounded by dense residential population and is just 1.5 miles from downtown Royal Oak.

*Confidential Sale: Please do no contact employees; Call agent to schedule private showing after business hours.
 Southwest Corner of North Campbell Road and Gardenia Avenue

Center Information

Center Type: Auto Repair	Center Size: 3,317 SF
Bldg Status: Built 1947	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	

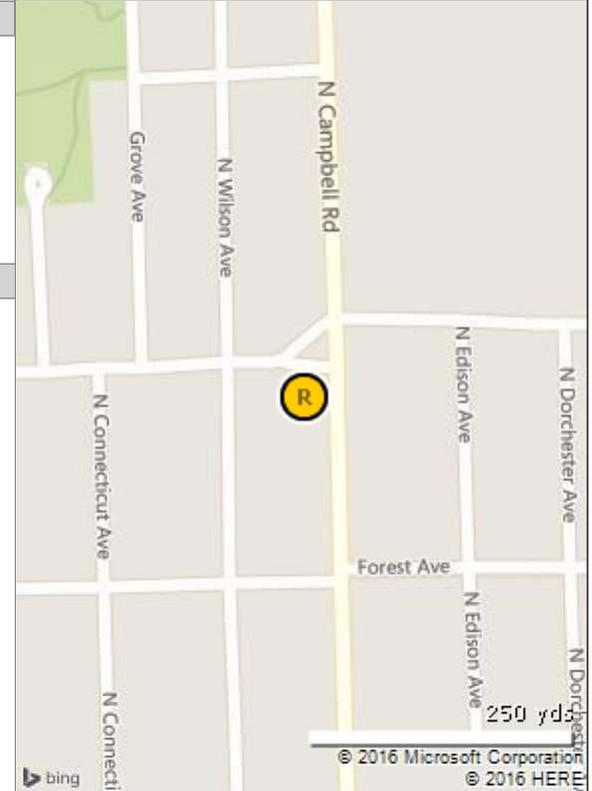
Loading Docks: **None** Ceiling Height: -

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**



12 409 S Center St, Unit 1

Btn W 4th & W 5th St
 Btn W 4th & W 5th St - Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 36,708 SF Retail Storefront Retail/Office Condominium Built in 1972
 Condominium for sale at \$5,139,000 (\$266.52/SF)



Condo Information	Sales Contacts
Sale Price: \$5,139,000 Unit SF: 19,282 SF Price/SF: \$266.52 Cap Rate: - Sale Status: Active Days On Market: 40 Sale Type: Investment Sale Conditions: Investment Triple Net Floor #: 1 Unit #: 1	RSM Real Estate Services Birmingham, MI 48012 (248) 645-2600 Scott Marcus (248) 645-2600 ext. 1 (phone) (248) 644-2801 (fax)

Investment Notes

NNN Investment Property leased to Douglas J Salon and Cosmetology School. Unit 1 of a 2 unit Office Condominium.

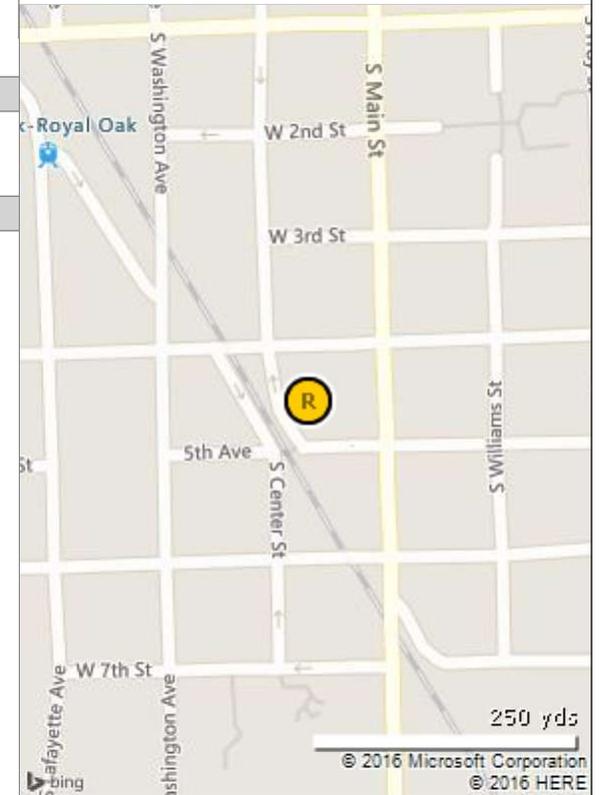
Center Information

Center Type: Storefront Retail/Office	Center Size: 19,282 SF
Bldg Status: Built 1972	Zoning: AI
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: Withheld	Land Area: 0.45 AC
Stories: 2	Lot Dimensions: -
Elevators: -	Owner Occupied: No
Total Avail: 2,775 SF	Tenancy: Multiple Tenant
Bldg Vacant: 0 SF	
CAM: -	
Ownership: Condo	

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

Street Frontage: **54 feet on 4th St**
90 feet on 5th St
250 feet on Center St

Amenities: **Signage**
 Parcel Number: **25-21-239-015**



13 5150 Coolidge Hwy - Meijer #34, Outlot A

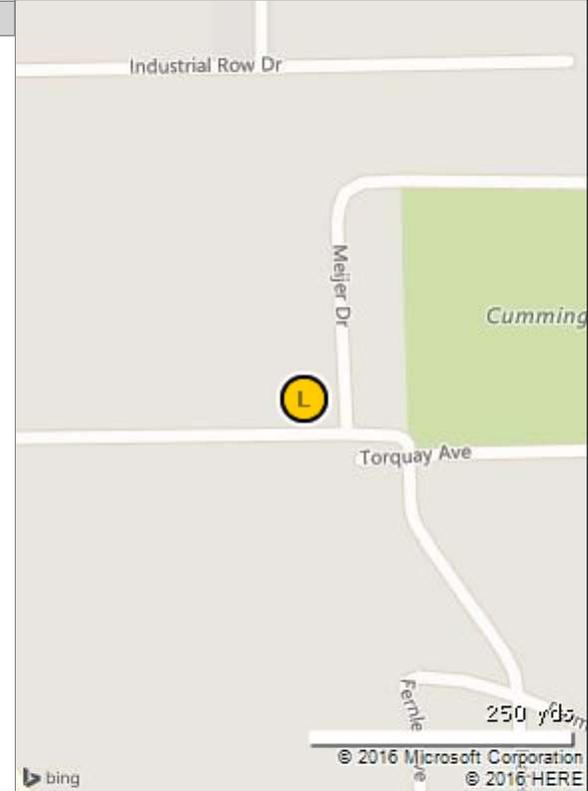
Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
 Land of 1.71 AC is for sale at an undisclosed price



Investment Information	Sales Contacts
Sale Price: For Sale Price/AC: - Sale Status: Active Sale Conditions: - Days On Market: 2,576 Portfolio Info: <i>This property is also for sale as part of a portfolio</i>	Meijer Realty Company 2929 Walker Ave NW Grand Rapids, MI 49544 (616) 453-6711 Matt Levitt (616) 791-3909 (phone) (616) 791-3016 (fax)

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: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		



14 5150 Coolidge Hwy - Meijer #34, Outlot B

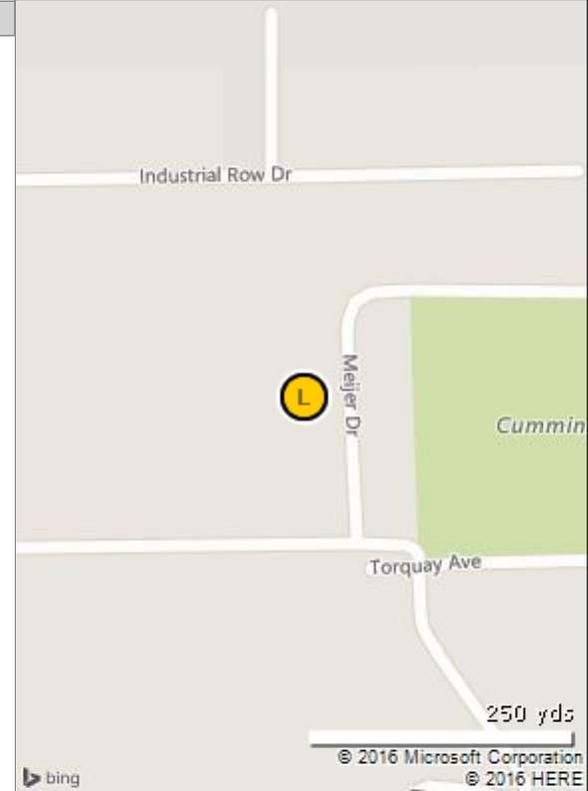
Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
 Land of 1.22 AC is for sale at an undisclosed price



Investment Information	Sales Contacts
Sale Price: For Sale Price/AC: - Sale Status: Active Sale Conditions: - Days On Market: 2,576 Portfolio Info: <i>This property is also for sale as part of a portfolio</i>	Meijer Realty Company 2929 Walker Ave NW Grand Rapids, MI 49544 (616) 453-6711 Matt Levitt (616) 791-3909 (phone) (616) 791-3016 (fax)

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: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		



15 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	Sales Contacts
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: 1,973	13 & Crooks Auto Repair Inc 3224 Crooks Royal Oak, MI 48073 (248) 288-3050 David Taylor Owner (248) 288-3050 (phone) (248) 288-3589 (fax)

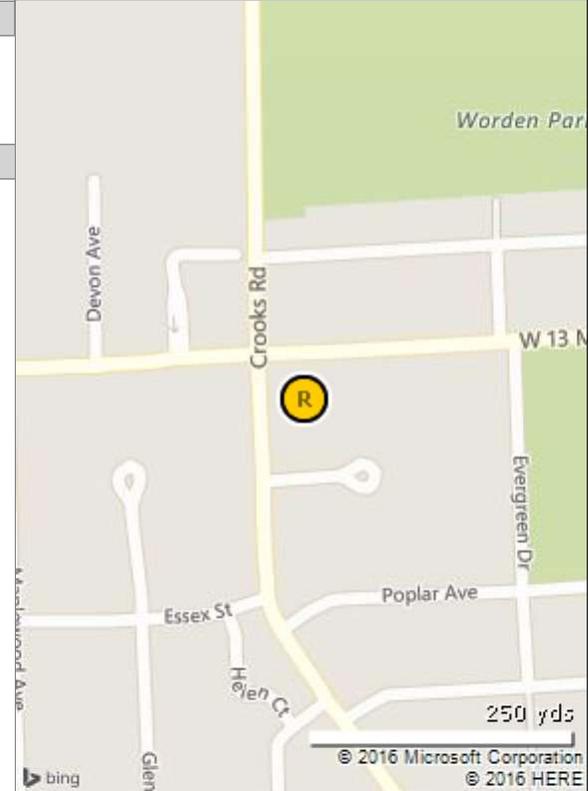
Investment Notes

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**



16 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	Sales Contacts
Sale Price: \$950,000 Price/SF: \$160.31 Cap Rate: - Sale Status: Under Contract Sale Conditions: - Sale Type: Investment Days On Market: 159	Re/Max Vision 26075 Woodward Suite 300 Huntington Woods, MI 48070 (248) 548-4400 Floyd K. Black (248) 548-4400 (phone)

Investment Notes

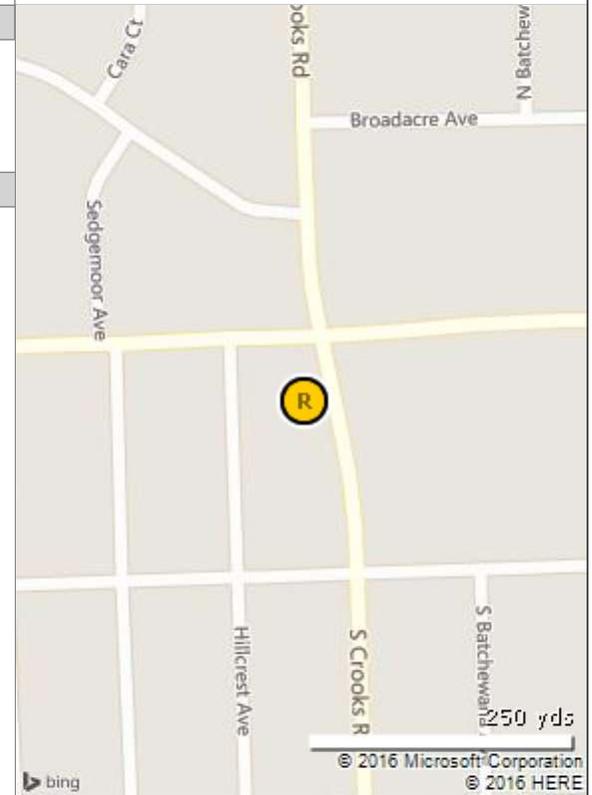
Multi unit retail plaza in the heart of the Royal Oak north end business district. Currently the plaza is vacant. Bring your plans to open or even relocate your business plus additional units for rental income. This site can also be redeveloped and made part of a power intersection joining many national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



17 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)



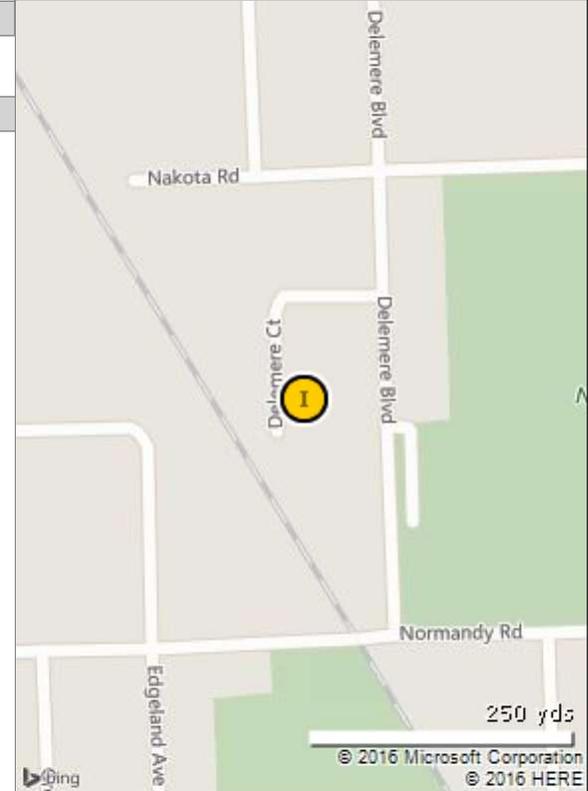
Investment Information	Sales Contacts
Sale Price: \$575,000 Price/SF: \$68.74 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 175	L. Mason Capitani, Inc. 2301 W Big Beaver Rd Suite 950 Troy, MI 48084 (248) 637-9700 Garry Rogers Vice President (248) 637-3527 (phone) (248) 637-9897 (fax)

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
Ceiling Height: 15'0"	Crane: None
Column Spacing: -	Loading Docks: None
Const Mat: -	Drive Ins: 2 tot./12'0"w x 12'0"h
Rail Spots: None	Rail Line: None
Power: 400a/240v	Cross Docks: -
Parcel Number: 25-05-181-002	Levelators: None
Parking: 12 free Surface Spaces are available; Ratio of 1.43/1,000 SF	Sprinklers: None
	Owner Type: No
	Owner Occupied: No
	Tenancy: Multiple Tenant
	Lot Dimensions: 148x100



18 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)

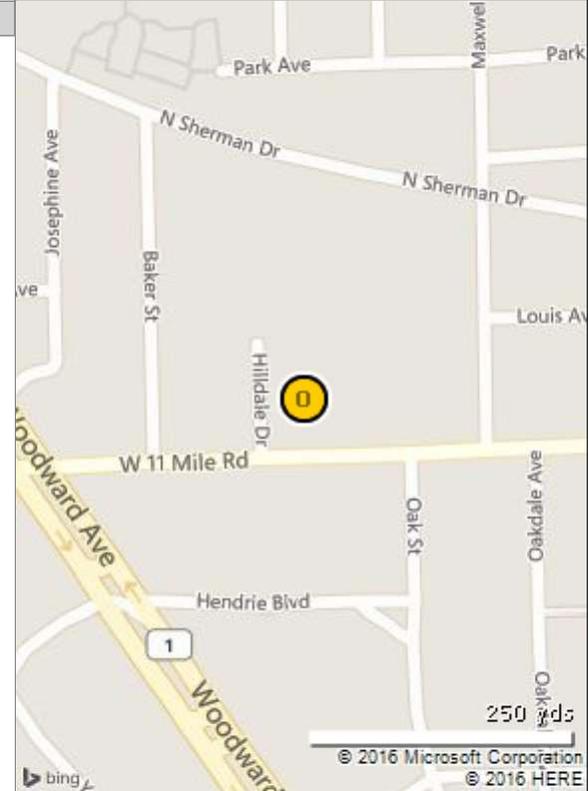


Investment Information	Sales Contacts
Sale Price: \$2,000,000 Price/SF: \$200.00 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment Days On Market: 1,397	Contracting Resources, Inc. 8273 Grand River Rd Suite 150 Brighton, MI 48114 (810) 229-4320 James Barnas President (810) 229-4320 (phone)

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**



19 230 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)



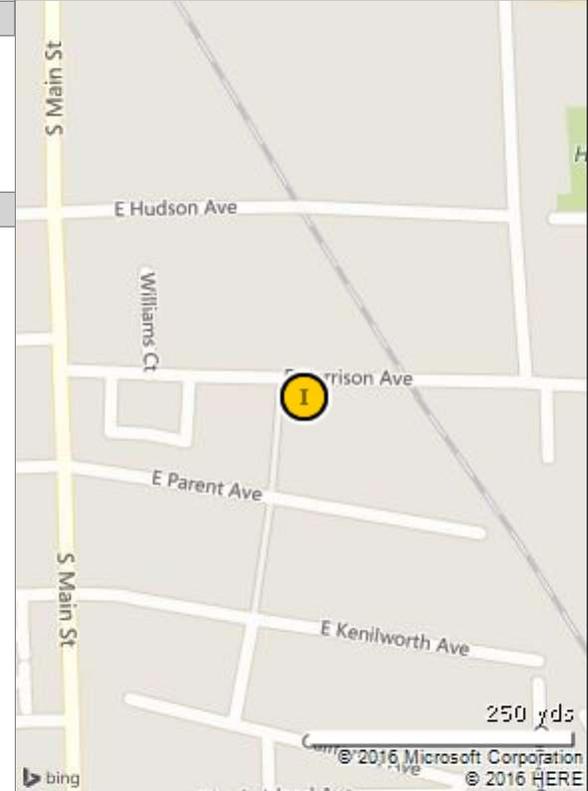
Investment Information	Sales Contacts
Sale Price: \$795,000 Price/SF: \$358.11 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 259	Prime Management Company 33401 Woodward Ave Birmingham, MI 48009 (248) 540-8017 Dan Winter (248) 540-8017 (phone) (248) 540-2712 (fax)

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	Tenancy: Single Tenant
Office Avail: 0 SF	Lot Dimensions: -
Max Contig: 2,220 SF	
Land Area: 0.49 AC	
Smallest Space: 2,220 SF	
Ceiling Height: -	Crane: None
Column Spacing: -	Loading Docks: None
Const Mat: Masonry	Drive Ins: 1 tot./10'0"w x 12'0"h
Rail Spots: -	Rail Line: -
	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	



20 4822 Leafdale Blvd

Royal Oak, MI 48073 - Troy Area West Ind Submarket
 4,958 SF Class C Warehouse Building Built in 1953
 Property is for sale at an undisclosed price



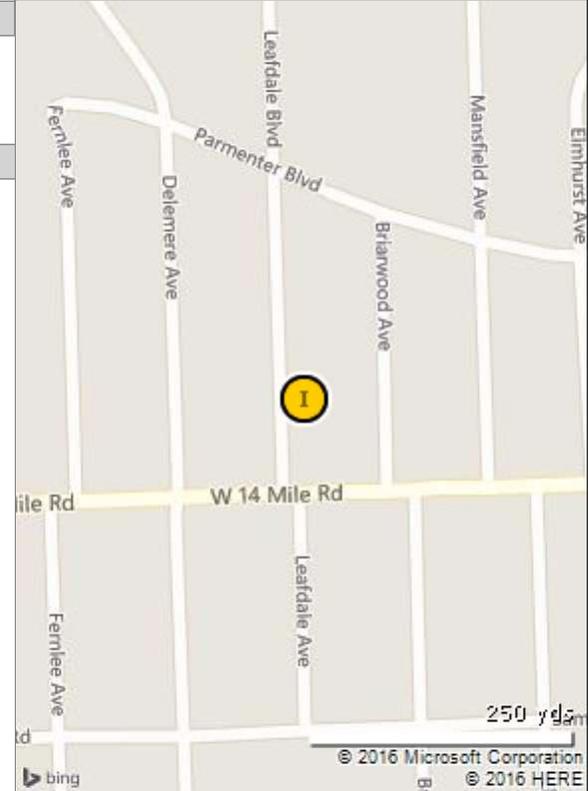
Investment Information	Sales Contacts
Sale Price: For Sale Price/SF: - Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 75	Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Kris R. Pawlowski Principal (248) 359-3801 (phone) (248) 948-9015 (fax)

Investment Notes

Current photography studio that has been remodeled very nicely (see picture on flyer). Close to Birmingham and minutes from I-75. Great creative space for complementary businesses. Owner would consider leasing a portion of the building and remaining in the balance

Building Information

Bldg Type: Warehouse	RBA: 4,958 SF
Bldg Status: Built 1953	% Leased: 100.0%
Rent/SF/Yr: For Sale	Zoning: Light
Bldg Vacant: 0 SF	Stories: 1
Warehouse Avail: 4,958 SF	Building: 0.41
Office Avail: 0 SF	CAM: -
Max Contig: 4,958 SF	Land Area: 0.28 AC
	Smallest Space: 4,958 SF
Ceiling Height: 16'0"	Crane: None
Column Spacing: -	Loading Docks: None
Const Mat: Masonry	Drive Ins: 2 tot./14'0"w x 10'0"h
Rail Spots: None	Rail Line: None
Power: 200a/208-240v	Cross Docks: -
Utilities: Lighting - Fluorescent	Levelators: None
Features: Fenced Lot	Sprinklers: None
Parcel Number: 20-32-454-021	
Parking: 16 free Surface Spaces are available; Ratio of 3.49/1,000 SF	
Owner Type: Industrial	Owner Occupied: No
Tenancy: Single Tenant	Lot Dimensions: 100x119



21 221 N Main St

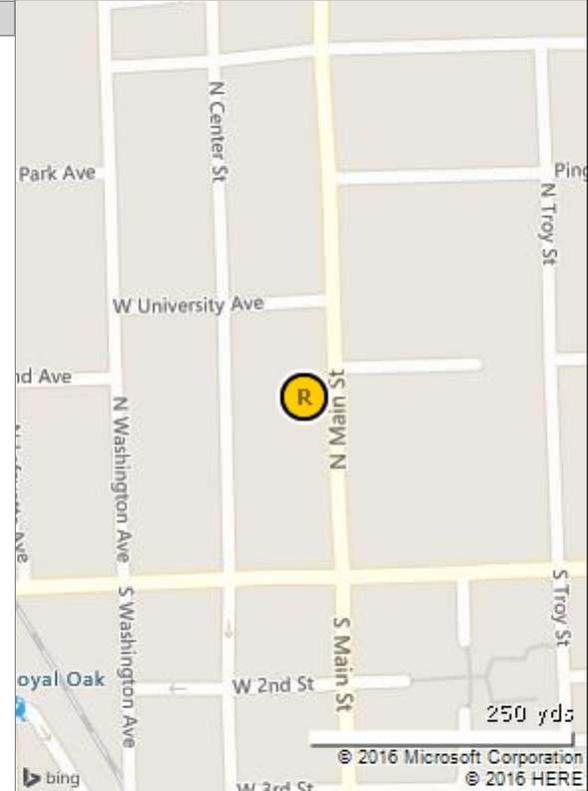
Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 18,398 SF Retail Freestanding Building Built in 1968
 Property is for sale at an undisclosed price



Investment Information	Sales Contacts
Sale Price: For Sale Price/SF: - Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 369	CBRE 2000 Town Center Suite 500 Southfield, MI 48075 (248) 353-5400 Donna Figi Senior Associate (248) 351-2013 (phone) (248) 353-8134 (fax)

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: **202**

Sales Contacts

QuinCo Properties, Inc
 15301 E 12 Mile Rd
 Roseville, MI 48066
 (586) 779-5900

John Quinlan
 (586) 779-5900 (phone)
 (586) 779-5905 (fax)

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	Land Area: 0.17 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 2,000 SF	
Bldg Vacant: 2,000 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

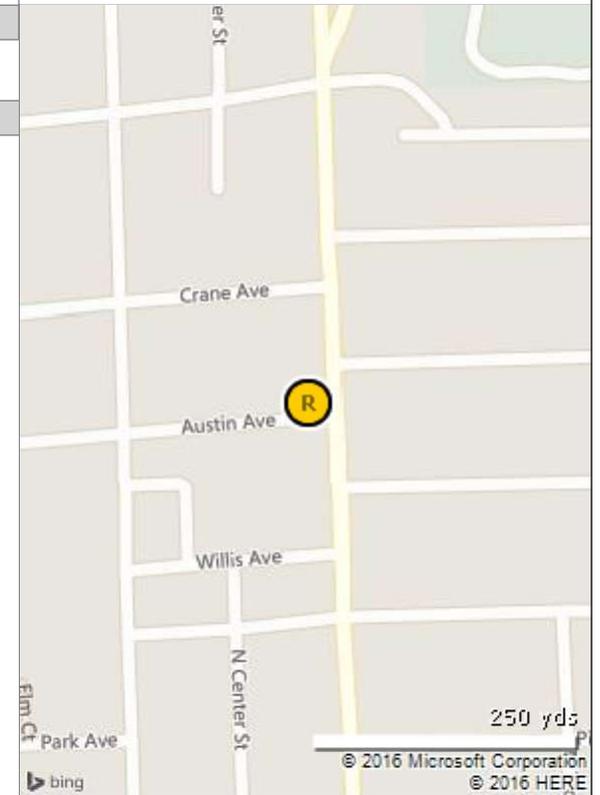
Loading Docks: **None** Ceiling Height: -

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: **609**

Sales Contacts

Colliers International
 2 Corporate Dr
 Suite 300
 Southfield, MI 48076
 (248) 540-1000
Steven Badgero
 Vice President
 (248) 226-1812 (phone)
 (248) 540-1038 (fax)

Investment Notes

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

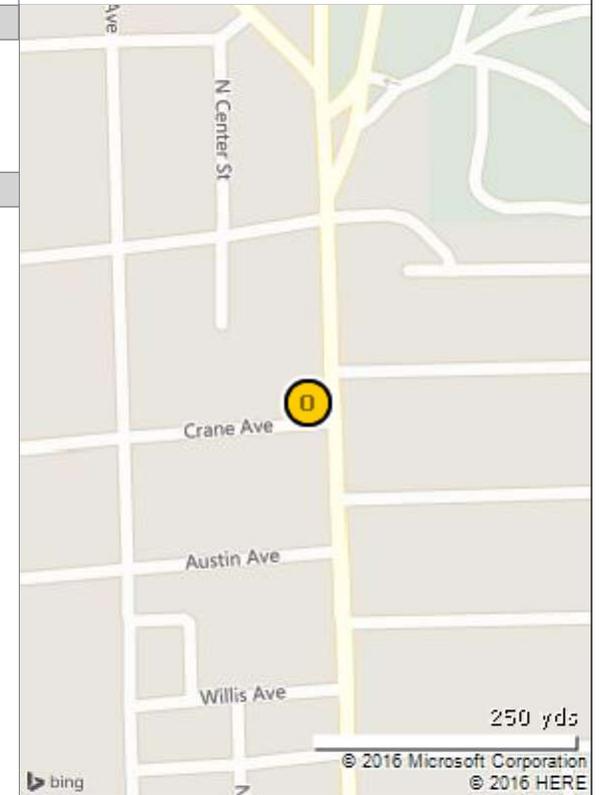
Office Information

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 \$1,100,000 (\$709.22/SF)



Investment Information

Sale Price: **\$1,100,000**
 Price/SF: **\$709.22**
 Cap Rate: -

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

Days On Market: **1,524**

Sales Contacts

Esquire Realty LLC
 1985 W Big Beaver Rd
 Suite 300
 Troy, MI 48084
 (248) 854-7616

Steve Kiouis
 (248) 854-7616 (phone)

Investment Notes

Development opportunity. Corner property located on North Main and Catalpa in down town Royal Oak.
 Corner property located on North Main and Catalpa in down town Royal Oak.

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	

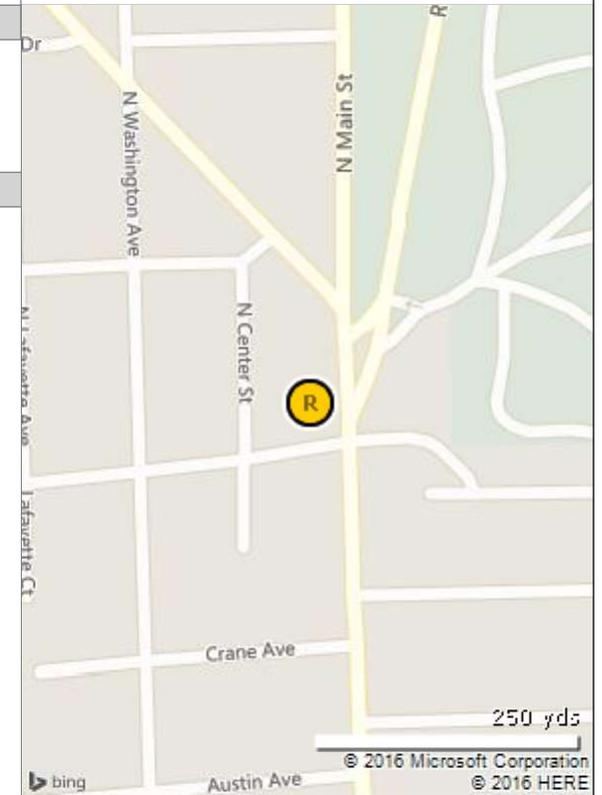
Loading Docks: **None** Ceiling Height: -

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**



25 400 S Main St

S. of 11 Mile Road
 S. of 11 Mile Road - Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 9,500 SF Retail Storefront Retail/Office Building Renovated in 2004 Built in 1925
 Property is for sale at \$3,200,000 (\$336.84/SF)



Investment Information	Sales Contacts
Sale Price: \$3,200,000 Price/SF: \$336.84 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 27	Colliers International 2 Corporate Dr Suite 300 Southfield, MI 48076 (248) 540-1000 Gary Grochowski Senior Vice President (248) 540-1000 (phone) (248) 540-1038 (fax)

Investment Notes

- 2,500 to 9,500 Square Feet Available
- Originally Built in 1925 With Extensive Renovations and Modernization Using High End Finishes
- Private Entrance Off 4th Street for 3rd Floor Space
- Excellent Access to Area Amenities, Shopping and Restaurants
- Close Proximity to Municipal Parking

Center Information

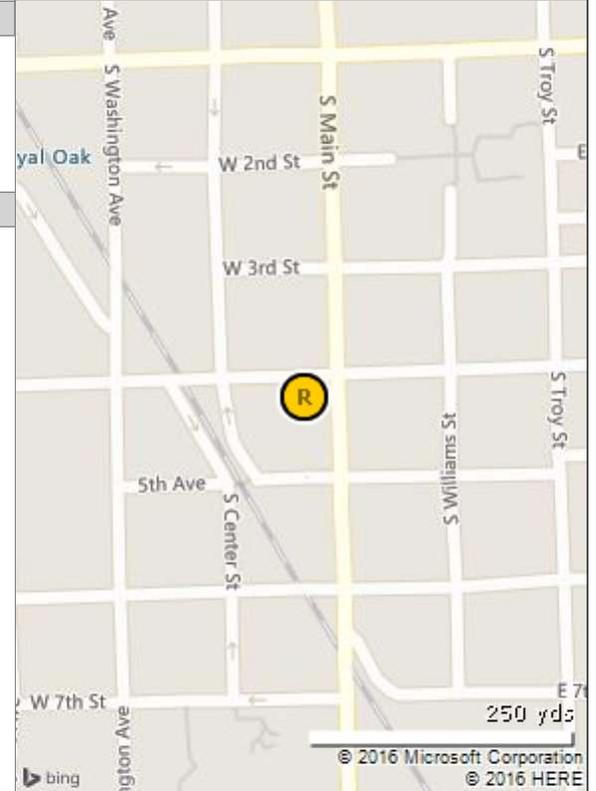
Center Type: Storefront Retail/Office	Center Size: 9,500 SF
Bldg Status: Built 1925, Renov Apr 2004	Zoning: CBD
% Leased: 100.0%	Total Avail: 9,500 SF
Rent/SF/Yr: For Sale	Bldg Vacant: 0 SF
Stories: 3	Owner Occupied: No
Elevators: -	Tenancy: Multiple Tenant
	Land Area: 0.08 AC
	Lot Dimensions: -
	CAM: -

Loading Docks: **None** Ceiling Height: **10'**

Street Frontage: **102 feet on 4th St**
38 feet on Main St

Amenities: **Air Conditioning, Bus Line, Security System, Signage**

Parcel Number: **15-14-101-010, 25-21-239-014**



26 924 S Main St - J & M Automotive

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 1,803 SF Retail Freestanding Building Built in 1930
 Property is for sale at an undisclosed price



Investment Information	Sales Contacts
Sale Price: For Sale Price/SF: - Cap Rate: - Sale Status: Active Sale Conditions: Redevelopment Project Sale Type: Investment OR Owner/User Days On Market: 266	Gerdom Realty & Investment 44725 Grand River Ave Novi, MI 48375 (248) 242-6766 Joel N. Karboske (248) 242-6766 (phone) (866) 301-9543 (fax)

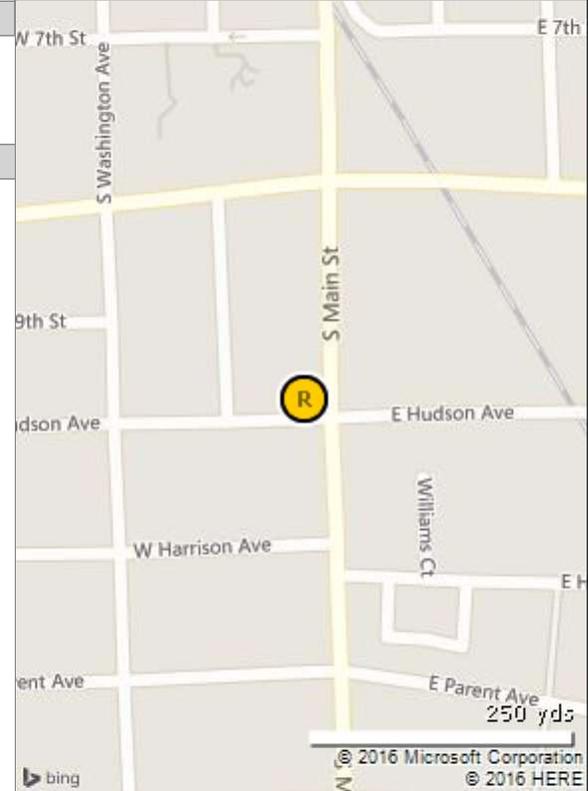
Investment Notes

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: 1,803 SF
Bldg Status: Built 1930	Zoning: Commercial
% Leased: 0.2%	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**



27 123 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: **1,734**

Sales Contacts

Friedman Integrated Real Estate Solutions
34975 W 12 Mile Rd
Suite 200
Farmington Hills, MI 48331
(248) 324-2000

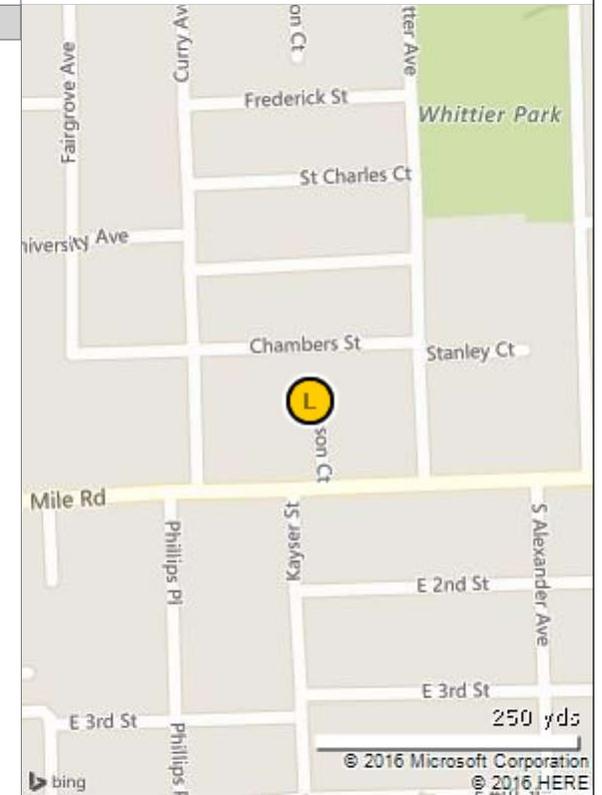
Robert A. Hibbert
Senior Vice President, Brokerage Services
(248) 848-4133 (phone)
(248) 848-4141 (fax)



Land Information

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

Parcel Number: **25-15-383-015**
Topography: **Level**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**



28 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	Sales Contacts
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: 609	Newmark Grubb Knight Frank 27725 Stansbury Blvd Farmington Hills, MI 48334 (248) 350-9500 Geoffrey S. Hill Senior Vice President/Industrial Specialist (248) 350-1492 (phone) (248) 357-0923 (fax)

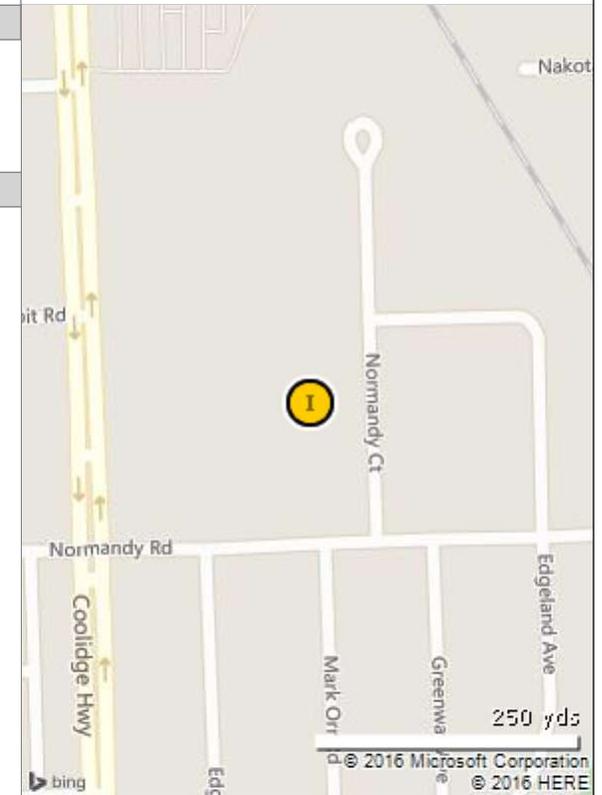
Investment Notes

\$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
Bldg Vacant: 26,638 SF	Owner Type: No
Warehouse Avail: 26,638 SF	Owner Occupied: Yes
Office Avail: 3,960 SF	Tenancy: Single Tenant
Max Contig: 26,638 SF	Lot Dimensions: 300x278
Stories: 1	
Building: 0.32	
CAM: -	
Land Area: 1.92 AC	
Smallest Space: 26,638 SF	
Ceiling Height: 18'0"	Crane: None
Column Spacing: 25'w x 58'd	Loading Docks: 1 ext (bldg. total)
Const Mat: Steel	Drive Ins: 1 tot./12'0"w x 14'0"h
Rail Spots: None	Rail Line: None
Power: 1000a/480v 3p	Cross Docks: -
Utilities: Heating, Lighting - Fluorescent	Levelators: None
Features: Air Conditioning, Air Lines, Buss Ducts, Floor Drains, Security System, Signage	Sprinklers: None
Parcel Number: 25-05-153-008	
Parking: 76 free Surface Spaces are available; Ratio of 2.85/1,000 SF	



29 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: **256**

Sales Contacts

Newmark Grubb Knight Frank
 27725 Stansbury Blvd
 Farmington Hills, MI 48334
 (248) 350-9500

Kevin Jahnke
 Associate
 (248) 350-1192 (phone)
 (248) 357-0923 (fax)

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**

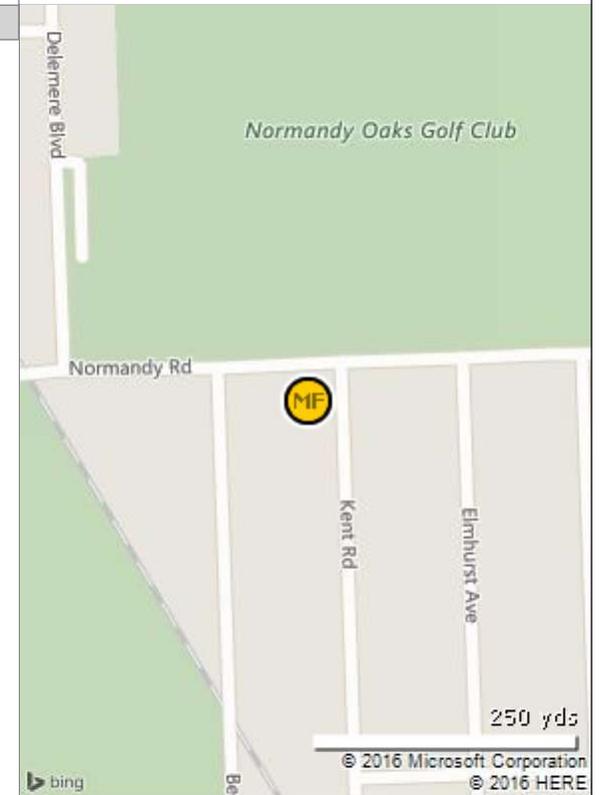
Parcel Number: **25-05-401-018**

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: -



30 628 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	Sales Contacts
Sale Price: \$895,000 Price/SF: \$93.23 Cap Rate: 12.00% Sale Status: Active Sale Conditions: - Sale Type: Investment Days On Market: 1,118	Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Clint Confer (248) 948-0109 (phone) (248) 948-9015 (fax)

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.

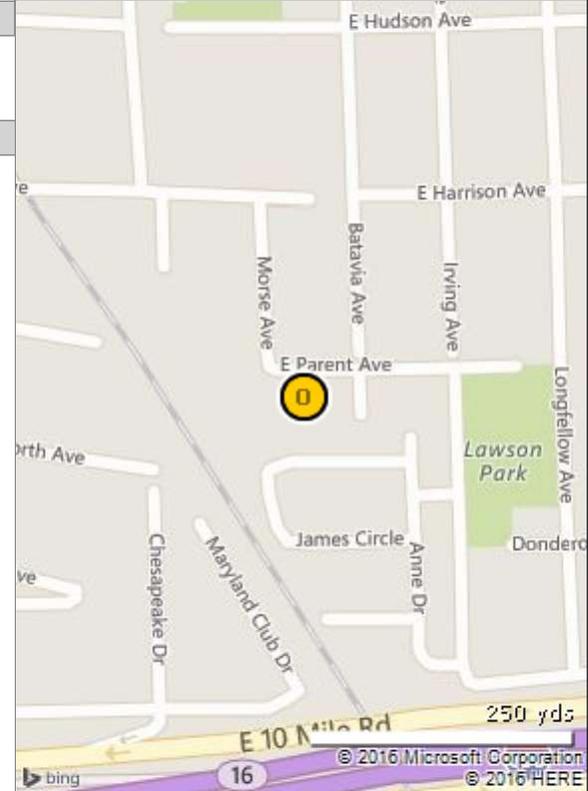
Office Information

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**



31 628 E Parent Ave - Building B

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 2,300 SF Class C Office Building Renovated in 1986 Built in 1942
 Property is for sale at an undisclosed price

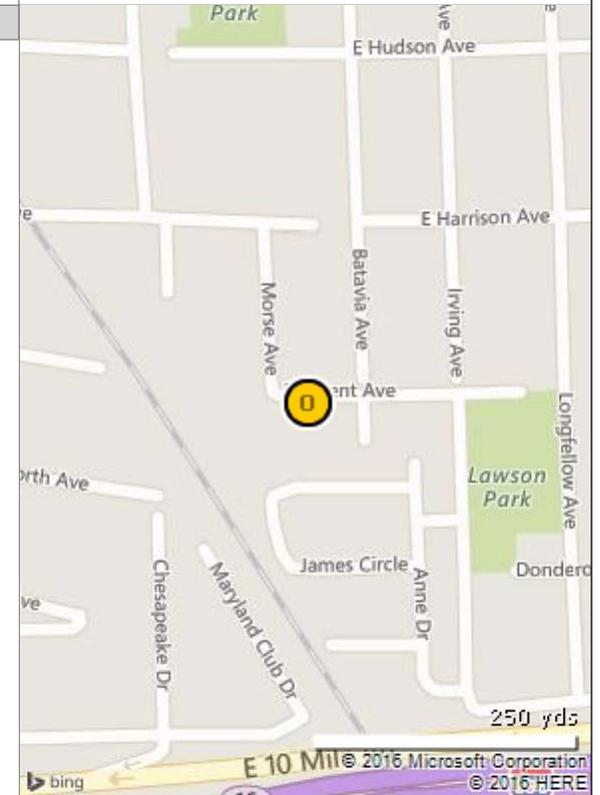


Investment Information	Sales Contacts
Sale Price: For Sale Price/SF: - Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 20	Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Clint Confer (248) 948-0109 (phone) (248) 948-9015 (fax)

Office Information

Bldg Type: Office	Bldg Status: Built 1942, Renov 1986	RBA: 2,300 SF
Class: C	% Leased: 100.0%	Stories: 1
Total Avail: 2,300 SF	Elevators: -	Land Area: 0.68 AC
Bldg Vacant: 0 SF	Core Factor -	Owner Type: -
Typical Floor Size: 2,300 SF	Zoning: LI, Royal Oak	Owner Occupied: Yes
Building FAR: 0.08	Tenancy: Multiple Tenant	

Parking: **3 free Surface Spaces are available; Ratio of 1.30/1,000 SF**



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: **291**

Sales Contacts

CBRE
 2000 Town Center
 Suite 500
 Southfield, MI 48075
 (248) 353-5400

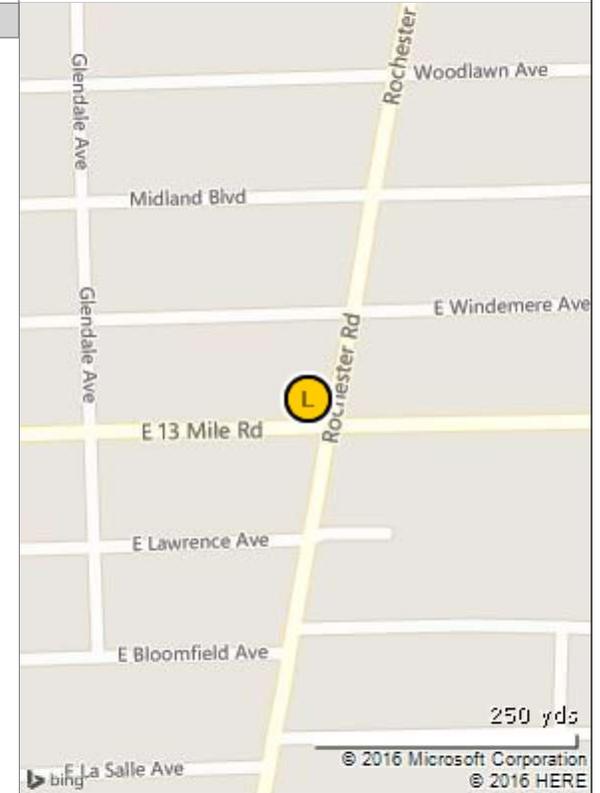
Robert Mihelich
 First Vice President Brokerage Services Retail Pro
 (248) 936-6831 (phone)
 (248) 936-6801 (fax)

Land Information

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

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: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
 Street Frontage: **229 feet on Rochester Rd**
241 feet on E 13 Mile Rd



33 515-525 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 10,116 SF Retail Storefront Retail/Residential Building Built in 1926
 Property is for sale at \$1,500,000 (\$148.28/SF)



Investment Information	Sales Contacts
Sale Price: \$1,500,000 Price/SF: \$148.28 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment Days On Market: 63	Signature Associates One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000 Clint Confer (248) 948-0109 (phone) (248) 948-9015 (fax)

Investment Notes

Rare opportunity to acquire an income producing property in downtown Royal Oak. Located at the corner of Washington and 6th with a variety of uses possible. Currently set up as 1st level retail/office with 2nd level multi-family. Hotel license. Strong redevelopment potential. Zoned central business district. Adjacent to parking structures. Tax information: \$28,865.80 (2015)

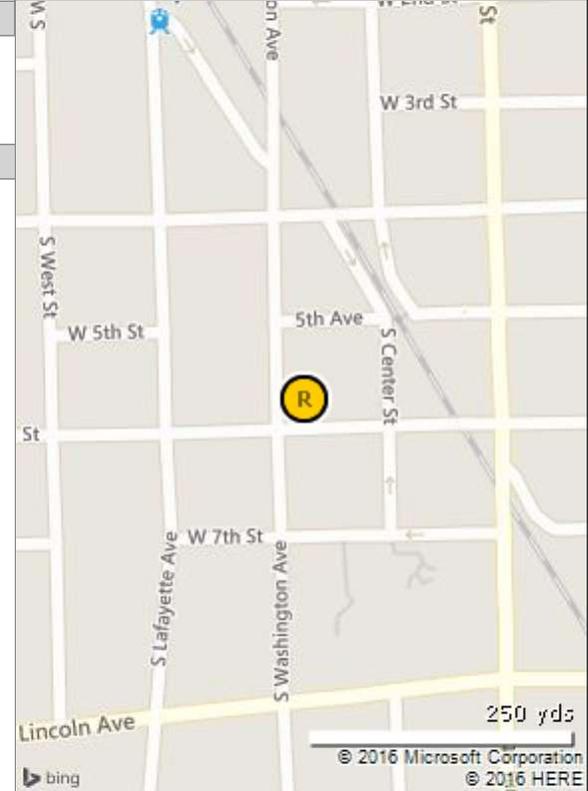
Center Information

Center Type: Storefront Retail/Residential	Center Size: 10,116 SF
Bldg Status: Built 1926	Zoning: BI
% Leased: 84.2%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.16 AC
Stories: 2	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 1,600 SF	
Bldg Vacant: 1,600 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

Loading Docks: None	Ceiling Height: -
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Street Frontage: **62 feet on 6th St**
117 feet on Washington Ave

Parcel Number: **25-21-278-006**



34 25422 Woodward Ave - Hi-Tops Sports Bar

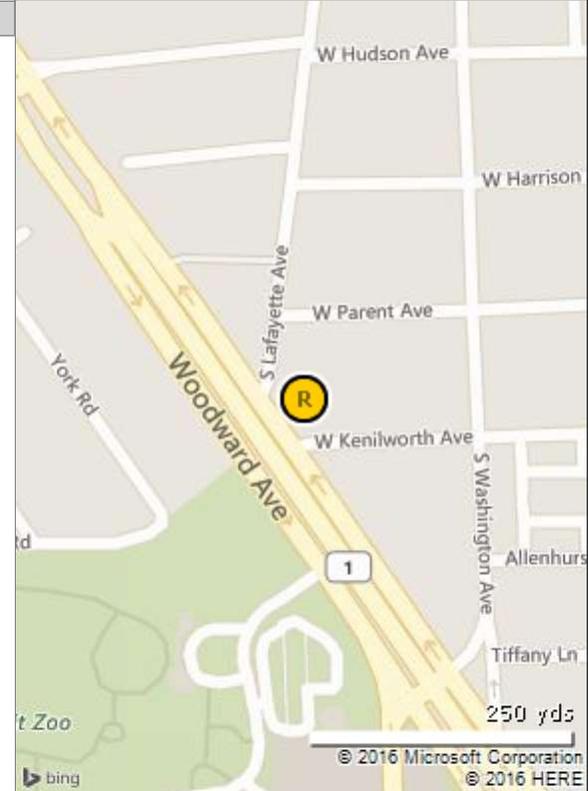
Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 2,600 SF Retail Restaurant Building Built in 1959
 Property is for sale at \$750,000 (\$288.46/SF)



Investment Information	Sales Contacts
Sale Price: \$750,000 Price/SF: \$288.46 Cap Rate: - Sale Status: Active Sale Conditions: Business Value Included Sale Type: Investment Days On Market: 75	Friedman Integrated Real Estate Solutions 34975 W 12 Mile Rd Suite 200 Farmington Hills, MI 48331 (248) 324-2000 Robert A. Hibbert Senior Vice President, Brokerage Services (248) 848-4133 (phone) (248) 848-4141 (fax)

Center Information

Center Type: Restaurant	Center Size: 2,600 SF
Bldg Status: Built 1959	Zoning: B-1
% Leased: 100.0%	Owner Type: -
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: -
Street Frontage: 106 feet on Woodward Ave	
98 feet on Kenilworth Ave	
Parking: 33 free Surface Spaces are available	
Amenities: Signage	
Parcel Number: 25-21-434-009	



35 25655 Woodward Ave

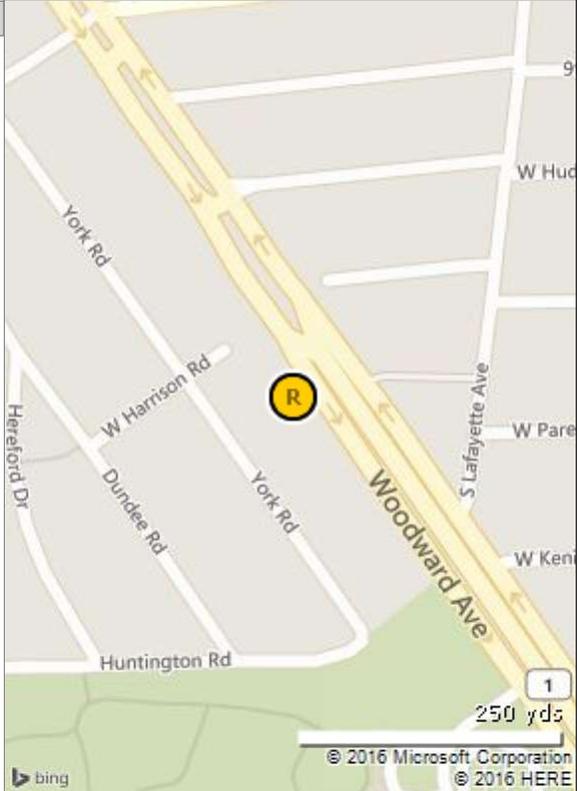
N of I-696
 N of I-696 - Royal Oak, MI 48067 - Royal Oak Vicinity Submarket
 2,650 SF Retail Restaurant Building Renovated in 1994 Built in 1955
 Property is for sale at \$877,770 (\$331.23/SF)



Investment Information	Sales Contacts
Sale Price: \$877,770 Price/SF: \$331.23 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 183	Weber Brokerage 24361 Greenfield Rd Suite 201 Southfield, MI 48075 (248) 556-4215 Brad Weber (248) 556-4215 (phone)

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	



36 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	Sales Contacts
Sale Price: \$220,000 Price/SF: \$157.14 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Owner/User Days On Market: 1,121	Howard Schwartz Commercial Real Estate, LLC 30054 Orchard Lake Rd Farmington Hills, MI 48334 (248) 538-4800 Barry Landau Retail Land (248) 538-4800 (phone) (248) 538-8530 (fax)

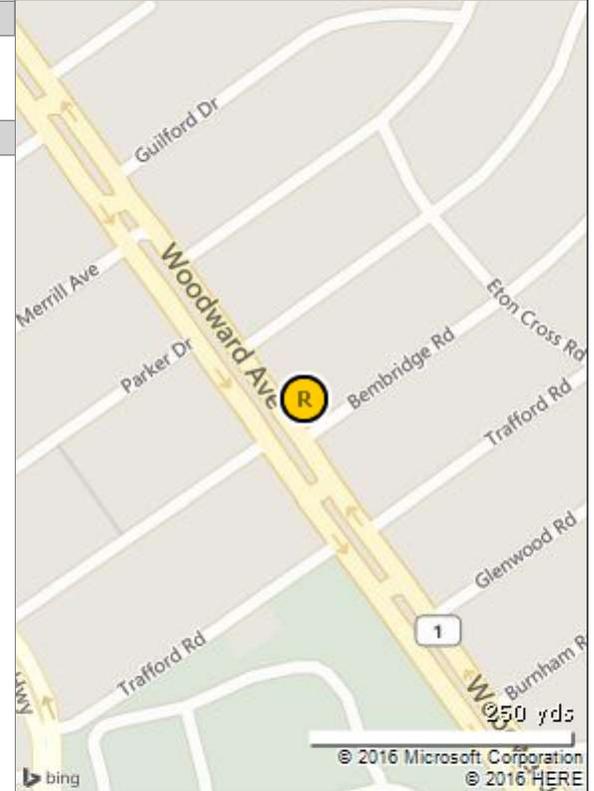
Investment Notes

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**



37 31996 Woodward Ave

13 & 14 Mile
 13 & 14 Mile - Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
 1,392 SF Retail Storefront Building Renovated in 1990 Built in 1940
 Property is for sale at \$559,900 (\$402.23/SF)



Investment Information	Sales Contacts
Sale Price: \$559,900 Price/SF: \$402.23 Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment OR Owner/User Days On Market: 43	Mary C & Michael V Barnd 1800 Moors Ct Bloomfield Hills, MI 48302 (248) 505-8700 Michael Barnd (248) 505-8700 (phone)

Investment Notes

Prior Hair salon.
 Equipment sold separately.

Turn-key salon space on Woodward Avenue and Normandy. Corner building with phenomenal visibility, exposure and parking! Building can be converted to general retail/office space.
 13 & 14 Mile

Center Information

Center Type: Storefront	Center Size: 1,392 SF
Bldg Status: Built 1940, Renov 1990	Zoning: BI
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.11 AC
Stories: 1	Lot Dimensions: 38x132
Elevators: -	CAM: -
Total Avail: 1,392 SF	
Bldg Vacant: 1,392 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

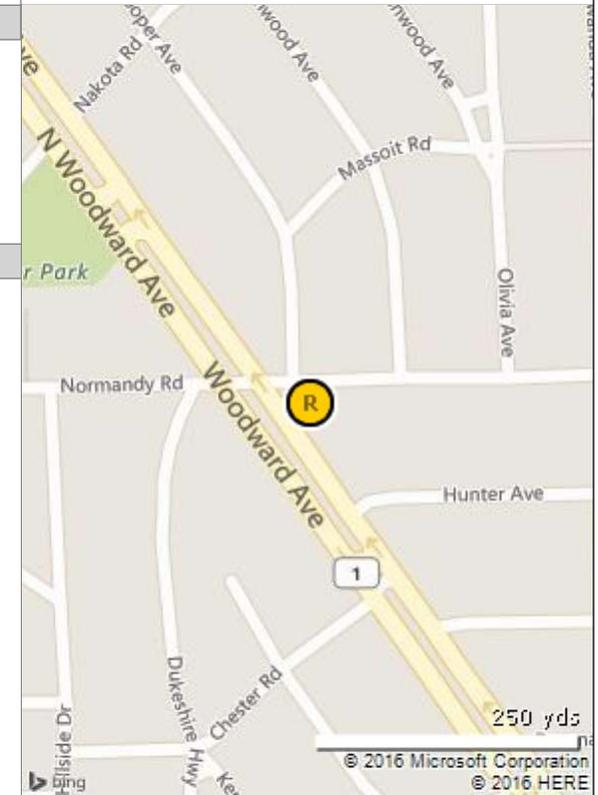
Loading Docks: **None** Ceiling Height: **8'-11'**

Street Frontage: **47 feet on Woodward Ave**
134 feet on Normandy

Parking: **16 free Surface Spaces are available; Ratio of 8.62/1,000 SF**

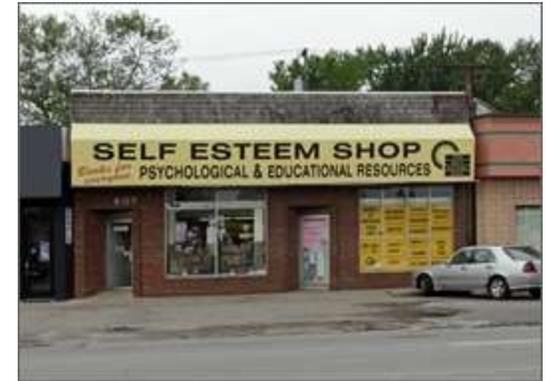
Amenities: **Corner Lot, Signage**

Parcel Number: **25-06-426-001**



38 32839-32851 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket
 1,800 SF Retail Storefront Building Built in 1970
 Property is for sale at an undisclosed price



Investment Information	Sales Contacts
Sale Price: For Sale Price/SF: - Cap Rate: - Sale Status: Active Sale Conditions: - Sale Type: Investment Days On Market: 253	Avesian Associates, Inc. Birmingham, MI 48012 (248) 644-8836 Paul Avesian President (248) 644-8836 (phone) (248) 644-8840 (fax)

Investment Notes

Retail Store
 Shelving available
 \$325k

Center Information

Center Type: Storefront	Center Size: 1,800 SF
Bldg Status: Built 1970	Zoning: Commercial
% 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**

