

# 1 Walgreens & Dollar Tree | Corp. Lease

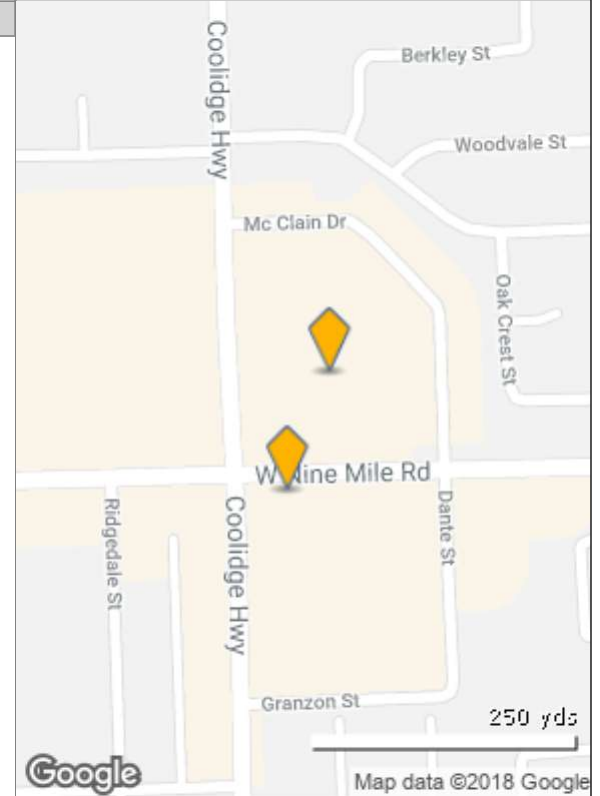
Portfolio of 2 Retail properties in Oak Park, MI, having total size of 45,742 SF, and for sale at \$8,235,575 (\$180.04/SF)

Portfolio Information	Sales Contacts
Sale Price: <b>\$8,235,575</b> Price/SF: <b>\$180.04</b> Cap Rate: <b>8.00%</b> Sale Conditions: <b>Investment Triple Net</b> Sale Type: <b>Investment</b>  Total Size: <b>45,742 SF</b> Days On Market: <b>1,232</b> Sale Status: <b>Active</b>  <b>2 Properties in portfolio</b> <i>Properties cannot be sold individually</i>	<b>Stan Johnson Company</b> 303 E Wacker Dr Suite 1111 Chicago, IL 60601 (312) 240-0127  <b>Bradley Feller</b> Managing Director (312) 240-0194 ext. 571 (phone) (312) 240-0158 (fax)



## Investment Notes

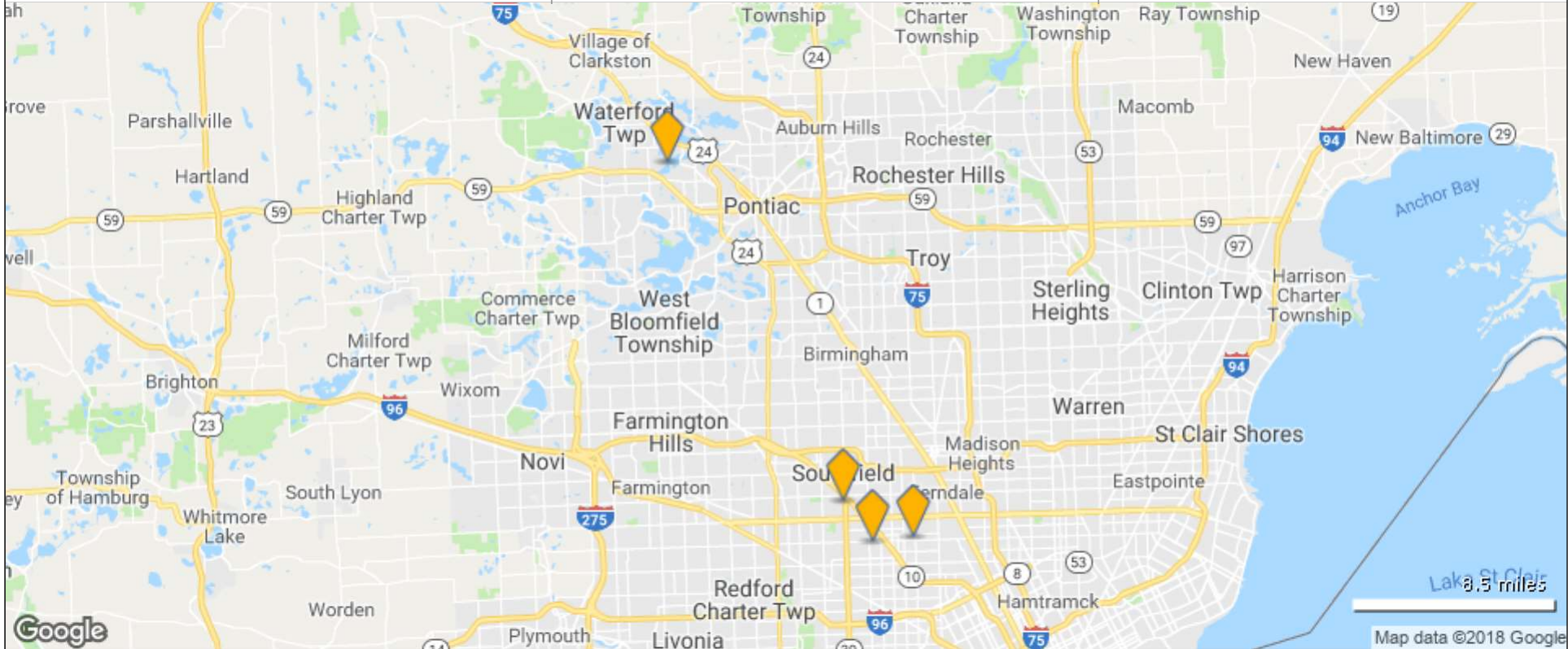
Stan Johnson Company is pleased to offer the opportunity to acquire fee simple interest in two commercial properties, 100% occupied by Walgreens and Dollar Tree, located at 13550 West Nine Mile Road and 23090 Coolidge Highway in Oak Park, Michigan ("The Property"). Operating at this site since 2000, Walgreens just signed a brand new 10-year lease extension, signaling its commitment to the site for years to come. Dollar Tree has operated at this location since 2005, and is currently in its first option period with just over two (2) years of lease term remaining and two additional five-year options thereafter that include approximately 4% increases per option.



Portfolio of 4 properties in Oakland County, MI, having total size of 158,676 SF, and for sale



Portfolio Information	Sales Contacts
Sale Price: <b>For Sale</b> Cap Rate: - Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment</b>  Total Size: <b>158,676 SF</b> Total Land Area: <b>18.95 AC</b> Days On Market: <b>1,168</b>  <b>4 Properties in portfolio</b> <i>All properties can be sold individually</i>	<b>The Hayman Company</b> 29100 Northwestern Hwy Suite 410 Southfield, MI 48034 (248) 879-7777  <b>Maurice Miller</b> Senior Vice President (248) 879-4727 (phone) (248) 879-2430 (fax)



### 3 Michigan SFH Portfolio

Portfolio of 13 properties for sale at \$1,749,900 (\$107.72/SF)

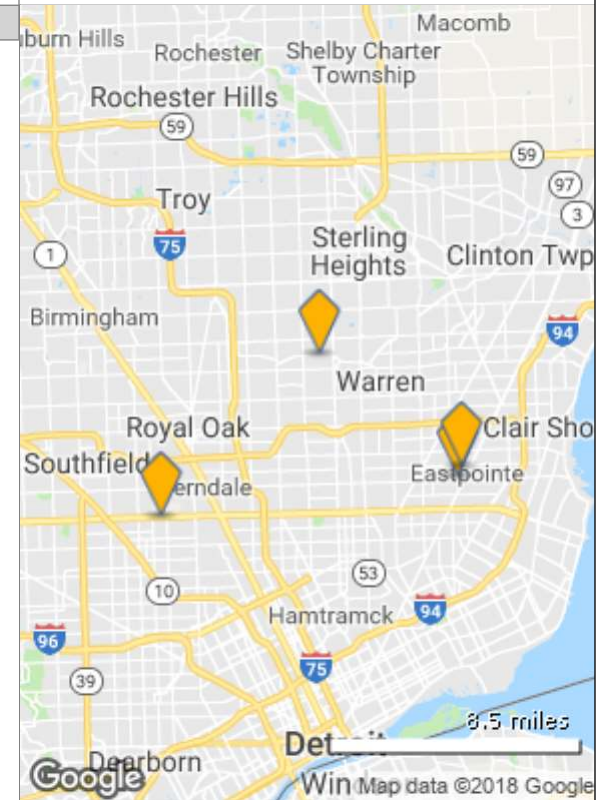


Portfolio Information	Sales Contacts
Sale Price: <b>\$1,749,900</b> Cap Rate: <b>6.88%</b> Sale Status: <b>Active</b> Sale Conditions: <b>Bulk/Portfolio Sale</b> Sale Type: <b>Investment OR Owner/User</b>  Total Size: <b>16,245 SF</b> Total Land Area: <b>0 AC</b> Days On Market: <b>78</b>  <b>13 Properties in portfolio</b> <i>Properties cannot be sold individually</i>	<b>Alcazar Capital</b> 100 W Big Beaver Rd Suite 200 Troy, MI 48084 (586) 557-6215  <b>Mo Asker</b> Vice President (586) 557-6215 (phone)

#### Investment Notes

Michigan Single-family homes and condominiums portfolio for sale. Thirteen (13) properties in total: Eight (8) Condos and five (5) Single-family homes. Carefully selected, quality properties located in the Metro-Detroit Area: Shelby Township, Utica, Sterling Heights, Warren, Oak Park and Roseville. The majority of the condos were built after 2008. Each property is professionally managed and meticulously maintained. Low maintenance portfolio perfect for creating a lifetime, passive-income stream. New owner may elect to self-manage to further improve return on investment.

RECENTLY REDUCED PRICE!!



Portfolio of 2 Retail properties in Oak Park, MI, having total size of 5,800 SF, and for sale at \$450,000 (\$77.59/SF)

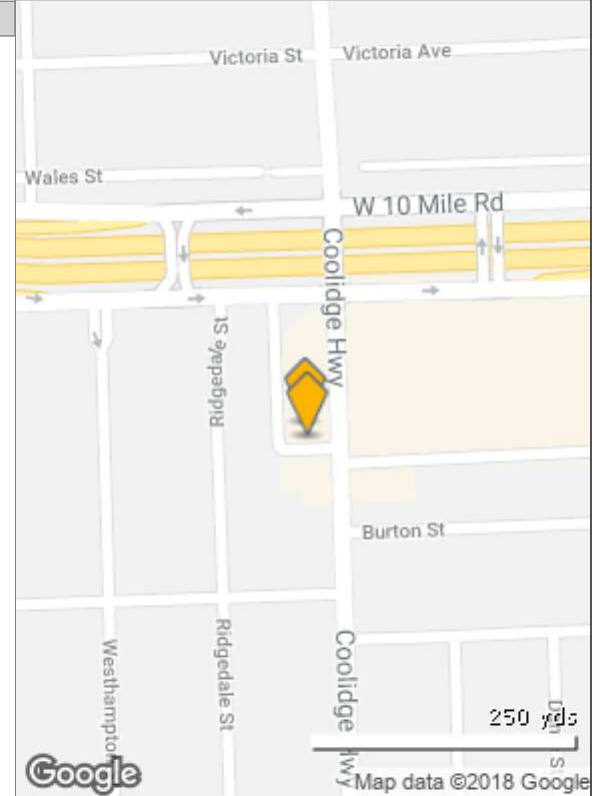


Portfolio Information	Sales Contacts
Sale Price: <b>\$450,000</b> Price/SF: <b>\$77.59</b> Cap Rate: - Sale Conditions: - Sale Type: <b>Owner/User</b>  Total Size: <b>5,800 SF</b> Days On Market: <b>89</b> Sale Status: <b>Active</b>  <b>2 Properties in portfolio</b> <i>Properties cannot be sold individually</i>	<b>RE/MAX Partners Notary Service</b> 4000 Crooks Rd Royal Oak, MI 48073 (248) 435-1100  <b>Summer Skinner</b> Broker (248) 435-1100 (phone)

**Investment Notes**

This sale consist of 3 store fronts that can be purchased together which total close to 4500 SF or purchased individually and each property is 1500 SF. For individual pricing please reach out to broker.

Property is located on a main road. Easy accessible parking for customers and the property is in a high traffic area.



# 5 14600-14650 W 8 Mile Rd - Complete Protection Bldg

Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 11,700 SF Class C Flex Building Built in 1958  
 Property is for sale at \$599,000 (\$51.20/SF)



## Investment Information

Sale Price: **\$599,000**  
 Price/SF: **\$51.20**  
 Cap Rate: -  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Owner/User**  
 Days On Market: **253**

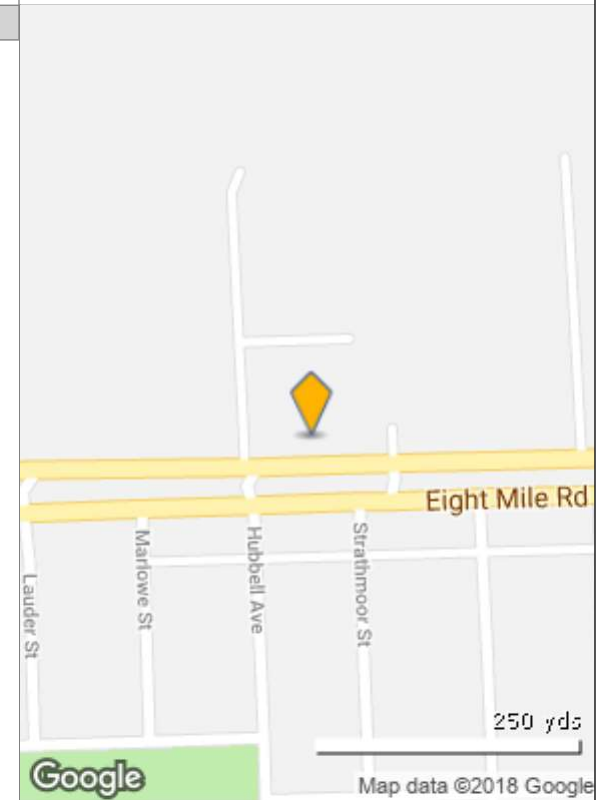
## Sales Contacts

**CBRE, Inc.**  
 2000 Town Center  
 Suite 2200  
 Southfield, MI 48075  
 (248) 353-5400  
**Gregg M. Loichinger**  
 Senior Associate  
 (248) 351-2025 (phone)  
 (248) 353-8134 (fax)

## Building Information

Bldg Type: <b>Flex</b>	Stories: <b>1</b>	RBA: <b>11,700 SF</b>
Bldg Status: <b>Built 1958</b>	Building: <b>0.17</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>For Sale</b>	CAM: -	Zoning: <b>LI</b>
Bldg Vacant: <b>0 SF</b>	Land Area: <b>1.56 AC</b>	Owner Type: -
Warehouse Avail: <b>11,700 SF</b>	Smallest Space: <b>11,700 SF</b>	Owner Occupied: <b>No</b>
Office Avail: <b>0 SF</b>		Tenancy: <b>Multiple Tenant</b>
Max Contig: <b>11,700 SF</b>		Lot Dimensions: -
Ceiling Height: -	Crane: <b>None</b>	Cross Docks: -
Column Spacing: -	Loading Docks: <b>None</b>	Levelators: <b>None</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>4 tot./10'0" w x 12'0" h</b>	Sprinklers: -
Rail Spots: -	Rail Line: -	

Features: **Property Manager on Site, Signage**  
 Parking: **45 free Surface Spaces are available; Ratio of 4.14/1,000 SF**



## 6 10450-10460 W 9 Mile Rd

Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 8,600 SF Retail Storefront Retail/Office Building Built in 1956  
 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: **433**

### Sales Contacts

**Friedman Real Estate**  
 34975 W 12 Mile Rd  
 Suite 200  
 Farmington Hills, MI 48331  
 (248) 324-2000  
**Joel Kestenberg**  
 Investment Advisory & Brokerage Services  
 (248) 324-2000 (phone)  
 (248) 848-4141 (fax)

### Investment Notes

For Sale: ±8,600 SF multi-tenant retail, medical, office building in Oak Park, Michigan  
 79% occupied with term remaining on tenants' leases  
 \$40,000 in-place NOI with substantial upside potential  
 Minutes from downtown Ferndale and Metro Detroit's premier suburbs  
 Located along West 9 Mile Road with traffic counts exceeding 32,000 cars per day  
 ±150,000 people reside within 3 miles of the property (±385,000 within 5 miles)  
 Strong demographics with average HH incomes ±\$55,000  
 Asset will be sold at auction through Ten-X.com on November 15, 2018

### Center Information

Center Type: <b>Storefront Retail/Office</b>	Center Size: <b>8,600 SF</b>
Bldg Status: <b>Built 1956</b>	Zoning: <b>BI</b>
% Leased: <b>100.0%</b>	Owner Type: -
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.40 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>0 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Multiple Tenant</b>	

Street Frontage: **103 feet on 9 Mile Rd**  
 Parking: **29 Surface Spaces are available; Ratio of 3.37/1,000 SF**  
 Parcel Number: **25-29-454-041, 25-29-454-043**



# 7 13401 W 9 Mile Rd - PNC

Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 4,322 SF Retail Bank Building Built in 1957  
 Property is for sale at \$400,000 (\$92.55/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$400,000</b> Price/SF: <b>\$92.55</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Owner/User</b>  Days On Market: <b>546</b>	<b>Signature Associates</b> One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000  <b>Peter Vanderkaay</b> Sales Associate - Retail Division (248) 359-3837 (phone) (248) 948-4198 (fax)

## Investment Notes

PRICE REDUCED - Former PNC Bank branch with drive-thru in a prime retail trade area with very good demographics. Includes 3 year old equipment in excellent shape and walk-in vault. Many building improvements. Lots of possible uses including redevelopment of site.

## Center Information

Center Type: <b>Bank</b>	Center Size: <b>4,322 SF</b>
Bldg Status: <b>Built 1957</b>	Zoning: <b>BI</b>
% Leased: <b>0.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.55 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>4,322 SF</b>	
Bldg Vacant: <b>4,322 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	

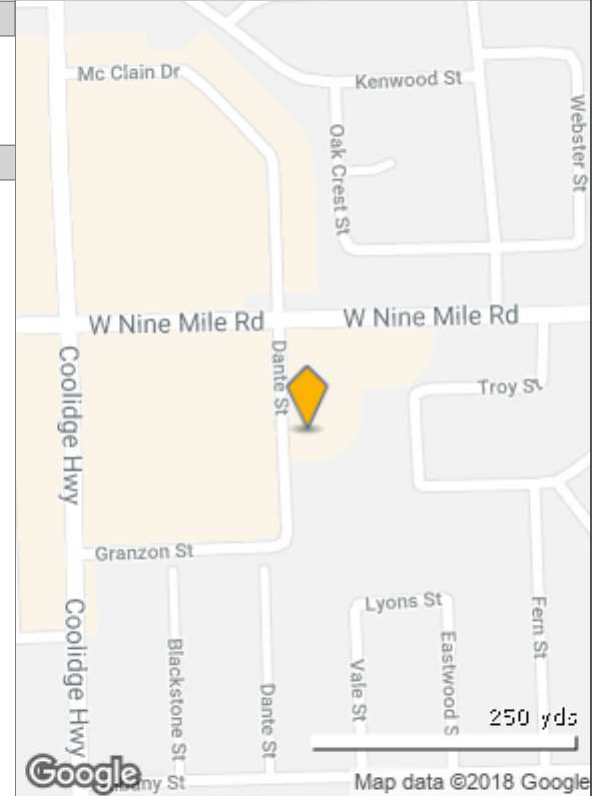
Loading Docks: **None**      Ceiling Height: -

Street Frontage: **75 feet on 9 Mile Rd**

Parking: **12 free Surface Spaces are available; Ratio of 2.78/1,000 SF**

Amenities: **Drive Thru**

Parcel Number: **25-32-104-001**



# 8 8625 Capital St

Near Wyoming Ave.  
 Near Wyoming Ave. - Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 13,800 SF Class C Manufacturing Building Built in 1958  
 Property is for sale at \$399,000 (\$28.91/SF)



## Investment Information

Sale Price: **\$399,000**  
 Price/SF: **\$28.91**  
 Cap Rate: -  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Investment OR Owner/User**  
 Days On Market: **66**

## Sales Contacts

**Colliers International**  
 2 Corporate Dr  
 Suite 300  
 Southfield, MI 48076  
 (248) 540-1000  
**Raffi Derbabian**  
 Vice President  
 (248) 540-1000 (phone)  
 (248) 540-1038 (fax)

## Investment Notes

- Clean Building with Two Large A/C Rooms in Warehouse. Can be Removed.
- Immediate Occupancy.
- Newer Electrical Service.

## Building Information

Bldg Type: <b>Manufacturing</b>	RBA: <b>13,800 SF</b>
Bldg Status: <b>Built 1958</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>LI; Light</b>
Stories: <b>1</b>	Owner Type: <b>Industrial</b>
Bldg Vacant: <b>13,800 SF</b>	Building: <b>0.59</b>
Warehouse Avail: <b>13,800 SF</b>	CAM: <b>-</b>
Office Avail: <b>0 SF</b>	Land Area: <b>0.54 AC</b>
Max Contig: <b>13,800 SF</b>	Smallest Space: <b>13,800 SF</b>
Crane: <b>Yes</b>	Owner Occupied: <b>No</b>
Ceiling Height: <b>13'0"</b>	Tenancy: <b>Single Tenant</b>
Column Spacing: <b>-</b>	Lot Dimensions: <b>-</b>
Const Mat: <b>Masonry</b>	Cross Docks: <b>-</b>
Rail Spots: <b>None</b>	Levelators: <b>None</b>
Drive Ins: <b>5 tot./12'0" w x 12'0" h</b>	Sprinklers: <b>None</b>
Rail Line: <b>None</b>	
Power: <b>600a/240v</b>	
Utilities: <b>Heating - Gas, Lighting - Fluorescent</b>	
Features: <b>Air Conditioning, Air Lines, Buss Ducts, Signage, Skylights</b>	
Parcel Number: <b>25-33-152-010</b>	
Parking: <b>8 Surface Spaces are available; Ratio of 0.58/1,000 SF</b>	





# 9 8700 Capital St

Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 13,520 SF Class C Warehouse Building Renovated in 1976 Built in 1962  
 Property is for sale at \$550,000 (\$40.68/SF)



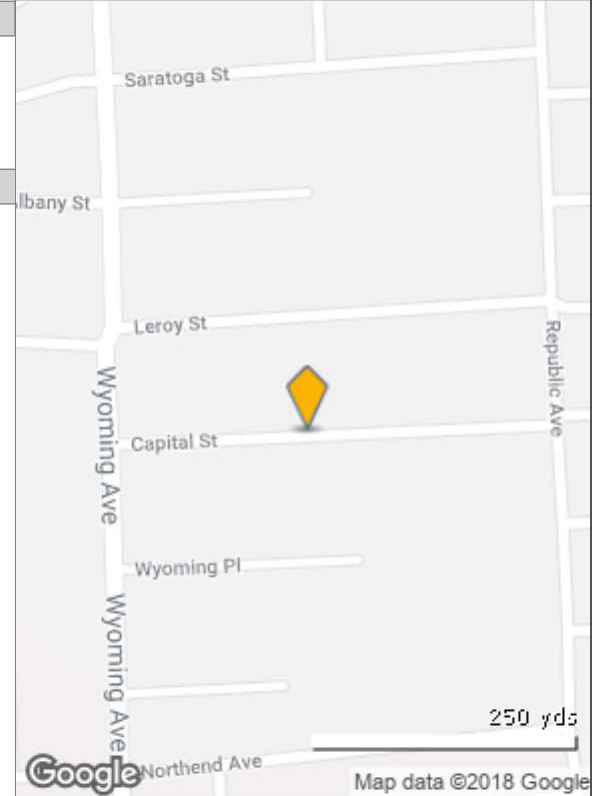
Investment Information	Sales Contacts
Sale Price: <b>\$550,000</b> Price/SF: <b>\$40.68</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment OR Owner/User</b>  Days On Market: <b>406</b>	<b>Thomas Duke Company</b> 37000 Grand River Ave Suite 360 Farmington, MI 48335 (248) 476-3700  <b>Andrew Battersby</b> Associate (248) 476-3700 (phone) (248) 476-3560 (fax)

## Investment Notes

Good, clean industrial building for sale or lease. Building contains 3,200 sf of office, 4 overhead doors, fully air conditioned and land contract terms are available. Good, clean industrial building for sale or lease. Building contains 3,200 sf of office, 4 overhead doors, fully air conditioned and land contract terms are available. Good, clean industrial building for sale or lease. Building contains 3,200 sf of office, 4 overhead doors, fully air conditioned and land contract terms are available.

## Building Information

Bldg Type: <b>Warehouse</b>	RBA: <b>13,520 SF</b>
Bldg Status: <b>Built 1962, Renov 1976</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>LI</b>
Stories: <b>1</b>	Owner Type: <b>-</b>
Bldg Vacant: <b>0 SF</b>	Owner Occupied: <b>Yes</b>
Warehouse Avail: <b>13,520 SF</b>	Tenancy: <b>Single Tenant</b>
Office Avail: <b>0 SF</b>	Lot Dimensions: <b>-</b>
Max Contig: <b>13,520 SF</b>	
Building: <b>0.86</b>	
Land Area: <b>0.36 AC</b>	
Smallest Space: <b>13,520 SF</b>	
Crane: <b>None</b>	Cross Docks: <b>-</b>
Loading Docks: <b>None</b>	Levelators: <b>None</b>
Drive Ins: <b>2 tot./11'0" w x 14'0" h</b>	Sprinklers: <b>-</b>
Rail Line: <b>None</b>	
Utilities: <b>Heating - Gas, Lighting - Fluorescent</b>	
Parking: <b>14 free Surface Spaces are available; Ratio of 0.60/1,000 SF</b>	



# 10 12720 Capital St

Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 6,380 SF Class C Manufacturing Building Built in 1954  
 Property is for sale at \$1,100,000 (\$172.41/SF)



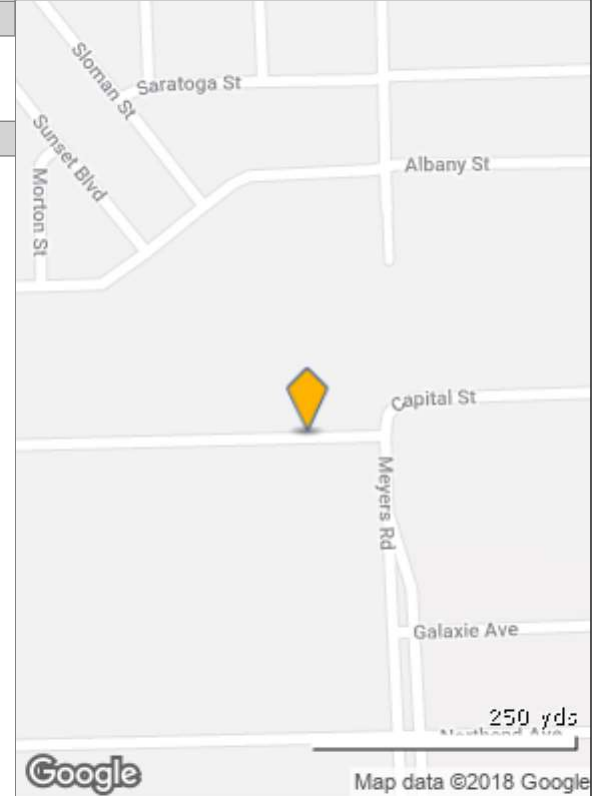
Investment Information	Sales Contacts
Sale Price: <b>\$1,100,000</b> Price/SF: <b>\$172.41</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: <b>Business Value Included</b> Sale Type: <b>Owner/User</b>  Days On Market: <b>77</b>	<b>Michigan Rockstar Realty and Clients First</b> 44205 Ford Rd Canton, MI 48187 (732) 748-8882  <b>Mick Khzouz</b> Realtor/Appraiser (734) 981-2900 (phone)

### Investment Notes

Includes 12933 W 8 MILE Road, Detroit, Michigan 48235. Over 9400 Sq Ft warehouse and office space with bay door and parking.  
<https://matrix.realcomponline.com/DE.asp?k=2585665XC07c&p=DE-135231466-599>

### Building Information

Bldg Type: <b>Manufacturing</b>	RBA: <b>6,380 SF</b>
Bldg Status: <b>Built 1954</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>Lt. Indust</b>
Bldg Vacant: <b>0 SF</b>	Stories: <b>1</b>
Warehouse Avail: <b>6,300 SF</b>	Building: <b>0.32</b>
Office Avail: <b>0 SF</b>	CAM: <b>-</b>
Max Contig: <b>6,300 SF</b>	Land Area: <b>0.46 AC</b>
	Smallest Space: <b>6,300 SF</b>
Ceiling Height: <b>15'0"</b>	Crane: <b>1/3 tons</b>
Column Spacing: <b>-</b>	Loading Docks: <b>None</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>2 tot./12'0"w x 14'0"h</b>
Rail Spots: <b>None</b>	Rail Line: <b>None</b>
Power: <b>1000a/240v</b>	Cross Docks: <b>-</b>
Utilities: <b>Heating - Gas</b>	Levelators: <b>None</b>
Features: <b>Air Conditioning, Buss Ducts</b>	Sprinklers: <b>None</b>
Parcel Number: <b>25-32-176-020</b>	
Parking: <b>23 free Surface Spaces are available; Ratio of 3.61/1,000 SF</b>	



# 11 12950 Cloverdale St

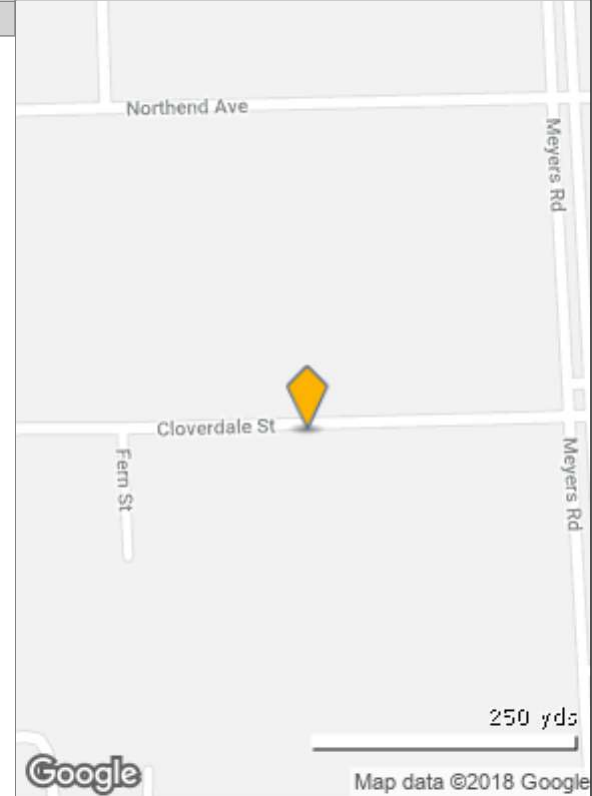
Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 6,600 SF Retail Auto Repair Building Built in 1969  
 Property is for sale at \$650,000 (\$98.48/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$650,000</b> Price/SF: <b>\$98.48</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Owner/User</b>  Days On Market: <b>126</b>	<b>CBRE, Inc.</b> 2000 Town Center Suite 2200 Southfield, MI 48075 (248) 353-5400  <b>Matthew J. Osiecki</b> Vice President (248) 351-2079 (phone) (248) 353-8134 (fax)

## Center Information

Center Type: <b>Auto Repair</b>	Center Size: <b>6,600 SF</b>
Bldg Status: <b>Built 1969</b>	Zoning: <b>LI</b>
% Leased: <b>100.0%</b>	Owner Type: -
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>1.70 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>6,600 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	
Loading Docks: <b>None</b>	Ceiling Height: <b>16'</b>
Parking: <b>15 free Surface Spaces are available; Ratio of 2.27/1,000 SF</b>	
Amenities: <b>Fenced Lot</b>	
Parcel Number: <b>25-32-326-011</b>	



# 12 21380 Coolidge Hwy

Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 11,600 SF Class C Warehouse Building Built in 1951  
 Property is for sale at \$599,000 (\$51.64/SF)



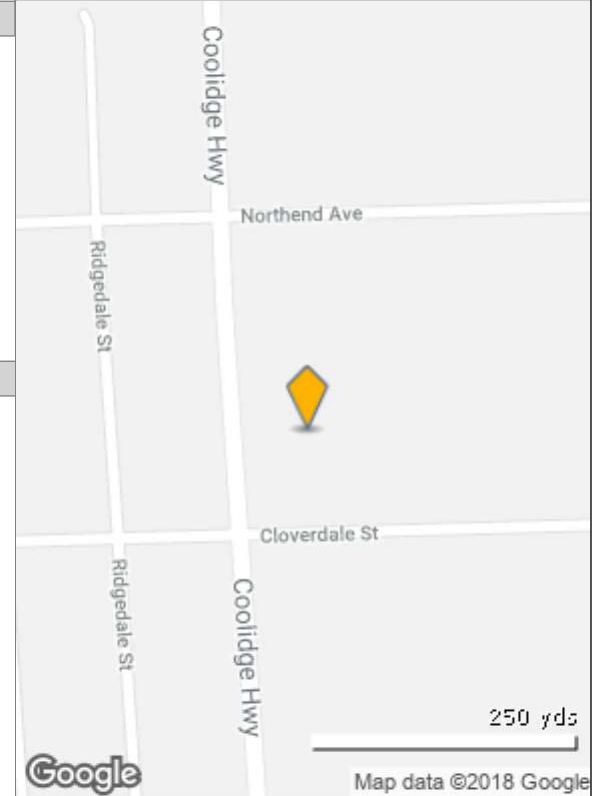
Investment Information	Sales Contacts
Sale Price: <b>\$599,000</b> Price/SF: <b>\$51.64</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Owner/User</b>  Days On Market: <b>386</b>	<b>Friedman Real Estate</b> 34975 W 12 Mile Rd Suite 200 Farmington Hills, MI 48331 (248) 324-2000  <b>Joel Kestenberg</b> Investment Advisory & Brokerage Services (248) 324-2000 (phone) (248) 848-4141 (fax)

## Investment Notes

11,600 SF industrial property for sale  
 -Front Building: 8,600 SF  
 -Rear Building: 3,000 SF  
 New roofs on both buildings  
 12 foot clear ceiling heights  
 400 amp 3 phase power  
 (1) 8'x10' drive-in door  
 Automated security gate  
 High visibility and strong traffic counts  
 Ample parking  
 ±0.92 acres – zoned LI (light industrial)  
 Asking Price: \$599,000

## Building Information

Bldg Type: <b>Warehouse</b>	RBA: <b>11,600 SF</b>
Bldg Status: <b>Built 1951</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>LI, Oak Park</b>
Bldg Vacant: <b>0 SF</b>	Owner Type: -
Warehouse Avail: <b>11,600 SF</b>	Owner Occupied: <b>No</b>
Office Avail: <b>0 SF</b>	Tenancy: <b>Single Tenant</b>
Max Contig: <b>11,600 SF</b>	Lot Dimensions: <b>100x400</b>
Stories: <b>1</b>	
Building: <b>0.29</b>	
CAM: -	
Land Area: <b>0.92 AC</b>	
Smallest Space: <b>11,600 SF</b>	
Ceiling Height: <b>12'0"</b>	Crane: <b>None</b>
Column Spacing: -	Loading Docks: <b>None</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>1 tot./8'0"w x 10'0"h</b>
Rail Spots: <b>None</b>	Rail Line: <b>None</b>
Power: <b>400a 3p 4w</b>	Cross Docks: -
Features: <b>Air Conditioning, Air Lines, Fenced Lot, Signage</b>	Levelators: <b>None</b>
	Sprinklers: <b>None</b>



Parcel Number: **25-32-301-017**

Parking: **15 free Surface Spaces are available; Ratio of 1.74/1,000 SF**

# 13 21430 Coolidge Hwy

Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 10,624 SF Class C Warehouse Building Built in 1949  
 Property is for sale at \$525,000 (\$49.42/SF)



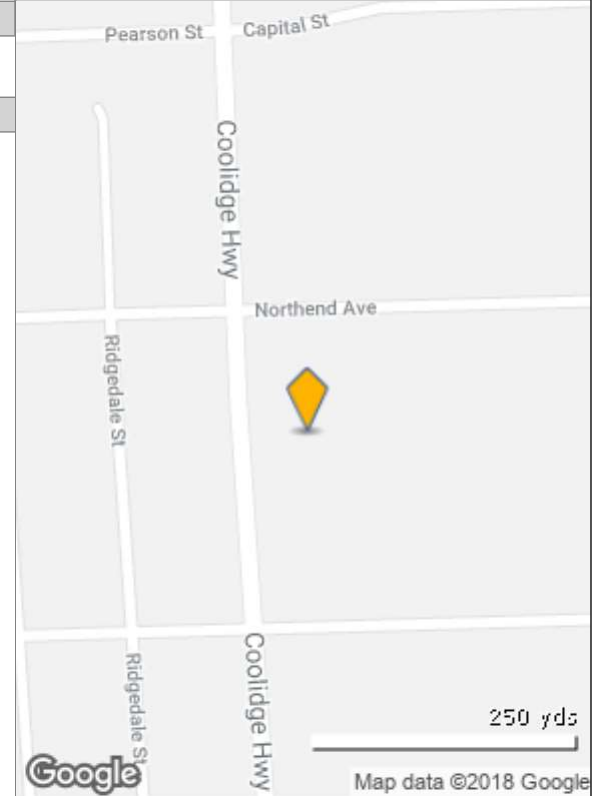
Investment Information	Sales Contacts
Sale Price: <b>\$525,000</b> Price/SF: <b>\$49.42</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment</b>  Days On Market: <b>315</b>	<b>Signature Associates</b> One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000  <b>Kris R. Pawlowski</b> Principal (248) 359-3801 (phone) (248) 948-9015 (fax)

## Investment Notes

Great crane building on a main road. Buss duct and a large razor wire lot in rear of building.

## Building Information

Bldg Type: <b>Warehouse</b>	RBA: <b>10,624 SF</b>
Bldg Status: <b>Built 1949</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>Lt Industrial</b>
Bldg Vacant: <b>0 SF</b>	Stories: <b>1</b>
Warehouse Avail: <b>0 SF</b>	Building: <b>0.27</b>
Office Avail: <b>0 SF</b>	CAM: <b>-</b>
Max Contig: <b>0 SF</b>	Land Area: <b>0.92 AC</b>
	Smallest Space: <b>0 SF</b>
Ceiling Height: <b>32'0"</b>	Crane: <b>None</b>
Column Spacing: <b>-</b>	Loading Docks: <b>None</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>2 tot./12'0"w x 10'0"h</b>
Rail Spots: <b>None</b>	Rail Line: <b>None</b>
Power: <b>480v</b>	Cross Docks: <b>-</b>
Features: <b>Air Conditioning, Fenced Lot, Floor Drains, Signage</b>	Levelators: <b>None</b>
Parcel Number: <b>25-32-301-002</b>	Sprinklers: <b>None</b>
Parking: <b>25 free Surface Spaces are available; Ratio of 2.35/1,000 SF</b>	Owner Type: <b>-</b>
	Owner Occupied: <b>No</b>
	Tenancy: <b>Multiple Tenant</b>
	Lot Dimensions: <b>-</b>



# 14 22041 Coolidge Hwy

Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 2,800 SF Retail Storefront Retail/Office Building Built in 1959  
 Property is for sale at \$225,000 (\$80.36/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$225,000</b> Price/SF: <b>\$80.36</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Owner/User</b>  Days On Market: <b>89</b>	<b>RE/MAX Partners Notary Service</b> 4000 Crooks Rd Royal Oak, MI 48073 (248) 435-1100  <b>Summer Skinner</b> Broker (248) 435-1100 (phone)

### Investment Notes

Property is located on a main road. Easy accessible parking for customers and the property is in a high traffic area. Property is about 2800 SF.

### Center Information

Center Type: <b>Storefront Retail/Office</b>	Center Size: <b>2,800 SF</b>
Bldg Status: <b>Built 1959</b>	Zoning: <b>B-1</b>
% Leased: <b>100.0%</b>	Owner Type: <b>-</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.09 AC</b>
Stories: <b>1</b>	Lot Dimensions: <b>-</b>
Elevators: <b>-</b>	CAM: <b>-</b>
Total Avail: <b>2,800 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	

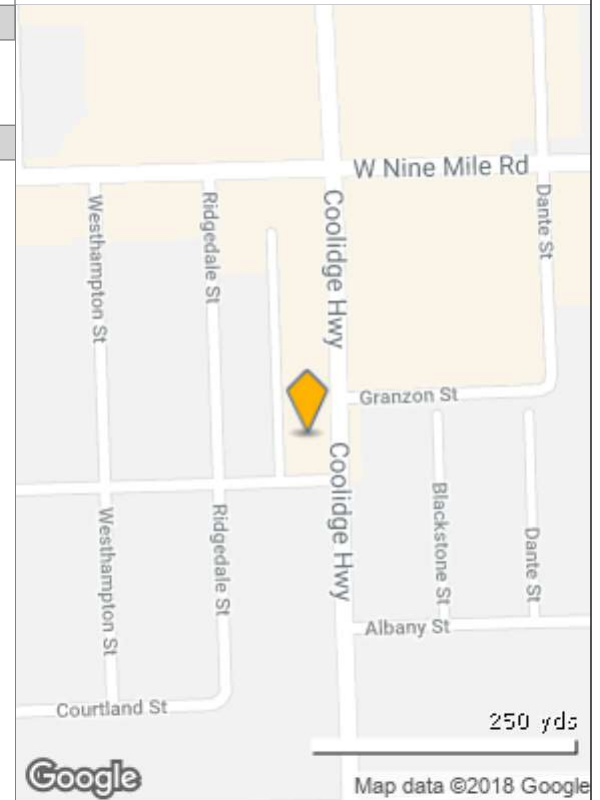
Loading Docks: **None**      Ceiling Height: **-**

Street Frontage: **38 feet on Coolidge Hwy**

Parking: **10 free Surface Spaces are available; Ratio of 4.56/1,000 SF**

Amenities: **Signage**

Parcel Number: **25-31-228-043**



# 15 Eight Mile Rd - Eight Mile Road

Eight Mile & Greenfield Rd - Eight Mile Road  
 Eight Mile & Greenfield Rd - Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 Land of 27 AC is for sale at an undisclosed price



Investment Information	Sales Contacts
Sale Price: <b>For Sale</b> Price/AC: -  Sale Status: <b>Active</b> Sale Conditions: -  Days On Market: <b>1,458</b>	<b>Signature Associates</b> One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000  <b>Paul S. Hoge</b> Vice President/Principal (248) 948-0103 (phone) (248) 799-3164 (fax)

### Investment Notes

- Exceptional redevelopment site - Build-to-suit for sale or lease. Price and taxes TBD - Sizes from 50,000 to 400,000 sq. ft. - Will consider lot sales, price dependent upon location within development - Most centrally located site in town - Close to M-10, I-696 and I-75

East of Greenfield Road

### Land Information

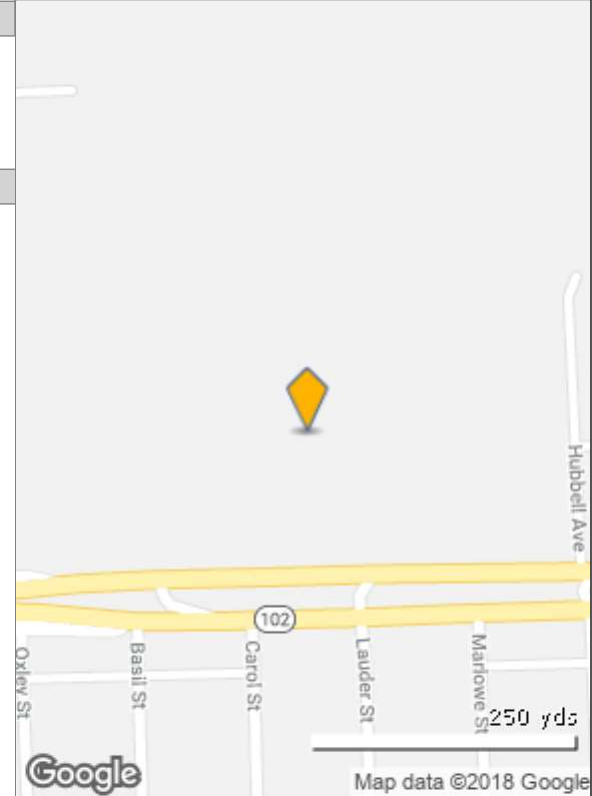
Zoning: <b>BI</b>	Proposed Use: <b>Retail</b>	Lot Dimensions: -
Density: -	Parcel Size: <b>27 AC</b>	
Number Of Lots: -	On-Site Improv: -	
Improvements: -		

Parcel Number: **25-31-326-003, 25-31-351-038**

Topography: **Level**

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

Street Frontage: **1,209 feet on W 8 Mile Rd.  
 753 feet on Greenfield Rd.**





# 16 15255 W Eleven Mile Rd

E of Greenfield  
 E of Greenfield - Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 40,190 SF Class C Manufacturing Building Built in 1950  
 Property is for sale at \$1,850,000 (\$46.03/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$1,850,000</b> Price/SF: <b>\$46.03</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Owner/User</b>  Days On Market: <b>55</b>	<b>Colliers International</b> 2 Corporate Dr Suite 300 Southfield, MI 48076 (248) 540-1000  <b>Raffi Derbabian</b> Vice President (248) 540-1000 (phone) (248) 540-1038 (fax)

## Investment Notes

4,778 SF of Office Space  
 22'- 26' Ceiling Height  
 40' Bays  
 2 -12' x 14' Doors  
 2 Truckwells  
 6 Cranes: 3-2 Ton; 2-5 Ton; 1-10 Ton  
 240/480V - 3-Phase Power  
 Buss Duct  
 Air Lines  
 Zoned Light Industrial

## Building Information

Bldg Type: <b>Manufacturing</b>	RBA: <b>40,190 SF</b>
Bldg Status: <b>Built 1950</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>LM, Oak Park</b>
Bldg Vacant: <b>40,190 SF</b>	Owner Type: -
Warehouse Avail: <b>40,190 SF</b>	Owner Occupied: <b>Yes</b>
Office Avail: <b>4,778 SF</b>	Tenancy: <b>Single Tenant</b>
Max Contig: <b>40,190 SF</b>	Lot Dimensions: -
Stories: <b>2</b>	
Building: <b>0.64</b>	
CAM: -	
Land Area: <b>1.44 AC</b>	
Smallest Space: <b>40,190 SF</b>	
Ceiling Height: <b>19'0"-20'0"</b>	Crane: <b>6/5-10 tons</b>
Column Spacing: -	Loading Docks: <b>2 ext (bldg. total)</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>2 tot./12'0"w x 14'0"h</b>
Rail Spots: <b>None</b>	Rail Line: <b>None</b>
	Cross Docks: <b>No</b>
	Levelators: <b>None</b>
	Sprinklers: <b>Yes</b>

Parcel Number: **25-19-101-030, 25-19-102-002, 25-19-102-003, 25-19-102-004, 25-19-102-005**  
 Parking: **45 free Surface Spaces are available; Ratio of 2.05/1,000 SF**



# 17 20820 Greenfield Rd - Lawton Building

Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 36,837 SF Class B Office Building Renovated in 2003 Built in 1965  
 Property is for sale at \$1,200,000 (\$32.58/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$1,200,000</b> Price/SF: <b>\$32.58</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Owner/User</b>  Days On Market: <b>1,168</b>  Portfolio Info: <i><b>This property is also for sale as part of a portfolio</b></i>	<b>The Hayman Company</b> 29100 Northwestern Hwy Suite 410 Southfield, MI 48034 (248) 879-7777  <b>Maurice Miller</b> Senior Vice President (248) 879-4727 (phone) (248) 879-2430 (fax)

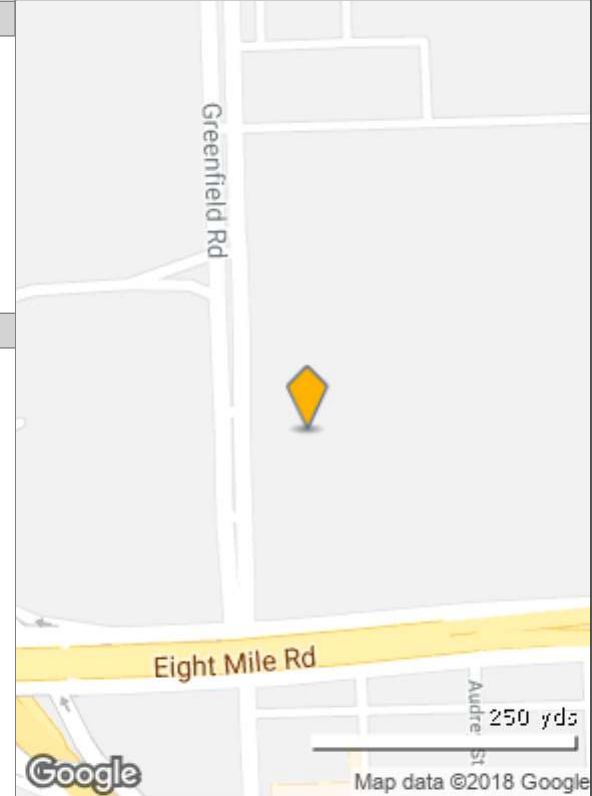
### Investment Notes

36,837 square foot building on 1.81 acres. 200 car paved parking lot. Ideal for office or education space. Includes cafeteria, kitchen, large conference/board room. 15 classrooms, 15-20 offices, elevator, sprinkler fire alarm and central air. The building has a broad attractive frontage on Greenfield Rd., with limited visitor parking in front and 200 parking spaces in the rear of the site. 36,837 square foot building on 1.81 acres. 200 car paved parking lot. Ideal for office or education space. Includes cafeteria, kitchen, large conference/board room. 15 classrooms, 15-20 offices, elevator, sprinkler fire alarm and central air. The building has a broad attractive frontage on Greenfield Rd., with limited visitor parking in front and 200 parking spaces in the rear of the site. 36,837 square foot building on 1.81 acres. 200 car paved parking lot. Ideal for office or education space. Includes cafeteria, kitchen, large conference/board room. 15 classrooms, 15-20 offices, elevator, sprinkler fire alarm and central air. The building has a broad attractive frontage on Greenfield Rd., with limited visitor parking in front and 200 parking spaces in the rear of the site. 36,837 square foot bui

### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1965, Renov 2003</b>	RBA: <b>36,837 SF</b>
Class: <b>B</b>	% Leased: <b>100.0%</b>	Stories: <b>3</b>
Total Avail: <b>36,837 SF</b>	Elevators: <b>1</b>	Land Area: <b>1.81 AC</b>
Bldg Vacant: <b>0 SF</b>	Core Factor: <b>8.00</b>	Owner Type: <b>Individual</b>
Typical Floor Size: <b>12,279 SF</b>	Zoning: <b>B2, Oak Park</b>	Owner Occupied: -
Building FAR: <b>0.47</b>	Tenancy: -	

Parking: **200 free Surface Spaces are available; Ratio of 3.40/1,000 SF**



# 18 21110-21166 Greenfield Rd - 21110 - 21166 Greenfield Road, Northland Plaza Shopping Center

Armory Park - 21110 - 21166 Greenfield Road - Northland Plaza Shopping Center  
 Armory Park - Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 91,006 SF Retail (Neighborhood Center) Building Built in 1992  
 Property is for sale at an undisclosed price



Investment Information	Sales Contacts
Sale Price: <b>For Sale</b> Price/SF: - Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment OR Owner/User</b>  Days On Market: <b>1,928</b>	<b>Signature Associates</b> One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000  <b>Paul S. Hoge</b> Vice President/Principal (248) 948-0103 (phone) (248) 799-3164 (fax)

## Investment Notes

Within quoted rate, will build 5-10% offices and upgrade building for occupancy. Sale price dependent upon acreage to go with the building. Acreage available 9.86 - 21.22 acres. Excellent centrally located warehouse. Property can also be utilized for retail purposes. Sale price TBD. Tax information: \$52,153.24 (2015)

N. of 8 Mile Road

## Center Information

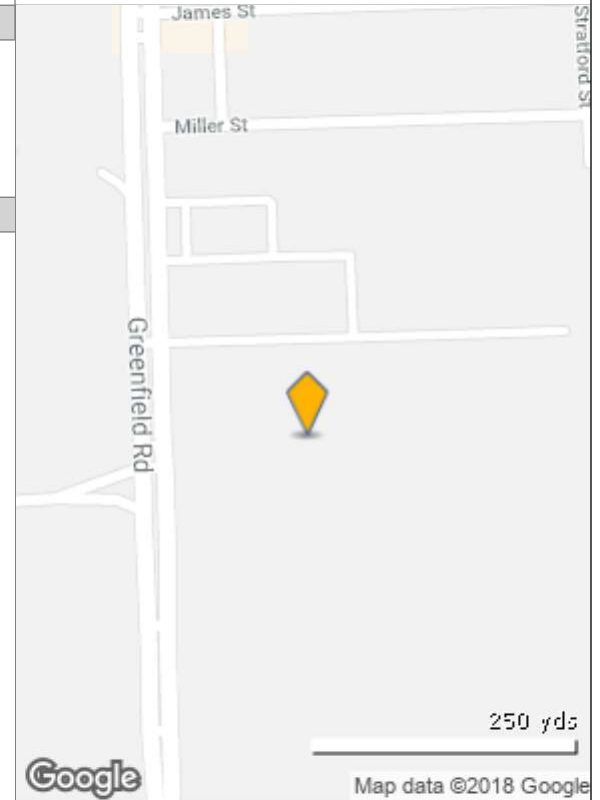
Center Type: <b>(Neighborhood Center)</b>	Center Size: <b>91,006 SF</b>
Bldg Status: <b>Built 1992</b>	Zoning: <b>B-2</b>
% Leased: <b>0.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>21.22 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>91,006 SF</b>	
Bldg Vacant: <b>91,006 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Multiple Tenant</b>	

Loading Docks: **3 ext**      Ceiling Height: **18'**

Parking: **1,094 free Surface Spaces are available; Ratio of 3.80/1,000 SF**

Parcel Number: **25-31-351-040**

Anchor Tenants: **Office Depot**



# 19 21500 Greenfield Rd

Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 Land of 0.53 AC is for sale at an undisclosed price



## Investment Information

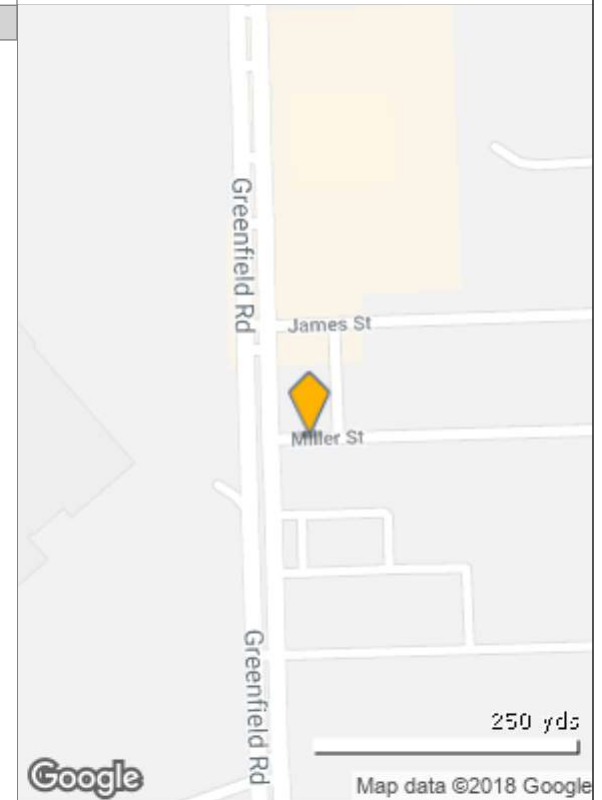
## Sales Contacts

Sale Price: **For Sale**  
 Price/AC: -  
 Sale Status: **Active**  
 Sale Conditions: -  
 Days On Market: **45**

**Landmark Commercial RE Services**  
 30500 Northwestern Hwy  
 Suite 200  
 Farmington Hills, MI 48334  
 (248) 488-2620  
  
**Louis J. Ciotti**  
 Leasing Specialist  
 (248) 488-2620 (phone)  
 (248) 488-2661 (fax)

## Land Information

Zoning: -                      Proposed Use: -  
 Density: -                      Parcel Size: **0.53 AC**                      Lot Dimensions: -  
 Number Of Lots: -                      On-Site Improv: -  
 Improvements: -  
  
 Parcel Number: **46-002-02-0250-000**



## 20 21590 Greenfield Rd - Greenfield Commerce Building

Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 12,456 SF Class C Telecom Hotel/Data Hosting Building Built in 1961  
 Property is for sale at \$299,000 (\$24.00/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$299,000</b> Price/SF: <b>\$24.00</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: <b>REO Sale</b> Sale Type: <b>Owner/User</b>  Days On Market: <b>1,170</b>	<b>Bradbury Development Co</b> 1701 E 9 Mile Rd Ferndale, MI 48220 (248) 541-1111  <b>Michael Watcke</b> President (248) 541-1111 (phone)

### Investment Notes

Tremendous opportunity! Directly across the street from the Northland Mall redevelopment! Centrally located just north of Detroit in Oak Park on busy Greenfield Road. Solid masonry building with parking lot in rear with 26 spaces! Corner lot, renovate or build new! .34 acre lot! 93'x162' lot size.

Land Contract terms available for 20% down, 9% interest, 5 year balloon!

### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1961</b>	RBA: <b>12,456 SF</b>
Class: <b>C</b>	% Leased: <b>0.0%</b>	Stories: <b>2</b>
Total Avail: <b>12,456 SF</b>	Elevators: <b>-</b>	Land Area: <b>0.35 AC</b>
Bldg Vacant: <b>12,456 SF</b>	Core Factor: <b>-</b>	Owner Type: <b>-</b>
Typical Floor Size: <b>6,000 SF</b>	Zoning: <b>BI</b>	Owner Occupied: <b>No</b>
Building FAR: <b>0.82</b>	Tenancy: <b>Multiple Tenant</b>	

Parcel Number: **25-31-302-001**

Parking: **26 free Surface Spaces are available; Ratio of 1.69/1,000 SF**

Amenities: **Bus Line, Partitioned Offices, Signage**



# 21 26659 Harding St

Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 12,810 SF Class C Manufacturing Building Built in 1965  
 Property is for sale at \$499,000 (\$38.95/SF)



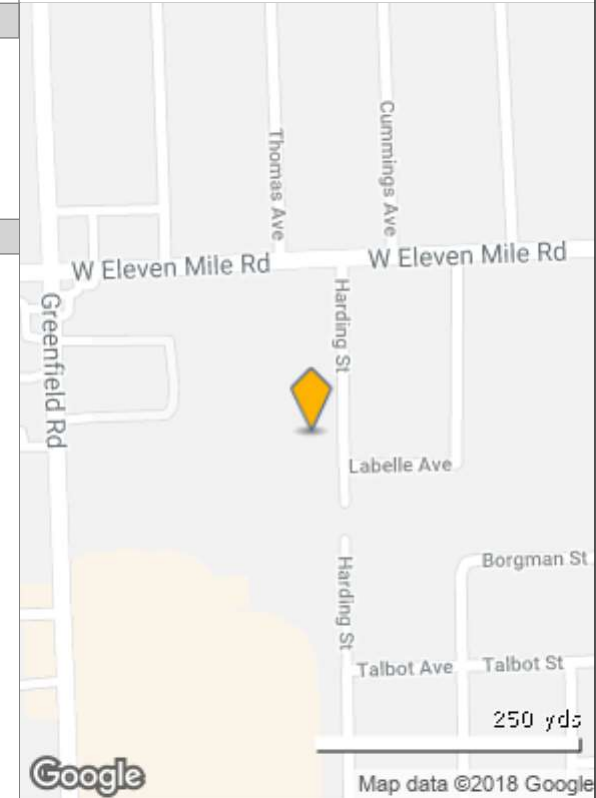
Investment Information	Sales Contacts
Sale Price: <b>\$499,000</b> Price/SF: <b>\$38.95</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Owner/User</b>  Days On Market: <b>55</b>	<b>Colliers International</b> 2 Corporate Dr Suite 300 Southfield, MI 48076 (248) 540-1000  <b>Raffi Derbabian</b> Vice President (248) 540-1000 (phone) (248) 540-1038 (fax)

## Investment Notes

12' - 17' Ceiling Height  
 2 - 10' x 12' Doors; 1 - 12' x 14' Door  
 60' Bays  
 Heavy Power  
 Air Lines  
 Zoned Light Industrial

## Building Information

Bldg Type: <b>Manufacturing</b>	RBA: <b>12,810 SF</b>
Bldg Status: <b>Built 1965</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>LI, Oak Park</b>
Bldg Vacant: <b>12,810 SF</b>	Owner Type: -
Warehouse Avail: <b>12,810 SF</b>	Owner Occupied: -
Office Avail: <b>1,518 SF</b>	Tenancy: -
Max Contig: <b>12,810 SF</b>	Lot Dimensions: <b>240x138</b>
Stories: <b>1</b>	
Building: <b>0.39</b>	
CAM: -	
Land Area: <b>0.76 AC</b>	
Smallest Space: <b>12,810 SF</b>	
Crane: <b>None</b>	Cross Docks: -
Loading Docks: <b>None</b>	Levelators: <b>None</b>
Drive Ins: <b>3 tot./10'0"w x 12'0"h</b>	Sprinklers: <b>None</b>
Rail Line: <b>None</b>	
Power: <b>1000a/240v</b>	
Utilities: <b>Heating</b>	
Features: <b>Buss Ducts</b>	
Parcel Number: <b>25-19-102-002, 25-19-102-003, 25-19-102-004, 25-19-102-005</b>	
Parking: <b>25 free Surface Spaces are available; Ratio of 1.95/1,000 SF</b>	



## 22 10 W Mile Rd

Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 Land of 1.50 AC is for sale at \$300,000 (\$200,000.00/AC)

### Investment Information

Sale Price: **\$300,000**  
 Price/AC: **\$200,000.00**

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

Days On Market: **213**

### Sales Contacts

**Michigan Property Managers LLC**  
 3018-3036 12 Mile Rd  
 Suite 100  
 Berkley, MI 48072  
 (248) 336-0540

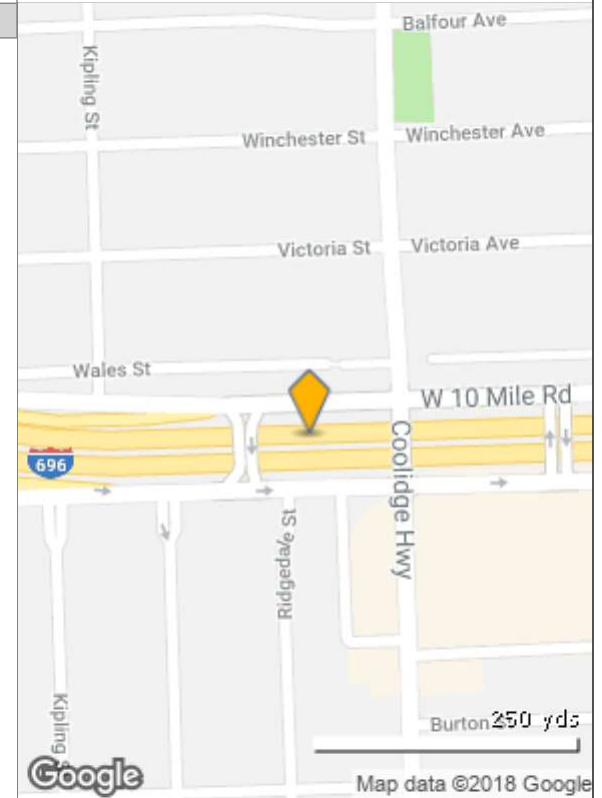
**Jay Greenspan**  
 CFO/COO  
 (248) 268-8700 ext. 6102 (phone)



### Land Information

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

Topography: **Level**  
 Street Frontage: **106 feet on 10 MILE**



**23 10100-10132 W Nine Mile Rd**

Oak Park, MI 48237 - Royal Oak Vicinity Submarket  
 6,540 SF Retail Storefront Building Built in 1984  
 Property is for sale at \$575,000 (\$87.92/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$575,000</b> Price/SF: <b>\$87.92</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment</b>  Days On Market: <b>1,023</b>	<b>Thomas Duke Company</b> 37000 Grand River Ave Suite 360 Farmington, MI 48335 (248) 476-3700  <b>Frank Rakipi</b> Senior Associate (248) 476-3700 (phone) (248) 476-3560 (fax)

**Investment Notes**

General retail building. General retail building. General retail building. General retail building. General retail building. General retail building. General retail building. Fully leased

**Center Information**

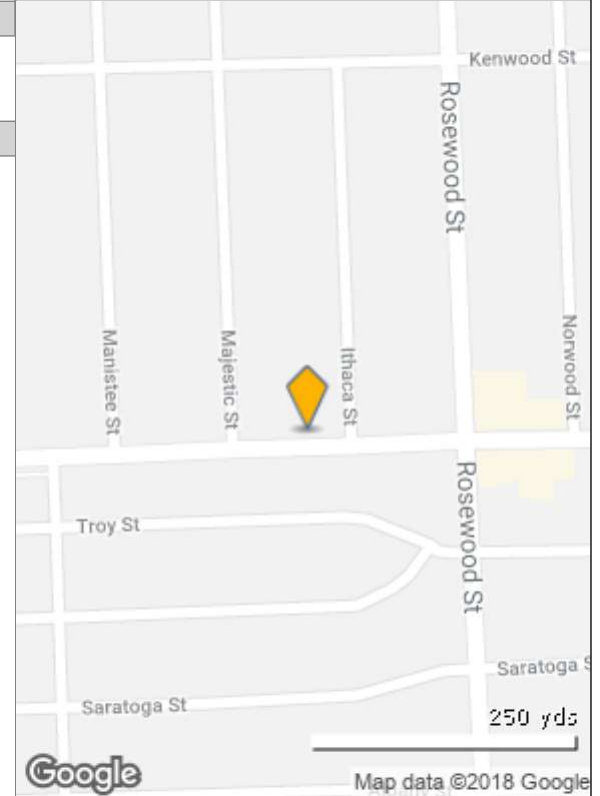
Center Type: <b>Storefront</b>	Center Size: <b>6,540 SF</b>
Bldg Status: <b>Built 1984</b>	Zoning: <b>B-1</b>
% Leased: <b>100.0%</b>	Owner Type: -
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.58 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>0 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Multiple Tenant</b>	

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

Street Frontage: **158 feet on 9 Mile Rd**  
**157 feet on Ithaca St**

Parking: **41 free Surface Spaces are available; Ratio of 7.45/1,000 SF**

Parcel Number: **25-29-478-046**





## 24 8800 Northend Ave

Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 4,360 SF Class C Warehouse Building Built in 1951  
 Property is for sale at \$225,000 (\$51.61/SF)



### Investment Information

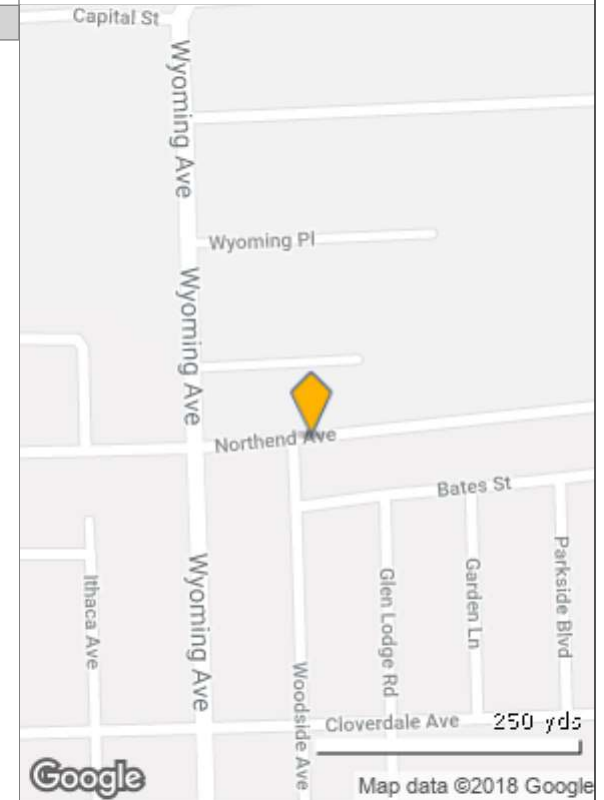
Sale Price: **\$225,000**  
 Price/SF: **\$51.61**  
 Cap Rate: -  
  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Investment OR Owner/User**  
  
 Days On Market: **42**

### Sales Contacts

**L. Mason Capitani, Inc.**  
 2301 W Big Beaver Rd  
 Suite 950  
 Troy, MI 48084  
 (248) 637-9700  
  
**Tyler Veach**  
 Sales Associate  
 (248) 637-9700 (phone)  
 (248) 637-9897 (fax)

### Building Information

Bldg Type: <b>Warehouse</b>	RBA: <b>4,360 SF</b>
Bldg Status: <b>Built 1951</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>LI, Oak Park</b>
Stories: <b>1</b>	Owner Type: -
Bldg Vacant: <b>4,360 SF</b>	Owner Occupied: <b>No</b>
Warehouse Avail: <b>4,360 SF</b>	Tenancy: <b>Multiple Tenant</b>
Office Avail: <b>0 SF</b>	Lot Dimensions: -
Max Contig: <b>4,360 SF</b>	
Ceiling Height: <b>12'0"</b>	Crane: <b>None</b>
Column Spacing: -	Loading Docks: <b>None</b>
Const Mat: -	Drive Ins: <b>2 tot./10'0"w x 11'0"h</b>
Rail Spots: <b>None</b>	Rail Line: <b>None</b>
	Cross Docks: -
	Levelators: <b>None</b>
	Sprinklers: <b>None</b>
Parcel Number: <b>25-33-152-040</b>	
Parking: <b>15 free Surface Spaces are available; Ratio of 3.44/1,000 SF</b>	



**25 13250-13320 Northend Ave - 13250 13320 Northend Avenue**

Oak Park, MI 48237 - Royal Oak Area Ind Submarket  
 78,478 SF Class B Flex Building Renovated in 1985 Built in 1985  
 Property is for sale at \$3,997,297 (\$50.94/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$3,997,297</b> Price/SF: <b>\$50.94</b> Cap Rate: <b>9.40%</b>  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment</b>  Days On Market: <b>610</b>	<b>Signature Associates</b> One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000  <b>Luke C. Timmis</b> Sales Associate I Investment Division (248) 948-9000 (phone) (248) 948-9015 (fax)

**Investment Notes**

The prospective investment sale offering is a 78,478 square foot flex facility. Two tenants currently occupy the building which is located in Oak Park, Michigan. The asset is situated on Northend Avenue, in the heart of Oak Park's industrial corridor. VGAGE, a leading supplier of gaging systems for the World manufacturing market, recently signed a 5-year lease on 27,042 square feet at a rate of \$5.10. Ringside Creative, an integrated media studio, which provides content for top ad agencies, is prepared to sign a 10-year lease on the remaining 51,436 square feet upon sale of the property at a rate of \$7.25. Tax information: \$81,307.17 (2016)

East of Coolidge Hwy.

**Building Information**

Bldg Type: <b>Flex</b>	RBA: <b>78,478 SF</b>
Bldg Status: <b>Built 1985, Renov 1985</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>LI</b>
Stories: <b>1</b>	Owner Type: <b>No</b>
Bldg Vacant: <b>0 SF</b>	Building: <b>0.40</b>
Warehouse Avail: <b>0 SF</b>	CAM: <b>-</b>
Office Avail: <b>0 SF</b>	Land Area: <b>4.53 AC</b>
Max Contig: <b>0 SF</b>	Smallest Space: <b>0 SF</b>
	Owner Occupied: <b>No</b>
	Tenancy: <b>Multiple Tenant</b>
	Lot Dimensions: <b>-</b>
Ceiling Height: <b>15'0"-18'0"</b>	Crane: <b>None</b>
Column Spacing: <b>-</b>	Loading Docks: <b>2 ext (bldg. total)</b>
Const Mat: <b>Steel</b>	Drive Ins: <b>1 tot./12'0" w x 14'0" h</b>
Rail Spots: <b>None</b>	Rail Line: <b>None</b>
	Cross Docks: <b>No</b>
	Levelators: <b>None</b>
	Sprinklers: <b>Yes</b>
Power: <b>1000a/440v</b>	
Utilities: <b>Lighting - Fluorescent</b>	
Features: <b>Air Conditioning, Fenced Lot, Security System</b>	
Parcel Number: <b>25-32-152-032</b>	
Parking: <b>185 free Surface Spaces are available; Ratio of 2.42/1,000 SF</b>	

