

# 1 1423 E 11 Mile Road

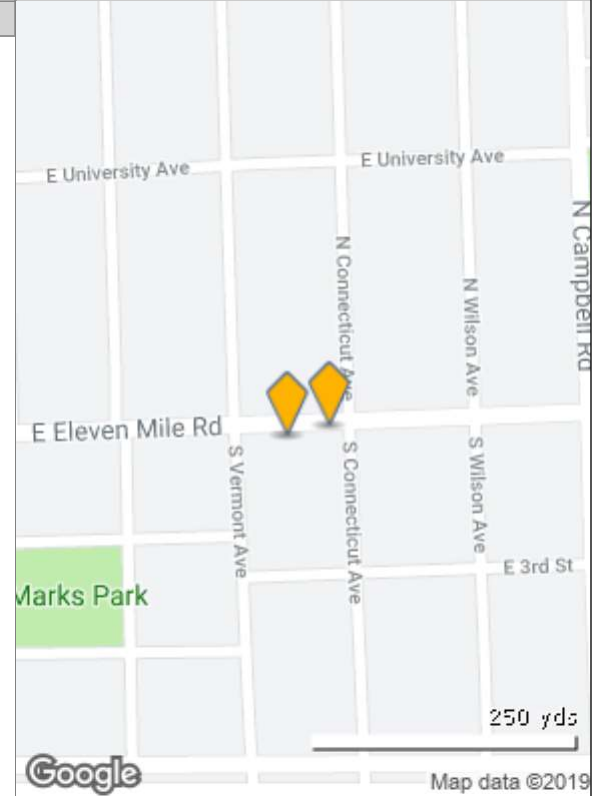
Portfolio of 2 properties in Royal Oak, MI, having total size of 6,818 SF, and for sale at \$895,000 (\$131.27/SF)

Portfolio Information	Sales Contacts
<p>Sale Price: <b>\$895,000</b>                      Cap Rate: -                      Sale Status: <b>Active</b>                      Sale Conditions: -                      Sale Type: <b>Owner User</b></p> <p>Total Size: <b>6,818 SF</b>                      Total Land Area: <b>0.50 AC</b>                      Days On Market: <b>476</b></p> <p><b>2 Properties in portfolio</b>  <i>Properties cannot be sold individually</i></p>	<p><b>Signature Associates</b>                      One Towne Sq                      Suite 1200                      Southfield, MI 48076                      (248) 948-9000</p> <p><b>Kris R. Pawlowski</b>                      Vice President   Principal                      (248) 359-3801 (phone)                      (248) 948-9015 (fax)</p>



## Investment Notes

Now is your opportunity to own office space with private parking - no Royal Oak parking headaches! Conveniently located near I-75, I-696, and west of Campbell Road at the entryway to Downtown Royal Oak. Great re-development or investment opportunity. Building #1 is a combined 2,320 sq.ft. located at 1409 & 1411 E. 11 Mile Rd. with 2 separate units. One recently renovated into large conference center with kitchen, restroom, and ample storage. Building #2 (adjacent), located at 1423 E. 11 Mile Rd., is 4,498 sq. ft. and includes 9 offices, plenty of cubicle space, kitchenette, private conference room, storage room, server room, lavatories, and private entrance. Great location for law offices or general office use. Also features high ceilings and is handicap accessible.



## 2 728 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 1,950 SF Retail Storefront Building Built in 1972  
 Property is for sale at \$345,000 (\$176.92/SF)



### Investment Information

Sale Price: **\$345,000**  
 Price/SF: **\$176.92**  
 Cap Rate: -  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Owner User**  
 Days On Market: **283**

### Sales Contacts

**Signature Associates**  
 One Towne Sq  
 Suite 1200  
 Southfield, MI 48076  
 (248) 948-9000  
**Peter Vanderkaay**  
 Associate  
 (248) 359-3837 (phone)  
 (248) 948-4198 (fax)

### Investment Notes

Excellent opportunity to own great real estate in Royal Oak. Close to downtown and I-75. Great signage. Building shop area has mezzanine for additional storage space. Includes ten foot grade level door.

### Center Information

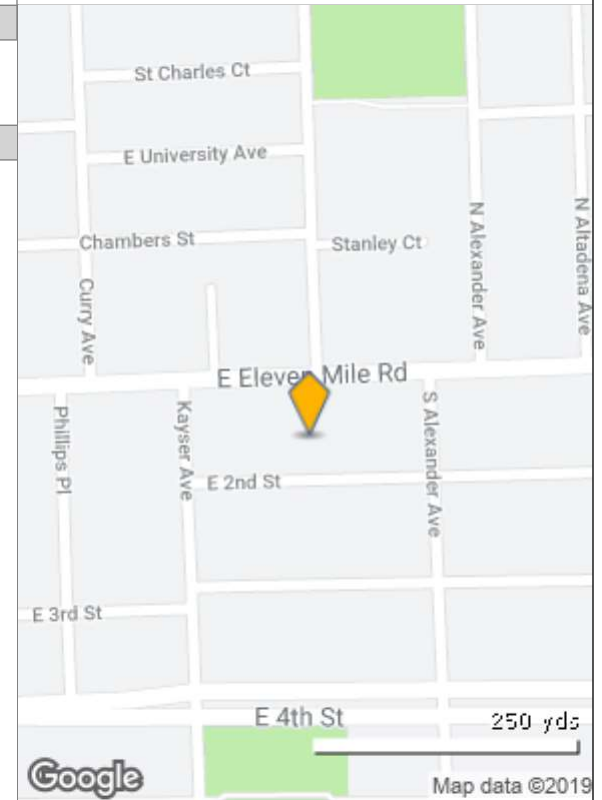
Center Type: <b>Storefront</b>	Center Size: <b>1,950 SF</b>
Bldg Status: <b>Built 1972</b>	Zoning: <b>BI</b>
% Leased: <b>0.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.15 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>1,950 SF</b>	
Bldg Vacant: <b>1,950 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	

Loading Docks: **None** Ceiling Height: **16'**

Street Frontage: **34 feet on 11 Mile Rd**

Parking: **7 free Surface Spaces are available; Ratio of 3.59/1,000 SF**

Parcel Number: **25-22-130-028**



### 3 928 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 1,959 SF Class B Office Building Renovated in 2015 Built in 1924  
 Property is for sale at \$399,900 (\$204.13/SF)



#### Investment Information

Sale Price: **\$399,900**  
 Price/SF: **\$204.13**  
 Cap Rate: -  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Owner User**  
 Days On Market: **307**

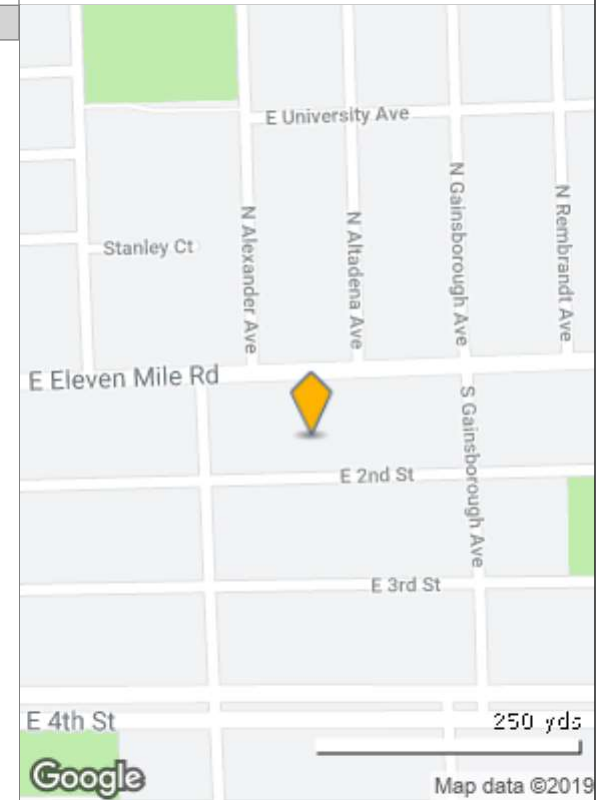
#### Sales Contacts

**Century 21 Town and Country**  
 32121 Woodward Ave  
 Royal Oak, MI 48073  
 (248) 540-8437  
**Polina Peach**  
 (248) 670-1783 (phone)

#### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1924, Renov 2015</b>	RBA: <b>1,959 SF</b>
Class: <b>B</b>	% Leased: <b>0.0%</b>	Stories: <b>2</b>
Total Avail: <b>1,959 SF</b>	Elevators: <b>-</b>	Land Area: <b>0.11 AC</b>
Bldg Vacant: <b>1,959 SF</b>	Core Factor: <b>-</b>	Owner Type: <b>Corporate/User</b>
Typical Floor Size: <b>980 SF</b>	Zoning: <b>BI</b>	Owner Occupied: <b>-</b>
Building FAR: <b>0.41</b>	Tenancy: <b>Single Tenant</b>	

Parcel Number: **25-22-201-031**  
 Parking: **5 Surface Spaces are available; Ratio of 2.55/1,000 SF**



## 4 E 12 Mile Rd - Kroger Marketplace Outlot A, Marketplace of Royal Oak

SWC 12 Mile Rd & Stephenson Hwy - Kroger Marketplace Outlot A - Marketplace of Royal Oak  
 SWC 12 Mile Rd & Stephenson Hwy - Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 8,500 SF Proposed Retail (Neighborhood Center) Building to Begin Construction 6/2019  
 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: **259**

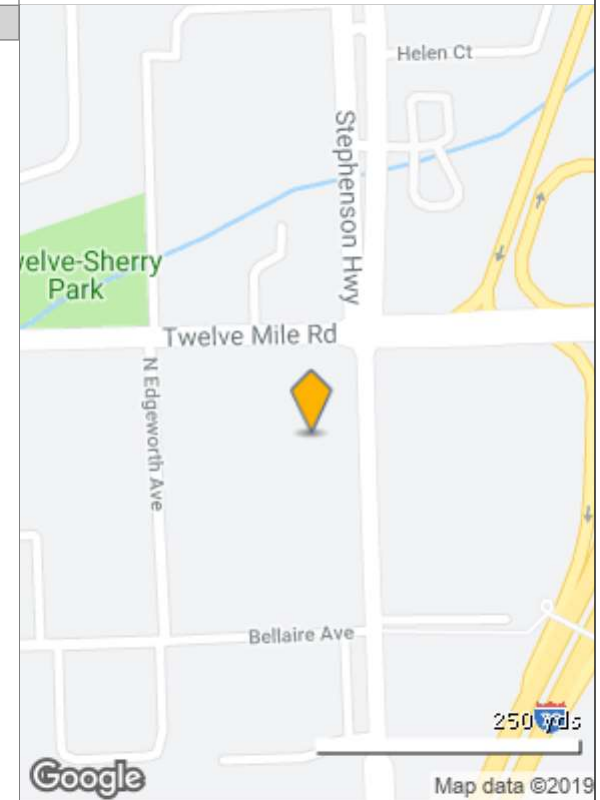
### Sales Contacts

**CRE Development**  
 100 W Long Lake Rd  
 Suite 200  
 Bloomfield Hills, MI 48304  
 (248) 586-4130  
**Cathy Wilson**  
 VP Acquisitions  
 (248) 586-4130 ext. 4159 (phone)  
 (248) 549-2068 (fax)

### Center Information

Center Type: <b>(Neighborhood Center)</b>	Center Size: <b>8,500 SF</b>
Bldg Status: <b>Proposed, breaks ground Jun 2019</b>	Zoning: <b>Commerical</b>
% Leased: <b>0.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>1.16 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>8,500 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: -	
Tenancy: <b>Multiple Tenant</b>	

Street Frontage: **200 feet on Twelve Mile Rd**  
 Traffic Count: **70,000 cars per day on Twelve Mile Rd**  
 Parking: **104 Surface Spaces are available; Ratio of 10.00/1,000 SF**  
 Parcel Number: **25-14-126-007**



# 5 509 E 13 Mile Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket  
 4,038 SF Retail Bank Building Built in 1985  
 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: **104**

### Sales Contacts

**JLL**  
 226 E Hudson Ave  
 Suite 200  
 Royal Oak, MI 48067  
 (248) 581-3300  
**JP Champine**  
 Executive Vice President  
 (248) 581-3322 (phone)  
 (313) 967-4135 (fax)

### Investment Notes

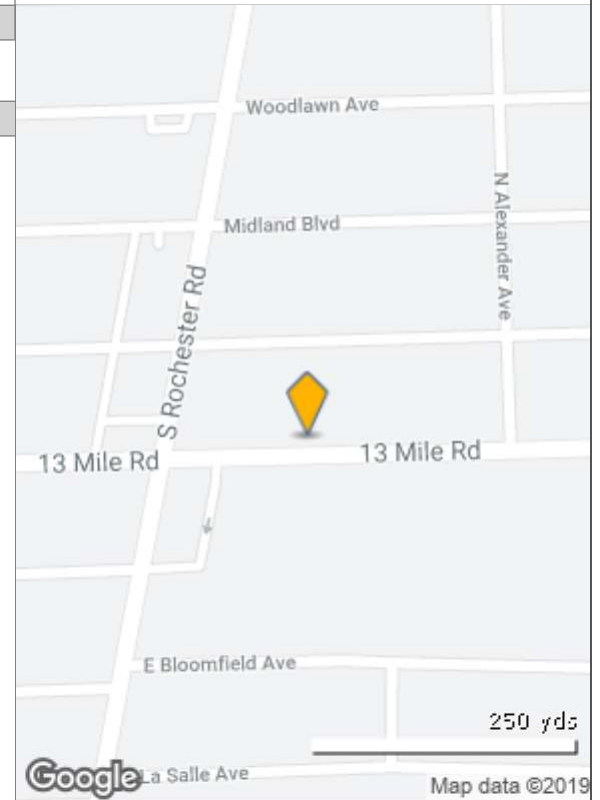
BIDS DUE: 5/24/19

### Center Information

Center Type: <b>Bank</b>	Center Size: <b>4,038 SF</b>
Bldg Status: <b>Built 1985</b>	Zoning: <b>NB</b>
% Leased: <b>100.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.77 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>Single Tenant</b>	

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

Street Frontage: **126 feet on 13 Mile Rd**  
**123 feet on Windemere Ave**  
 Parking: **34 free Surface Spaces are available; Ratio of 8.42/1,000 SF**  
 Amenities: **Drive Thru, Pylon Sign**  
 Parcel Number: **25-03-379-015**



## 6 3115 W 13 Mile Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket  
 2,800 SF Retail Convenience Store Building Built in 1966  
 Property is for sale at \$495,000 (\$176.79/SF)



### Investment Information

Sale Price: **\$495,000**  
 Price/SF: **\$176.79**  
 Cap Rate: -  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Owner User**  
 Days On Market: **140**

### Sales Contacts

**Keller Williams Realty - Troy Market Center**  
 901 Wilshire Dr  
 Suite 125  
 Troy, MI 48084  
 (248) 649-7200  
**James Silver**  
 (248) 649-7200 (phone)  
 (248) 417-9617 (fax)

### Investment Notes

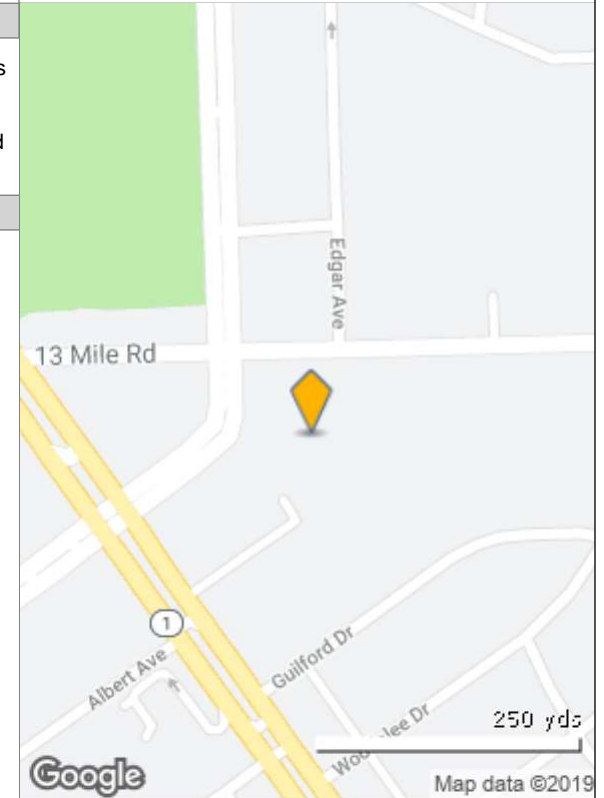
Central Royal Oak location at the crossroads of busy 13 Mile, Coolidge Hwy, and Woodward Ave! Currently operating as a party store, this commercial space sees incredible traffic counts. Across from Beaumont Hospital and their new development, and seconds from the famous and growing Woodward Dream Cruise. 200+ unit apartment building next door for a built in clientele. Equipped with a kitchen for additional income possibilities. Back storage room and private office. Endless possibilities at an unbeatable location! Liquor license offered for \$275,000

### Center Information

Center Type: <b>Convenience Store</b>	Center Size: <b>2,800 SF</b>
Bldg Status: <b>Built 1966</b>	Zoning: <b>BI</b>
% Leased: <b>14.1%</b>	Owner Type: -
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.25 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>2,406 SF</b>	
Bldg Vacant: <b>2,406 SF</b>	
Owner Occupied: <b>Yes</b>	
Tenancy: -	

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**



# 7 2009 Bellaire Ave

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket  
 13,184 SF Class C Warehouse Building Built in 1965  
 Property is for sale at \$850,000 (\$64.47/SF)



## Investment Information

Sale Price: **\$850,000**  
 Price/SF: **\$64.47**  
 Cap Rate: -  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Investment**  
 Days On Market: **370**

## Sales Contacts

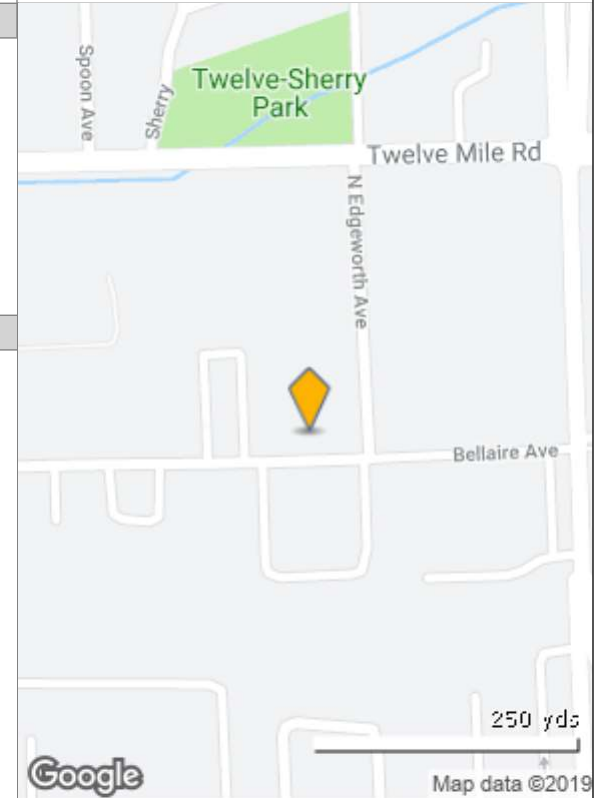
**Colliers International**  
 2 Corporate Dr  
 Suite 300  
 Southfield, MI 48076  
 (248) 540-1000  
**Robert Haver**  
 Associate Vice President  
 (248) 540-1000 (phone)  
 (248) 540-1038 (fax)

## Investment Notes

- 13,184 SF Free-Standing Single Tenant Industrial Building Available Immediately
- 2,383 SF Office/6 Restrooms
- Great Royal Oak Location and Quick Access to I-75/12 Mile Road
- Fenced-In Yard
- Silicone Coated Roof System
- Newer Roof Over Back Half of Bldg
- 14' - 16' Ceiling Heights
- (2) 14' OH Doors with Levelers
- 2 Mezzanine Areas
- 2017 Property Taxes: \$13,188.26

## Building Information

Bldg Type: <b>Warehouse</b>	RBA: <b>13,184 SF</b>
Bldg Status: <b>Built 1965</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>II</b>
Bldg Vacant: <b>0 SF</b>	Stories: <b>1</b>
Warehouse Avail: <b>0 SF</b>	Building: <b>0.34</b>
Office Avail: <b>0 SF</b>	CAM: <b>-</b>
Max Contig: <b>0 SF</b>	Land Area: <b>0.88 AC</b>
	Smallest Space: <b>0 SF</b>
Ceiling Height: <b>14'0"</b>	Crane: <b>None</b>
Column Spacing: <b>-</b>	Loading Docks: <b>None</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>1 tot./10'0"w x 12'0"h</b>
Rail Spots: <b>None</b>	Rail Line: <b>None</b>
Features: <b>Fenced Lot</b>	Cross Docks: <b>-</b>
Parcel Number: <b>25-14-101-022</b>	Levelators: <b>None</b>
Parking: <b>45 free Surface Spaces are available; Ratio of 3.41/1,000 SF</b>	Sprinklers: <b>None</b>



# 8 919 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 \$479,000 (\$144.41/SF)



### Investment Information

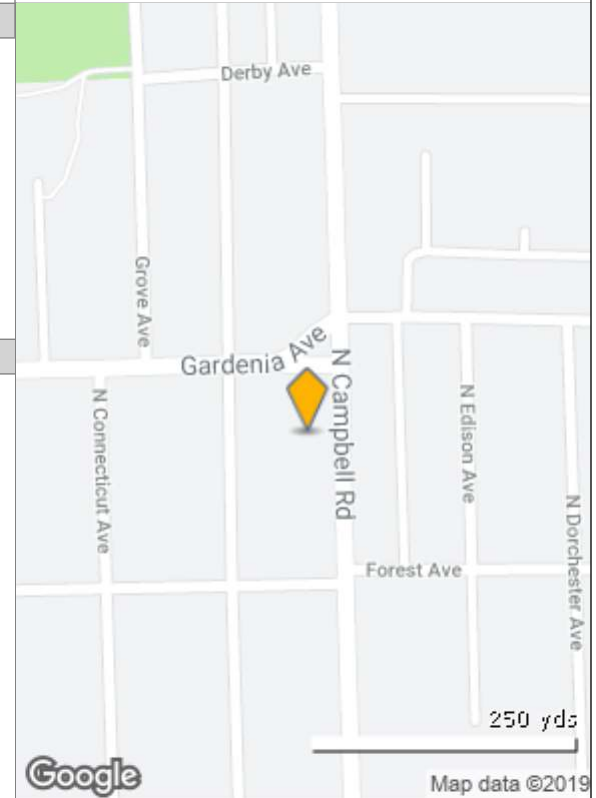
Sale Price: **\$479,000**  
 Price/SF: **\$144.41**  
 Cap Rate: -  
 Sale Status: **Under Contract**  
 Sale Conditions: -  
 Sale Type: **Investment**  
 Days On Market: **437**

### Sales Contacts

**Gedom Realty & Investment**  
 44725 Grand River Ave  
 Suite 102  
 Novi, MI 48375  
 (248) 242-6766  
**Joel N. Karboske**  
 Associate Broker  
 (248) 242-6766 (phone)  
 (866) 301-9543 (fax)

### Investment Notes

Car Wash Convenience Store Day Care Facility Free-Standing Building Mixed Use Restaurant Retail-Pad Service Station/Gas Station Street Retail Tavern/Bar/Nightclub Vehicle Related Other - 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 but all gas tanks were removed in 1982. 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...



### Center Information

Center Type: <b>Auto Repair</b>	Center Size: <b>3,317 SF</b>
Bldg Status: <b>Built 1947</b>	Zoning: <b>BI</b>
% Leased: <b>100.0%</b>	Owner Type: -
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.56 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>Single Tenant</b>	

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

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

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**



# 9 1414 N Campbell Rd

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket  
 1,417 SF Class C Manufacturing Building Built in 1958  
 Property is for sale at an undisclosed price



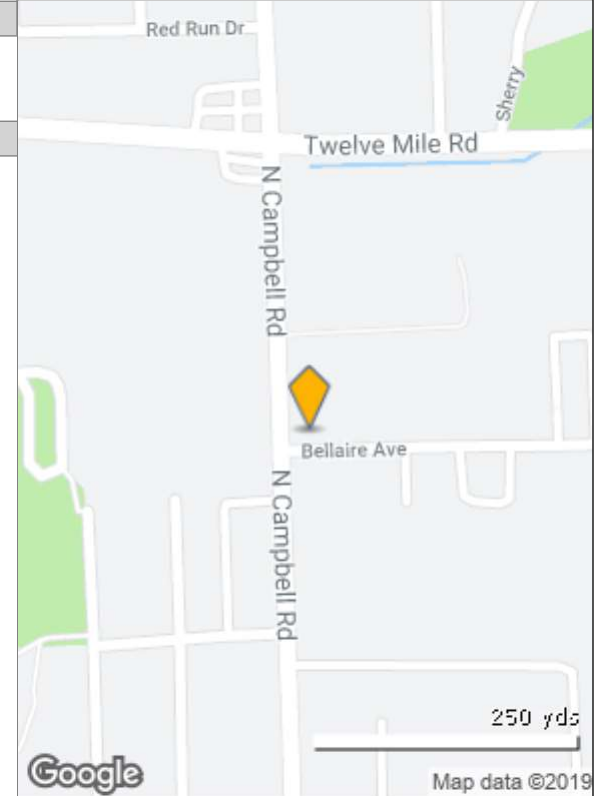
Investment Information	Sales Contacts
Sale Price: <b>For Sale</b> Price/SF: - Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Owner User</b>  Days On Market: <b>17</b>	<b>Signature Associates</b> One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000  <b>Peter Vanderkaay</b> Associate (248) 359-3837 (phone) (248) 948-4198 (fax)

## Investment Notes

Very high end building with all new look and finishes. Fenced in lot. Very clean with great amenities. Contact broker for more details. Mezzanine: 304.

## Building Information

Bldg Type: <b>Manufacturing</b>	RBA: <b>1,417 SF</b>
Bldg Status: <b>Built 1958</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>Lt. Industrial</b>
Bldg Vacant: <b>1,417 SF</b>	Owner Type: <b>-</b>
Warehouse Avail: <b>1,417 SF</b>	Owner Occupied: <b>No</b>
Office Avail: <b>0 SF</b>	Tenancy: <b>Multiple Tenant</b>
Max Contig: <b>1,417 SF</b>	Lot Dimensions: <b>40x110</b>
Stories: <b>2</b>	
Building: <b>0.33</b>	
CAM: <b>-</b>	
Land Area: <b>0.10 AC</b>	
Smallest Space: <b>1,417 SF</b>	
Ceiling Height: <b>16'0"</b>	Crane: <b>None</b>
Column Spacing: <b>-</b>	Loading Docks: <b>None</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>1 tot./14'0"w x 14'0"h</b>
Rail Spots: <b>-</b>	Rail Line: <b>-</b>
Utilities: <b>Heating - Gas, Lighting - Fluorescent</b>	Cross Docks: <b>-</b>
Features: <b>Fenced Lot</b>	Levelators: <b>None</b>
Parcel Number: <b>25-14-101-004</b>	Sprinklers: <b>None</b>
Parking: <b>10 free Surface Spaces are available; Ratio of 7.05/1,000 SF</b>	



# 10 403-415 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: <b>\$5,139,000</b> Unit SF: <b>19,282 SF</b> Price/SF: <b>\$266.52</b> Cap Rate: -  Sale Status: <b>Active</b> Days On Market: <b>949</b> Sale Type: <b>Investment</b> Sale Conditions: <b>Investment Triple Net</b>  Floor #: <b>1</b> Unit #: <b>1</b>	<b>RSM Real Estate Services</b> Birmingham, MI 48012 (248) 645-2600  <b>Scott Marcus</b> (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.

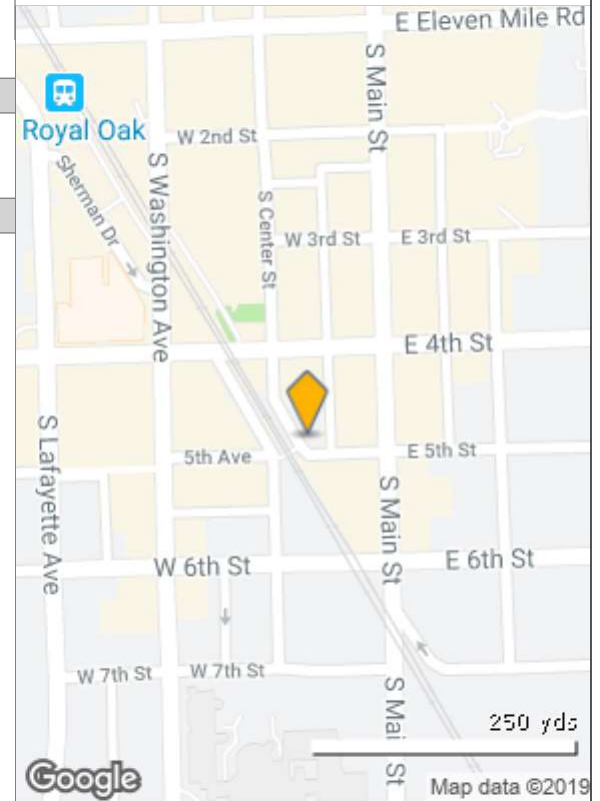
## Center Information

Center Type: <b>Storefront Retail/Office</b>	Center Size: <b>19,282 SF</b>
Bldg Status: <b>Built 1972</b>	Zoning: <b>AI</b>
% Leased: <b>93.3%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>23</b>	Land Area: <b>0.45 AC</b>
Stories: <b>2</b>	Lot Dimensions: <b>-</b>
Elevators: <b>-</b>	Owner Occupied: <b>No</b>
Total Avail: <b>2,450 SF</b>	Tenancy: <b>Multiple Tenant</b>
Bldg Vacant: <b>2,450 SF</b>	
CAM: <b>-</b>	
Ownership: <b>Condo</b>	

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

Street Frontage: **57 feet on 4th St**  
**68 feet on 5th St**  
**256 feet on Center St**

Amenities: **Signage**  
 Parcel Number: **25-21-239-016**



# 11 2554-2560 Crooks Rd - Planet Fitness

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket  
 24,980 SF Retail Freestanding Building Built in 1955  
 Property is for sale at \$4,225,185 (\$169.14/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$4,225,185</b> Price/SF: <b>\$169.14</b> Cap Rate: <b>6.75%</b>  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment</b>  Days On Market: <b>308</b>	<b>Fortis Net Lease</b> 30445 Northwestern Hwy Suite 275 Farmington Hills, MI 48334 (248) 254-3410  <b>John Esshaki</b> Investment Developer (248) 419-3840 (phone) (248) 254-3405 (fax)

## Investment Notes

- Generational Real Estate
- Brand New 15 Year Lease / Three (5 Year) Options
- Franchisee Guaranteed Lease - 39 Unit Operator
- Building Recently Renovated (2017) / New Roof & Parking
- One Mile Household Income is \$98,000+
- Five Mile Population Exceeds 327,000

## Center Information

Center Type: <b>Freestanding</b>	Center Size: <b>24,980 SF</b>
Bldg Status: <b>Built 1955</b>	Zoning: <b>BI</b>
% Leased: <b>100.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>1.71 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>Single Tenant</b>	

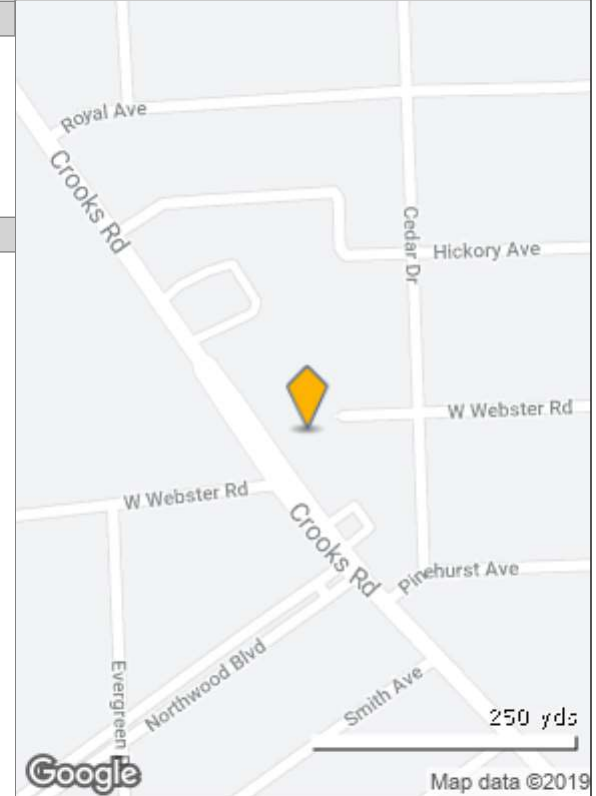
Loading Docks: **None**      Ceiling Height: -

Street Frontage: **411 feet on Crooks Rd**

Parking: **128 free Surface Spaces are available; Ratio of 5.12/1,000 SF**

Amenities: **Pylon Sign, Signage**

Parcel Number: **25-09-154-019**



# 12 816 E Fourth St

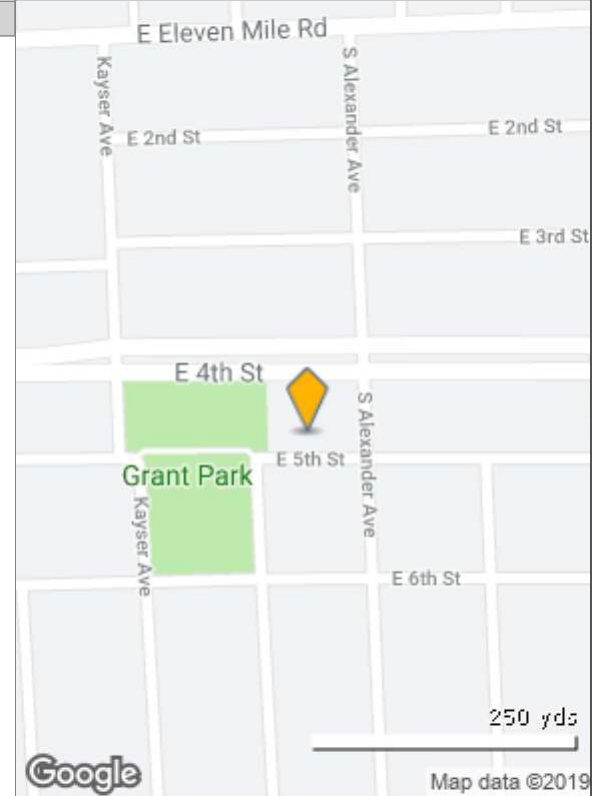
BETWEEN KAYSER AND ALEXANDER STREETS  
 BETWEEN KAYSER AND ALEXANDER STREETS - Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 2,700 SF Class B Office Building Built in 1967  
 Property is for sale at \$550,000 (\$203.70/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$550,000</b> Price/SF: <b>\$203.70</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: <b>Sale Leaseback</b> Sale Type: <b>Investment Or Owner User</b>  Days On Market: <b>172</b>	<b>Skyline Property Group</b> 3155 W Big Beaver Rd Suite 106A Troy, MI 48084 (248) 680-9900  <b>Christopher Nagorski</b> President, Brokerage Services (248) 247-7979 (phone) (248) 680-9901 (fax)

## Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1967</b>	RBA: <b>2,700 SF</b>
Class: <b>B</b>	% Leased: <b>100.0%</b>	Stories: <b>1</b>
Total Avail: <b>2,655 SF</b>	Elevators: -	Land Area: <b>0.18 AC</b>
Bldg Vacant: <b>0 SF</b>	Core Factor: -	Owner Type: -
Typical Floor Size: <b>2,700 SF</b>	Zoning: <b>B-1 Business</b>	Owner Occupied: <b>No</b>
Building FAR: <b>0.34</b>	Tenancy: <b>Simple Tenant</b>	
Parcel Number: <b>25-22-134-004</b>		
Parking: <b>10 Reserved Spaces are available; 9 free Surface Spaces are available; Ratio of 7.04/1,000 SF</b>		



# 13 1026 W Eleven Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 10,000 SF Class C Office Building Renovated in 2007 Built in 1950  
 Property is for sale at \$1,850,000 (\$185.00/SF)

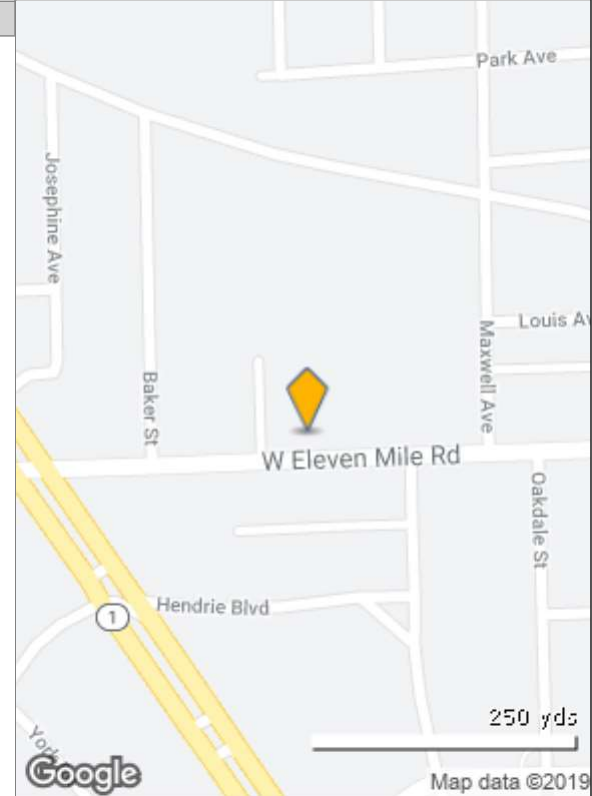


Investment Information	Sales Contacts
Sale Price: <b>\$1,850,000</b> Price/SF: <b>\$185.00</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment</b>  Days On Market: <b>2,306</b>	<b>Contracting Resources, Inc.</b> 8273 Grand River Rd Suite 150 Brighton, MI 48114 (810) 229-4320  <b>James Barnas</b> President (810) 229-4320 (phone)

## Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1950, Renov 2007</b>	RBA: <b>10,000 SF</b>
Class: <b>C</b>	% Leased: <b>68.1%</b>	Stories: <b>2</b>
Total Avail: <b>3,195 SF</b>	Elevators: -	Land Area: <b>1.14 AC</b>
Bldg Vacant: <b>3,195 SF</b>	Core Factor: -	Owner Type: <b>Corporate/User</b>
Typical Floor Size: <b>5,000 SF</b>	Zoning: <b>BI</b>	Owner Occupied: <b>No</b>
Building FAR: <b>0.20</b>	Tenancy: <b>Multiple Tenant</b>	

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



# 14 230 E Harrison Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 Land of 0.49 AC is for sale at \$1,200,000 (\$2,448,979.59/AC)



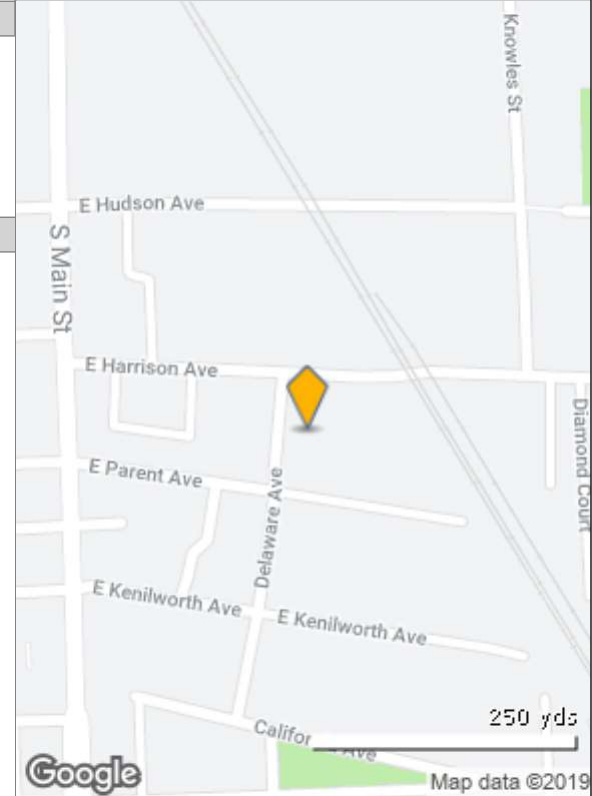
Investment Information	Sales Contacts
Sale Price: <b>\$1,200,000</b> Price/AC: <b>\$2,448,979.59</b>  Sale Status: <b>Active</b> Sale Conditions: -  Days On Market: <b>21</b>	<b>Friedman Real Estate</b> 34975 W 12 Mile Rd Farmington Hills, MI 48331 (248) 324-2000  <b>Kevin H. George</b> SVP, Brokerage Services (248) 848-4139 (phone) (248) 848-4141 (fax)

**Investment Notes**

Zoned Mixed-Use 2  
 Within walking distance to Downtown Royal Oak  
 One of the last remaining infill sites in Downtown Royal Oak  
 Site can be rezoned through a PUD to maximize density  
 Successful condo developments located adjacent to site  
 Sale Price: \$1,200,000

**Land Information**

Zoning: -	Proposed Use: -	
Density: -	Parcel Size: <b>0.49 AC</b>	Lot Dimensions: -
Number Of Lots: -	On-Site Improv: -	
Improvements: -		
Parcel Number: <b>17-000631</b>		
Off-Site Improv: <b>Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</b>		



# 15 424 E Harrison Ave - Redevelopment Site in Royal Oak, Michigan

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 Land of 0.95 AC is for sale at \$1,200,000 (\$1,263,157.89/AC)



Investment Information	Sales Contacts
Sale Price: <b>\$1,200,000</b> Price/AC: <b>\$1,263,157.89</b>	<b>Sine &amp; Monaghan Realtors</b> 30574 Woodward Ave Royal Oak, MI 48073 (248) 549-7400
Sale Status: <b>Active</b> Sale Conditions: <b>Redevelopment Project</b>	<b>Andy Giovannetti</b> (248) 549-7400 (phone)
Days On Market: <b>34</b>	

## Investment Notes

This future REDEVELOPMENT SITE is conveniently located in the CITY OF ROYAL OAK, which is a great place to live and work. Situated East of Main Street and North of 10 Mile Road, the property is only a short drive to I-696, I-75 and Woodward Avenue. This location is EASILY ACCESSIBLE TO MAIN STREET AND DOWNTOWN ROYAL OAK's many restaurants and bars, coffee houses, boutique shops, entertainment venues and employers. The parcel is currently zoned General Industrial but rezoning to mixed-use may be possible since it's only a short walk from this redevelopment site to several recently built high density multi-family residential developments in the Mixed-Use 1 & 2 zoning districts. These developments include: The Harrison Apartments; 33 on Harrison Condominiums; Metro Loft Condominiums; and Station 3 Loft Apartments. The following utilities are located nearby: water; sanitary sewer; storm sewer; natural gas; and electric. Total redevelopment site is approximately 0.95 acres and includes four parcels: 408, 416, 420 & 424 E. Harrison Avenue. If buyer's agent wants to see interior of warehouse building, please contact listing agent at (248) 647-7310 to schedule an appointment. Listing agent will accompany buyer's agent on showing.

## Land Information

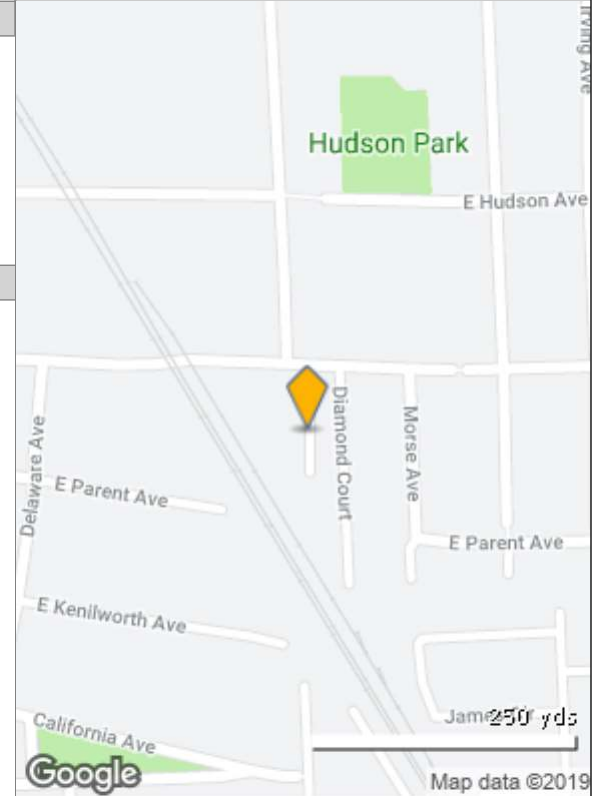
Zoning: <b>General Industrial</b>	Proposed Use: <b>Office, Mixed Use, Apartment Units ...</b>
Density: -	Parcel Size: <b>0.95 AC</b> Lot Dimensions: -
Number Of Lots: -	On-Site Improv: <b>Previously developed lot</b>
Improvements: -	

Parcel Number: **25-22-377-004, 25-22-377-005, 25-22-377-006, 25-22-377-032**

Topography: **Level**

Off-Site Improv: **Electricity, Gas, Sewer, Water**

Street Frontage: **200 feet on Harrison Avenue**



# 16 5015 Leafdale Blvd

Royal Oak, MI 48073 - Troy Area West Ind Submarket  
 9,247 SF Proposed Class B Manufacturing Building  
 Property is for sale at an undisclosed price

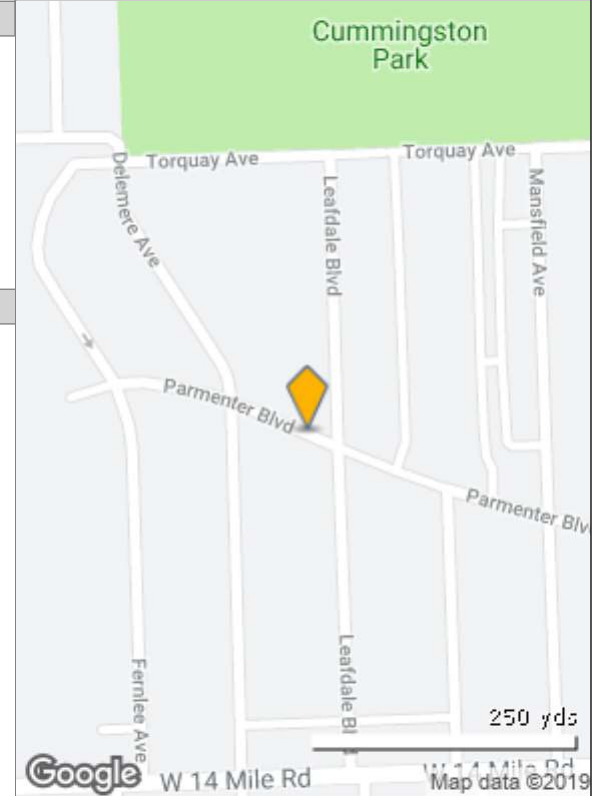


Investment Information	Sales Contacts
Sale Price: <b>For Sale</b> Price/SF: - Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment</b>  Days On Market: <b>857</b>	<b>Kolar Commercial Group</b> 725 S Adams Rd Suite 217 Birmingham, MI 48009 (248) 647-7600  <b>David Kolar</b> President & Managing Director (248) 647-7600 ext. 1 (phone) (248) 647-8998 (fax)

## Investment Notes

N.W. Corner of Leafdale and Parmenter  
 .42 Acres very close to Birmingham  
 Build 4,000 to 9,247 Sq. Ft.

Just North of 14 Mile and just East of Coolidge  
 Easy access to both  
 Last parcel available in the industrial park



## Building Information

Bldg Type: <b>Manufacturing</b>	RBA: <b>9,247 SF</b>
Bldg Status: <b>Proposed</b>	% Leased: <b>50.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: -
Stories: <b>1</b>	Owner Type: -
Bldg Building: -	Owner Occupied: <b>No</b>
Warehouse Avail: <b>4,624 SF</b>	CA/M: -
Office Avail: <b>0 SF</b>	Land Area: -
Max Contig: <b>4,624 SF</b>	Smallest Space: <b>4,624 SF</b>
	Tenancy: <b>Multiple Tenant</b>
	Lot Dimensions: -
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>2 tot./10'0" w x 12'0" h</b>
Rail Spots: -	Rail Line: -
	Cross Docks: -
	Levelators: <b>None</b>
	Sprinklers: -

Parking: **12 Surface Spaces are available; Ratio of 2.60/1,000 SF**



# 17 3204-3206 N Main St

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket  
 1,600 SF Class C Office Building Built in 1959  
 Property is for sale at \$199,900 (\$124.94/SF)



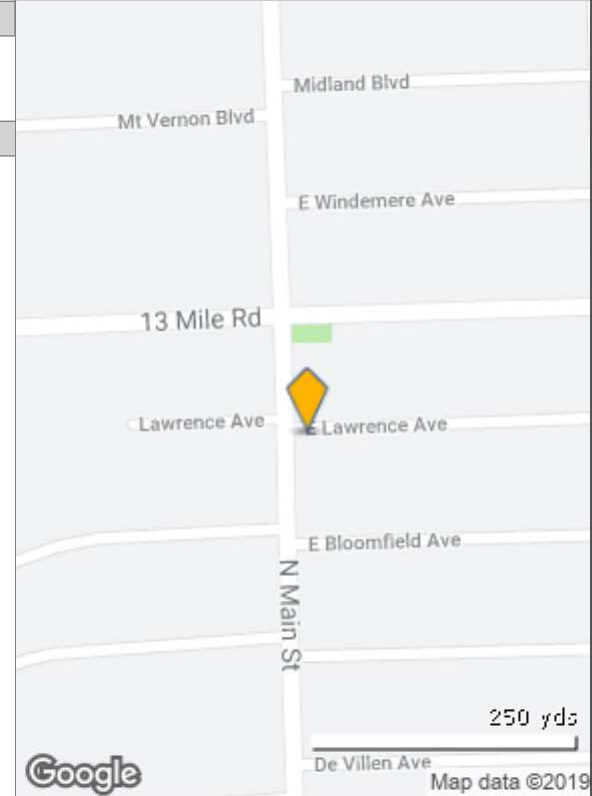
Investment Information	Sales Contacts
Sale Price: <b>\$199,900</b> Price/SF: <b>\$124.94</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Owner User</b>  Days On Market: <b>234</b>	<b>Newmark Knight Frank</b> 27725 Stansbury Blvd Suite 300 Farmington Hills, MI 48334 (248) 350-9500  <b>Connor White</b> Associate (248) 350-9500 (phone) (248) 357-0923 (fax)

## Investment Notes

1,600 SF Building available for sale or lease in north Royal Oak. 800 SF immediately available for an owner/user. Great location in north Royal Oak. Recently replaced HVAC and hot water heaters. Signage available on N Main Street.

## Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1959</b>	RBA: <b>1,600 SF</b>
Class: <b>C</b>	% Leased: <b>0.0%</b>	Stories: <b>1</b>
Total Avail: <b>1,600 SF</b>	Elevators: -	Land Area: <b>0.09 AC</b>
Bldg Vacant: <b>1,600 SF</b>	Core Factor: -	Owner Type: -
Typical Floor Size: <b>1,600 SF</b>	Zoning: <b>BI</b>	Owner Occupied: <b>No</b>
Building FAR: <b>0.41</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel Number: <b>25-10-101-005</b>		
Parking: <b>8 free Surface Spaces are available; Ratio of 5.00/1,000 SF</b>		
Amenities: <b>Signage</b>		



# 18 220 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 20,676 SF Class C Office Building Built in 1925  
 Property is for sale at \$4,000,000 (\$193.46/SF)



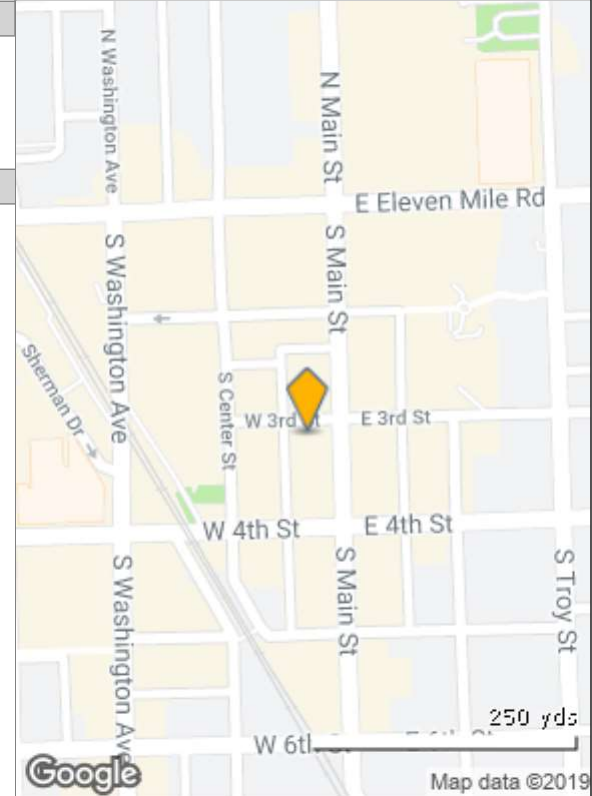
Investment Information	Sales Contacts
Sale Price: <b>\$4,000,000</b> Price/SF: <b>\$193.46</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: - Sale Type: <b>Investment Or Owner User</b>  Days On Market: <b>108</b>	<b>Colliers International</b> 2 Corporate Dr Suite 300 Southfield, MI 48076 (248) 540-1000  <b>Steven Badgero</b> Vice President (248) 226-1812 (phone) (248) 540-1038 (fax)

## Investment Notes

- Excellent location in Downtown Royal Oak
- Prime exposure on the corner of S. Main and W. 3rd Street
- Walkable to one-of-a-kind retailers, restaurants and nightlife
- Excellent traffic counts and demographics

## Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1925</b>	RBA: <b>20,676 SF</b>
Class: <b>C</b>	% Leased: <b>100.0%</b>	Stories: <b>2</b>
Total Avail: <b>20,676 SF</b>	Elevators: <b>-</b>	Land Area: <b>0.15 AC</b>
Bldg Vacant: <b>0 SF</b>	Core Factor: <b>-</b>	Owner Type: <b>Other - Private</b>
Typical Floor Size: <b>10,338 SF</b>	Zoning: <b>B1</b>	Owner Occupied: <b>No</b>
Building FAR: <b>3.16</b>	Tenancy: <b>Multiple Tenant</b>	
Parcel Number: <b>25-21-233-008</b>		
Parking: <b>Ratio of 0.00/1,000 SF</b>		
Amenities: <b>Bus Line, Signage</b>		



# 19 2500 Parmenter Blvd, Unit 2500

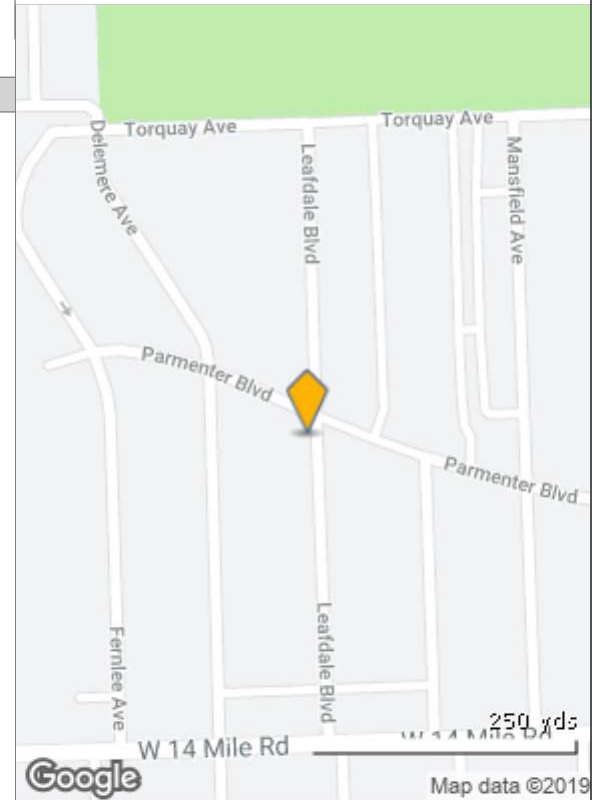
Royal Oak, MI 48073 - Troy Area West Ind Submarket  
 10,962 SF Proposed Class B Industrial Condominium to Begin Construction 7/2019  
 Condominium for sale at \$310,000 (\$169.68/SF)



Condo Information	Sales Contacts
Sale Price: <b>\$310,000</b> Unit SF: <b>1,827 SF</b> Price/SF: <b>\$169.68</b> Cap Rate: -  Sale Status: <b>Active</b> Days On Market: <b>45</b> Sale Type: <b>Owner User</b> Sale Conditions: -  Floor #: <b>1</b> Unit #: <b>2500</b>	<b>Kolar Commercial Group</b> 725 S Adams Rd Suite 217 Birmingham, MI 48009 (248) 647-7600  <b>David Kolar</b> President & Managing Director (248) 647-7600 ext. 1 (phone) (248) 647-8998 (fax)

## Building Information

Bldg Type: <b>Industrial</b>	RBA: <b>1,827 SF</b>
Bldg Status: <b>Proposed, breaks ground Jul 2019</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>Withheld</b>	Zoning: -
Bldg Vacant: <b>0 SF</b>	Owner Type: -
Warehouse Avail: <b>10,962 SF</b>	Owner Occupied: -
Office Avail: <b>0 SF</b>	Lot Dimensions: -
Max Contig: <b>1,827 SF</b>	Ownership: <b>Condo</b>
Stories: <b>1</b>	Tenancy: <b>Multiple Tenant</b>
Building: -	Cross Docks: -
CAM: -	Levelators: -
Land Area: -	Sprinklers: -
Smallest Space: <b>1,827 SF</b>	
Crane: -	
Loading Docks: -	
Drive Ins: <b>6 tot./10'0"w x 12'0"h</b>	
Rail Line: -	
Ceiling Height: <b>20'0"</b>	
Column Spacing: -	
Const Mat: -	
Rail Spots: -	
Power: <b>200a 3p</b>	



## 20 2500 Parmenter Blvd, Unit 2550

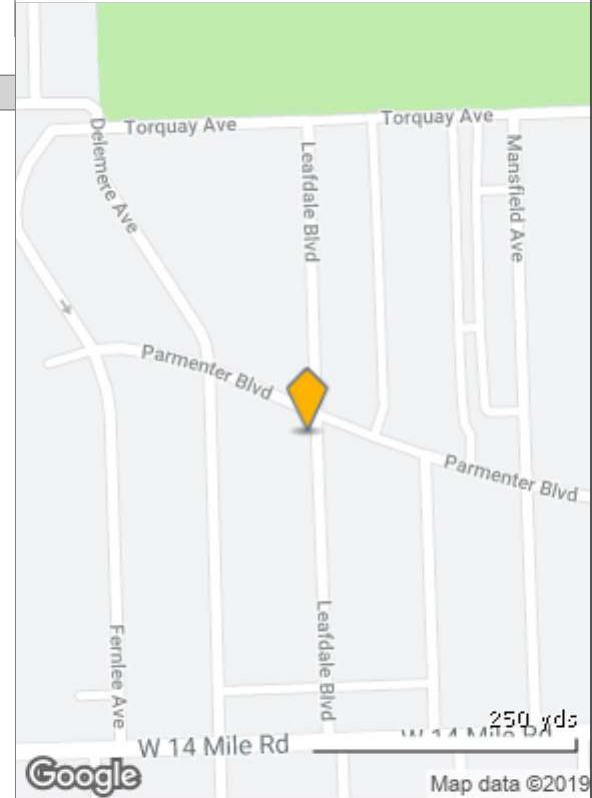
Royal Oak, MI 48073 - Troy Area West Ind Submarket  
 10,962 SF Proposed Class B Industrial Condominium to Begin Construction 7/2019  
 Condominium for sale at \$310,000 (\$169.68/SF)



Condo Information	Sales Contacts
Sale Price: <b>\$310,000</b> Unit SF: <b>1,827 SF</b> Price/SF: <b>\$169.68</b> Cap Rate: -  Sale Status: <b>Active</b> Days On Market: <b>45</b> Sale Type: <b>Owner User</b> Sale Conditions: -  Floor #: <b>1</b> Unit #: <b>2550</b>	<b>Kolar Commercial Group</b> 725 S Adams Rd Suite 217 Birmingham, MI 48009 (248) 647-7600  <b>David Kolar</b> President & Managing Director (248) 647-7600 ext. 1 (phone) (248) 647-8998 (fax)

### Building Information

Bldg Type: <b>Industrial</b>	RBA: <b>1,827 SF</b>
Bldg Status: <b>Proposed, breaks ground Jul 2019</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>Withheld</b>	Zoning: -
Bldg Vacant: <b>0 SF</b>	Owner Type: -
Warehouse Avail: <b>10,962 SF</b>	Owner Occupied: -
Office Avail: <b>0 SF</b>	Lot Dimensions: -
Max Contig: <b>1,827 SF</b>	Ownership: <b>Condo</b>
Stories: <b>1</b>	Tenancy: <b>Multiple Tenant</b>
Building: -	Cross Docks: -
CAM: -	Levelators: -
Land Area: -	Sprinklers: -
Smallest Space: <b>1,827 SF</b>	
Crane: -	
Loading Docks: -	
Drive Ins: <b>6 tot./10'0"w x 12'0"h</b>	
Rail Line: -	
Ceiling Height: <b>20'0"</b>	
Column Spacing: -	
Const Mat: -	
Rail Spots: -	
Power: <b>200a 3p</b>	



# 21 2500 Parmenter Blvd, Unit 2510

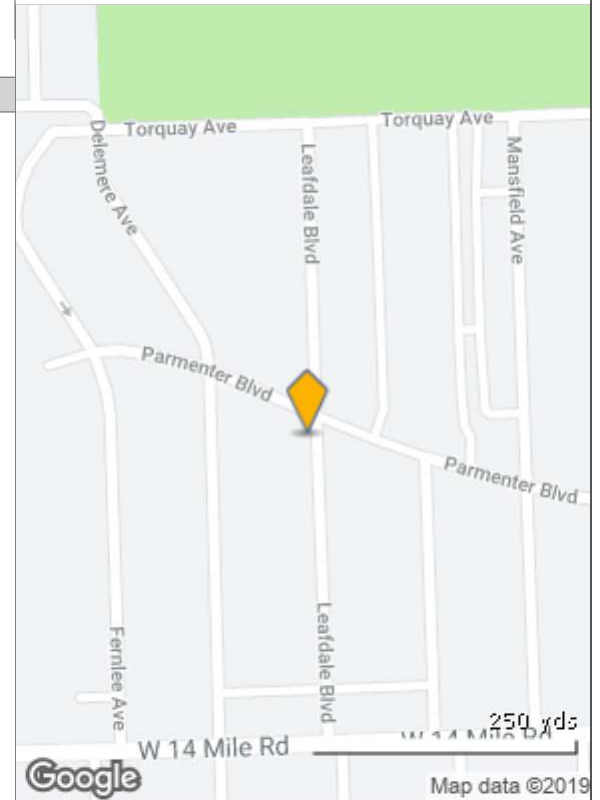
Royal Oak, MI 48073 - Troy Area West Ind Submarket  
 10,962 SF Proposed Class B Industrial Condominium to Begin Construction 7/2019  
 Condominium for sale at \$295,000 (\$161.47/SF)



Condo Information	Sales Contacts
Sale Price: <b>\$295,000</b> Unit SF: <b>1,827 SF</b> Price/SF: <b>\$161.47</b> Cap Rate: -  Sale Status: <b>Active</b> Days On Market: <b>45</b> Sale Type: <b>Owner User</b> Sale Conditions: -  Floor #: <b>1</b> Unit #: <b>2510</b>	<b>Kolar Commercial Group</b> 725 S Adams Rd Suite 217 Birmingham, MI 48009 (248) 647-7600  <b>David Kolar</b> President & Managing Director (248) 647-7600 ext. 1 (phone) (248) 647-8998 (fax)

## Building Information

Bldg Type: <b>Industrial</b>	RBA: <b>1,827 SF</b>
Bldg Status: <b>Proposed, breaks ground Jul 2019</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>Withheld</b>	Zoning: -
Bldg Vacant: <b>0 SF</b>	Owner Type: -
Warehouse Avail: <b>10,962 SF</b>	Owner Occupied: -
Office Avail: <b>0 SF</b>	Lot Dimensions: -
Max Contig: <b>1,827 SF</b>	Ownership: <b>Condo</b>
Stories: <b>1</b>	Tenancy: <b>Multiple Tenant</b>
Building: -	Cross Docks: -
CAM: -	Levelators: -
Land Area: -	Sprinklers: -
Smallest Space: <b>1,827 SF</b>	
Crane: -	
Loading Docks: -	
Drive Ins: <b>6 tot./10'0"w x 12'0"h</b>	
Rail Line: -	
Ceiling Height: <b>20'0"</b>	
Column Spacing: -	
Const Mat: -	
Rail Spots: -	
Power: <b>200a 3p</b>	



## 22 2500 Parmenter Blvd, Unit 2520

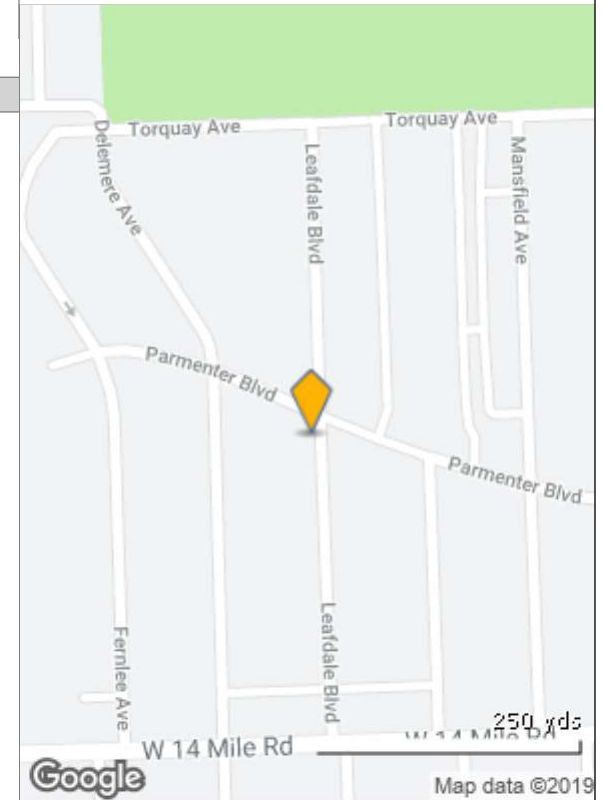
Royal Oak, MI 48073 - Troy Area West Ind Submarket  
 10,962 SF Proposed Class B Industrial Condominium to Begin Construction 7/2019  
 Condominium for sale at \$295,000 (\$161.47/SF)



Condo Information	Sales Contacts
Sale Price: <b>\$295,000</b> Unit SF: <b>1,827 SF</b> Price/SF: <b>\$161.47</b> Cap Rate: -  Sale Status: <b>Active</b> Days On Market: <b>45</b> Sale Type: <b>Owner User</b> Sale Conditions: -  Floor #: <b>1</b> Unit #: <b>2520</b>	<b>Kolar Commercial Group</b> 725 S Adams Rd Suite 217 Birmingham, MI 48009 (248) 647-7600  <b>David Kolar</b> President & Managing Director (248) 647-7600 ext. 1 (phone) (248) 647-8998 (fax)

### Building Information

Bldg Type: <b>Industrial</b>	RBA: <b>1,827 SF</b>
Bldg Status: <b>Proposed, breaks ground Jul 2019</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>Withheld</b>	Zoning: -
Bldg Vacant: <b>0 SF</b>	Owner Type: -
Warehouse Avail: <b>10,962 SF</b>	Owner Occupied: -
Office Avail: <b>0 SF</b>	Lot Dimensions: -
Max Contig: <b>1,827 SF</b>	Ownership: <b>Condo</b>
Ceiling Height: <b>20'0"</b>	Tenancy: <b>Multiple Tenant</b>
Column Spacing: -	Cross Docks: -
Const Mat: -	Levelators: -
Rail Spots: -	Sprinklers: -
Power: <b>200a 3p</b>	
Stories: <b>1</b>	
Building: -	
CAM: -	
Land Area: -	
Smallest Space: <b>1,827 SF</b>	
Crane: -	
Loading Docks: -	
Drive Ins: <b>6 tot./10'0"w x 12'0"h</b>	
Rail Line: -	



## 23 2500 Parmenter Blvd, Unit 2530

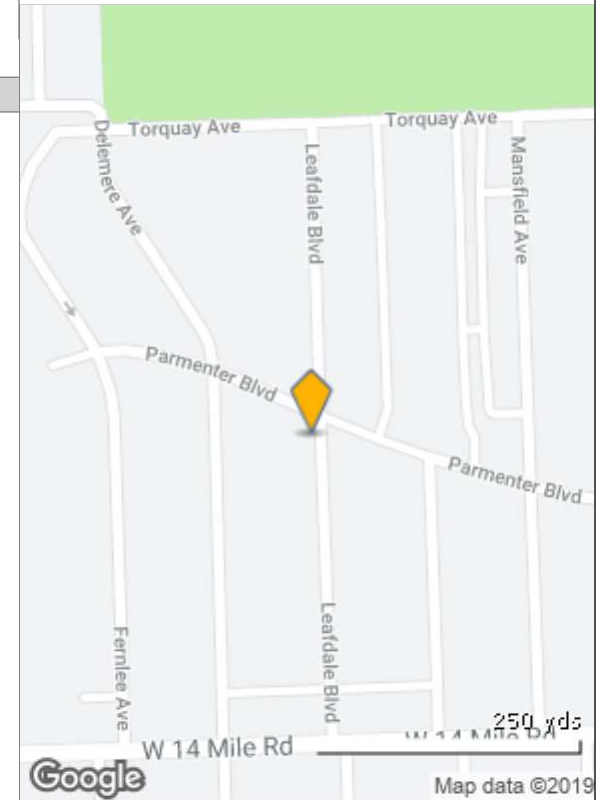
Royal Oak, MI 48073 - Troy Area West Ind Submarket  
 10,962 SF Proposed Class B Industrial Condominium to Begin Construction 7/2019  
 Condominium for sale at \$295,000 (\$161.47/SF)



Condo Information	Sales Contacts
Sale Price: <b>\$295,000</b> Unit SF: <b>1,827 SF</b> Price/SF: <b>\$161.47</b> Cap Rate: -  Sale Status: <b>Active</b> Days On Market: <b>45</b> Sale Type: <b>Owner User</b> Sale Conditions: -  Floor #: <b>1</b> Unit #: <b>2530</b>	<b>Kolar Commercial Group</b> 725 S Adams Rd Suite 217 Birmingham, MI 48009 (248) 647-7600  <b>David Kolar</b> President & Managing Director (248) 647-7600 ext. 1 (phone) (248) 647-8998 (fax)

### Building Information

Bldg Type: <b>Industrial</b>	RBA: <b>1,827 SF</b>
Bldg Status: <b>Proposed, breaks ground Jul 2019</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>Withheld</b>	Zoning: -
Bldg Vacant: <b>0 SF</b>	Owner Type: -
Warehouse Avail: <b>10,962 SF</b>	Owner Occupied: -
Office Avail: <b>0 SF</b>	Lot Dimensions: -
Max Contig: <b>1,827 SF</b>	Ownership: <b>Condo</b>
Stories: <b>1</b>	Tenancy: <b>Multiple Tenant</b>
Building: -	Cross Docks: -
CAM: -	Levelators: -
Land Area: -	Sprinklers: -
Smallest Space: <b>1,827 SF</b>	
Crane: -	
Loading Docks: -	
Drive Ins: <b>6 tot./10'0"w x 12'0"h</b>	
Rail Line: -	
Ceiling Height: <b>20'0"</b>	
Column Spacing: -	
Const Mat: -	
Rail Spots: -	
Power: <b>200a 3p</b>	



## 24 2500 Parmenter Blvd, Unit 2540

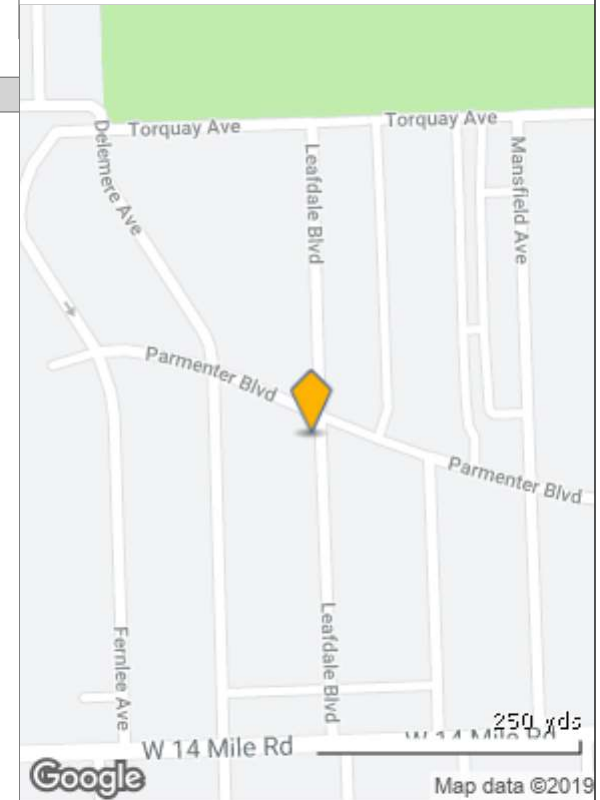
Royal Oak, MI 48073 - Troy Area West Ind Submarket  
 10,962 SF Proposed Class B Industrial Condominium to Begin Construction 7/2019  
 Condominium for sale at \$295,000 (\$161.47/SF)



Condo Information	Sales Contacts
Sale Price: <b>\$295,000</b> Unit SF: <b>1,827 SF</b> Price/SF: <b>\$161.47</b> Cap Rate: -  Sale Status: <b>Active</b> Days On Market: <b>45</b> Sale Type: <b>Owner User</b> Sale Conditions: -  Floor #: <b>1</b> Unit #: <b>2540</b>	<b>Kolar Commercial Group</b> 725 S Adams Rd Suite 217 Birmingham, MI 48009 (248) 647-7600  <b>David Kolar</b> President & Managing Director (248) 647-7600 ext. 1 (phone) (248) 647-8998 (fax)

### Building Information

Bldg Type: <b>Industrial</b>	RBA: <b>1,827 SF</b>
Bldg Status: <b>Proposed, breaks ground Jul 2019</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>Withheld</b>	Zoning: -
Bldg Vacant: <b>0 SF</b>	Owner Type: -
Warehouse Avail: <b>10,962 SF</b>	Owner Occupied: -
Office Avail: <b>0 SF</b>	Lot Dimensions: -
Max Contig: <b>1,827 SF</b>	Ownership: <b>Condo</b>
Stories: <b>1</b>	Tenancy: <b>Multiple Tenant</b>
Building: -	Cross Docks: -
CAM: -	Levelators: -
Land Area: -	Sprinklers: -
Smallest Space: <b>1,827 SF</b>	
Crane: -	
Loading Docks: -	
Drive Ins: <b>6 tot./10'0"w x 12'0"h</b>	
Rail Line: -	
Ceiling Height: <b>20'0"</b>	
Column Spacing: -	
Const Mat: -	
Rail Spots: -	
Power: <b>200a 3p</b>	





## 25 1530 Rochester Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 2,312 SF Class C Office Building Built in 1966  
 Property is for sale at \$399,000 (\$172.58/SF)



### Investment Information

Sale Price: **\$399,000**  
 Price/SF: **\$172.58**  
 Cap Rate: -  
  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Owner User**  
  
 Days On Market: **628**

### Sales Contacts

**L. Mason Capitani, Inc.**  
 2301 W Big Beaver Rd  
 Suite 950  
 Troy, MI 48084  
 (248) 637-9700  
  
**Aaron Smith**  
 Sales Associate  
 (248) 637-3515 (phone)  
 (248) 637-9897 (fax)

### Investment Notes

Rare owner occupant opportunity in Royal Oak. Well maintained office building located a short drive from downtown Royal Oak. Land Contract possible. 4.7/1,000 Parking ratio.

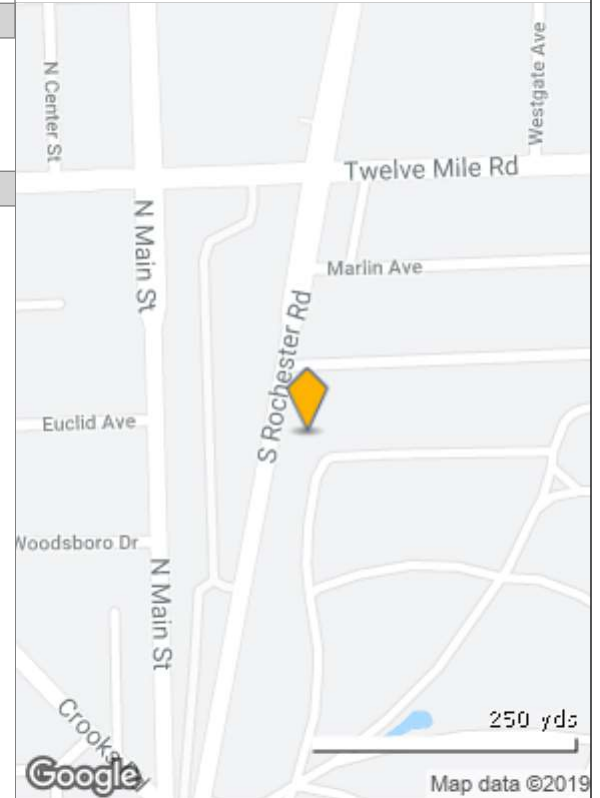
Between 12 Mile & Catalpa

### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1966</b>	RBA: <b>2,312 SF</b>
Class: <b>C</b>	% Leased: <b>0.0%</b>	Stories: <b>1</b>
Total Avail: <b>2,312 SF</b>	Elevators: <b>-</b>	Land Area: <b>0.30 AC</b>
Bldg Vacant: <b>2,312 SF</b>	Core Factor: <b>-</b>	Owner Type: <b>-</b>
Typical Floor Size: <b>2,312 SF</b>	Zoning: <b>BI</b>	Owner Occupied: <b>No</b>
Building FAR: <b>0.18</b>	Tenancy: <b>Multiple Tenant</b>	

Parcel Number: **25-15-104-001**

Parking: **11 free Surface Spaces are available; Ratio of 4.76/1,000 SF**



## 26 3400 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket  
 2,417 SF Class C Office Building Renovated in 2003 Built in 1932  
 Property is for sale at \$450,000 (\$186.18/SF)



### Investment Information

Sale Price: **\$450,000**  
 Price/SF: **\$186.18**  
 Cap Rate: -  
 Sale Status: **Under Contract**  
 Sale Conditions: -  
 Sale Type: **Owner User**  
 Days On Market: **329**

### Sales Contacts

**Real Estate One**  
 70 W Long Lake Rd  
 Suite 100  
 Troy, MI 48098  
 (248) 813-4900  
**Tammy O'Neill**  
 (248) 813-4900 (phone)

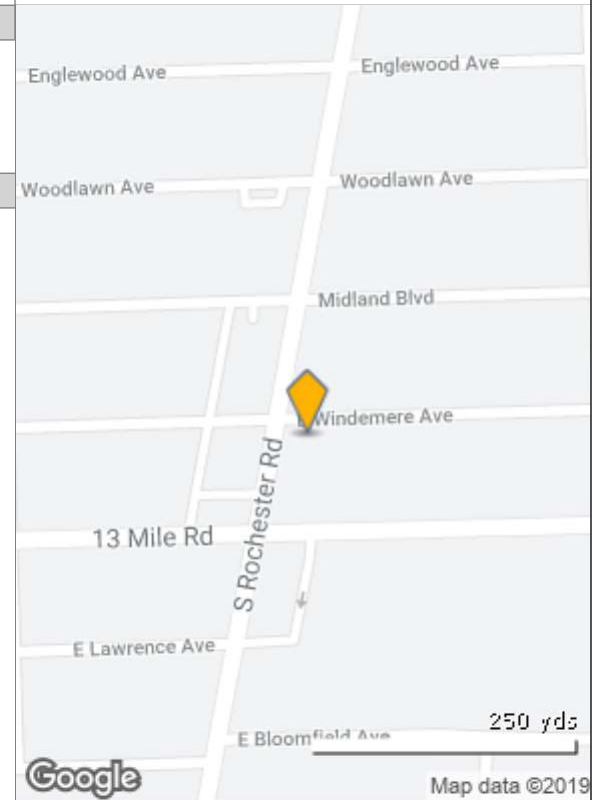
### Investment Notes

Great Royal Oak location. Move right in to this fully furnished office space. Totally renovated in 2003, this building offers a versatile open floor plan. With a huge community office area and large meeting/conference area. 4 private offices, kitchen with stainless steel appliances and plenty of storage. Front and Rear private entrances with 7 dedicated parking spots. Super efficient with 2 furnaces and 2 air conditioners. Totally turn key. All furnishings to stay. Appointments to be made through listing agent.

### Office Information

Bldg Type: <b>Office</b>	Bldg Status: <b>Built 1932, Renov 2003</b>	RBA: <b>2,417 SF</b>
Class: <b>C</b>	% Leased: <b>0.0%</b>	Stories: <b>1</b>
Total Avail: <b>2,417 SF</b>	Elevators: <b>-</b>	Land Area: <b>0.16 AC</b>
Bldg Vacant: <b>2,417 SF</b>	Core Factor: <b>-</b>	Owner Type: <b>-</b>
Typical Floor Size: <b>2,417 SF</b>	Zoning: <b>BI</b>	Owner Occupied: <b>No</b>
Building FAR: <b>0.35</b>	Tenancy: <b>Single Tenant</b>	

Parcel Number: **25-03-378-003**  
 Parking: **7 free Surface Spaces are available; Ratio of 2.90/1,000 SF**



## 27 4710 S Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket  
 2,628 SF Retail Bank Building Built in 1978  
 Property is for sale at an undisclosed price



### Investment Information

### Sales Contacts

Sale Price: **For Sale**  
 Price/SF: -  
 Cap Rate: -  
 Sale Status: **Under Contract**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**  
 Days On Market: **146**

**Avison Young**  
 2111 Woodward Ave  
 Suite 500  
 Detroit, MI 48201  
 (313) 209-4120  
**Jake Zammit**  
 Associate  
 (313) 209-4118 (phone)

### Investment Notes

Traffic counts at Rochester Road and 14 mile are 26,000 cars+  
 Less than 1.5 miles from Oakland Mall  
 Half a mile from walkable downtown Clawson (Main Street and 14 Mile Road)  
 Located just across from the iconic Clawson Steakhouse (featured in Best of Hour Detroit Magazine)

### Center Information

Center Type: <b>Bank</b>	Center Size: <b>2,628 SF</b>
Bldg Status: <b>Built 1978</b>	Zoning: <b>BI</b>
% Leased: <b>100.0%</b>	Owner Type: -
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>1.18 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>2,628 SF</b>	
Bldg Vacant: <b>0 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	

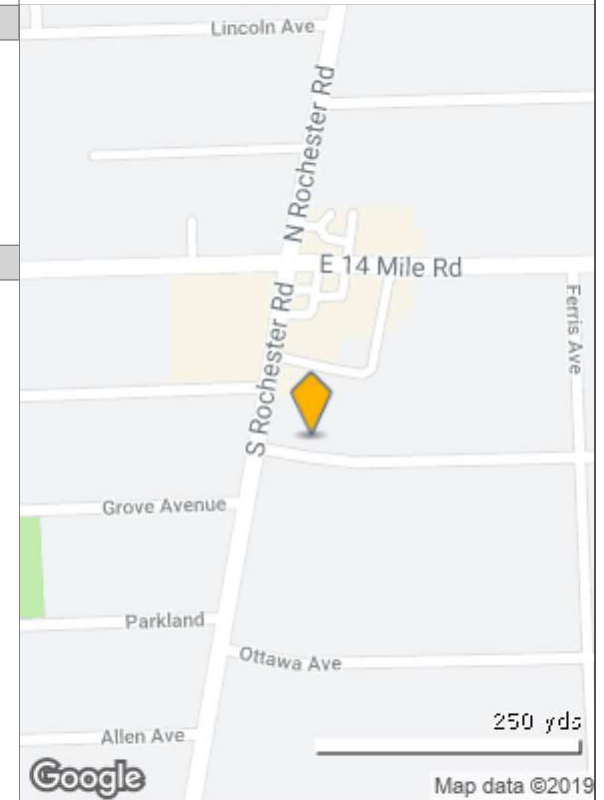
Loading Docks: **None** Ceiling Height: **12'**

Street Frontage: **228 feet on Genesee Ave**  
**233 feet on Rochester Rd**

Parking: **23 free Surface Spaces are available; Ratio of 9.94/1,000 SF**

Amenities: **Drive Thru, Pylon Sign, Signage**

Parcel Number: **25-03-201-023**



## 28 32525 Stephenson Hwy - Rear Bldg

Royal Oak, MI 48073 - Troy Area Central Ind Submarket  
 16,250 SF Class C Warehouse Building Built in 1989  
 Property is for sale at \$1,056,250 (\$65.00/SF)



### Investment Information

Sale Price: **\$1,056,250**  
 Price/SF: **\$65.00**  
 Cap Rate: -  
  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Owner User**  
  
 Days On Market: **230**

### Sales Contacts

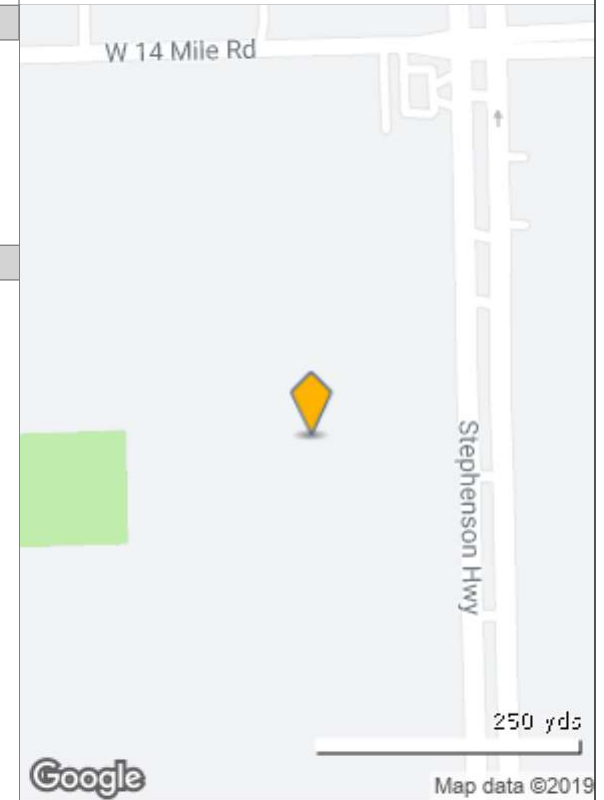
**Colliers International**  
 2 Corporate Dr  
 Suite 300  
 Southfield, MI 48076  
 (248) 540-1000  
  
**Peter E. Kopic**  
 Principal  
 (248) 226-1840 (phone)  
 (248) 540-1038 (fax)

### Investment Notes

- 16,250 SF with 5,500 SF of Office Space
- 18' Clear Ceiling Height
- Two Exterior Truckwells
- One 12' x 12' Door; Two 12' x 14' Doors
- 50' Bays
- Fenced Lot
- Very Clean

### Building Information

Bldg Type: <b>Warehouse</b>	RBA: <b>16,250 SF</b>
Bldg Status: <b>Built 1989</b>	% Leased: <b>0.0%</b>
Rent/SF/Yr: <b>For Sale</b>	Zoning: <b>M-1</b>
Stories: <b>1</b>	Owner Type: <b>No</b>
Building: <b>0.32</b>	Owner Occupied: <b>No</b>
Bldg Vacant: <b>16,250 SF</b>	Tenancy: <b>Single Tenant</b>
Warehouse Avail: <b>16,250 SF</b>	Lot Dimensions: -
Office Avail: <b>5,500 SF</b>	
Max Contig: <b>16,250 SF</b>	
Land Area: <b>1.16 AC</b>	
Smallest Space: <b>16,250 SF</b>	
Ceiling Height: <b>18'0"</b>	Crane: <b>None</b>
Column Spacing: -	Loading Docks: <b>2 ext (bldg. total)</b>
Const Mat: <b>Masonry</b>	Drive Ins: <b>3 tot./12'0" w x 14'0" h</b>
Rail Spots: <b>None</b>	Rail Line: <b>None</b>
	Cross Docks: <b>Yes</b>
	Levelators: <b>2 ext</b>
	Sprinklers: <b>Wet</b>
Utilities: <b>Gas - Natural, Heating - Gas, Sewer - City, Water - City</b>	
Features: <b>Air Conditioning, Fenced Lot</b>	
Parcel Number: <b>25-02-101-059</b>	
Parking: <b>41 free Surface Spaces are available; Ratio of 2.52/1,000 SF</b>	



## 29 732-734 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 5,936 SF Retail Storefront Retail/Office Building Built in 1923  
 Property is for sale at \$549,900 (\$92.64/SF)



### Investment Information

Sale Price: **\$549,900**  
 Price/SF: **\$92.64**  
 Cap Rate: -  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Investment**  
 Days On Market: **473**

### Sales Contacts

**RE/MAX First Royal Oak**  
 812 S Main St  
 Suite 100  
 Royal Oak, MI 48067  
 (248) 375-4000  
**Mike Bahry**  
 Sales Associate/Commercial loans.  
 (248) 375-4000 ext. 9190 (phone)

### Investment Notes

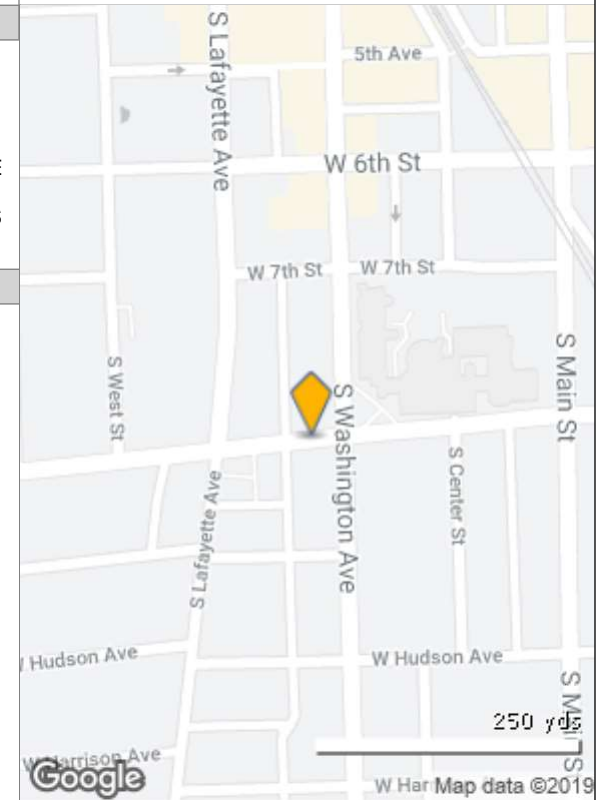
HOOKAH JOE IN ROYAL OAK IS FOR SALE....PREPARE HOOKAH TO SMOKE AND ALSO SELLING BEVERAGE AND CANDY TO GO.. THE ONLY GATHERING PLACE OF EVERYONE IN THE AREA DUE TO THE LOCATION OF: IMMEDIATELY ACROSS THE STREET FROM OCC, SO ALL STUDENTS AND TEACHERS ARE ALMOST THERE DAILY AND ALWAYS GREAT TIME TO ENJOY BEEN THERE (BEEN OPEN FOR 12 YEAR AND STILL GOING STRONG AS EVER).. VERY BUSY STREET AND IN HEART OF DOWN-TOWN ROYAL OAK. ALSO THE ONLY LICENCE HOOKAH IN THE CITY. HOURS ARE 2-2 DAILY AND WEEK-END 2-4. HUGE 2400 SQFT TWO STORY EUROPEAN STYLE STUDIO TURNS INTO A CAFE FOR SMOKING AND RELAXING. CLEAN AND VERY SHARP BUSINESS AND A UNIQUE PARLOR. LEASE IS LONG TERM FOR \$2300 NET PER MONTH. \$300,000 DOWN AND REST AS LAND-CONTRACT. PRICE OF THIS ESTABLISHMENT IS TO BE DISCUSSES PLEASE CONTACT LISTING BROKER.

### Center Information

Center Type: <b>Storefront Retail/Office</b>	Center Size: <b>5,936 SF</b>
Bldg Status: <b>Built 1923</b>	Zoning: <b>BI</b>
% Leased: <b>100.0%</b>	Owner Type: <b>No</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.12 AC</b>
Stories: <b>2</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: **46 feet on Washington Ave**  
 Parcel Number: **25-21-285-008**



# 30 810 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
Land of 0.12 AC is for sale at \$449,000 (\$3,741,666.67/AC)

## Investment Information

Sale Price: **\$449,000**  
Price/AC: **\$3,741,666.67**

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

Days On Market: **38**

## Sales Contacts

**Friedman Real Estate**  
34975 W 12 Mile Rd  
Farmington Hills, MI 48331  
(248) 324-2000

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



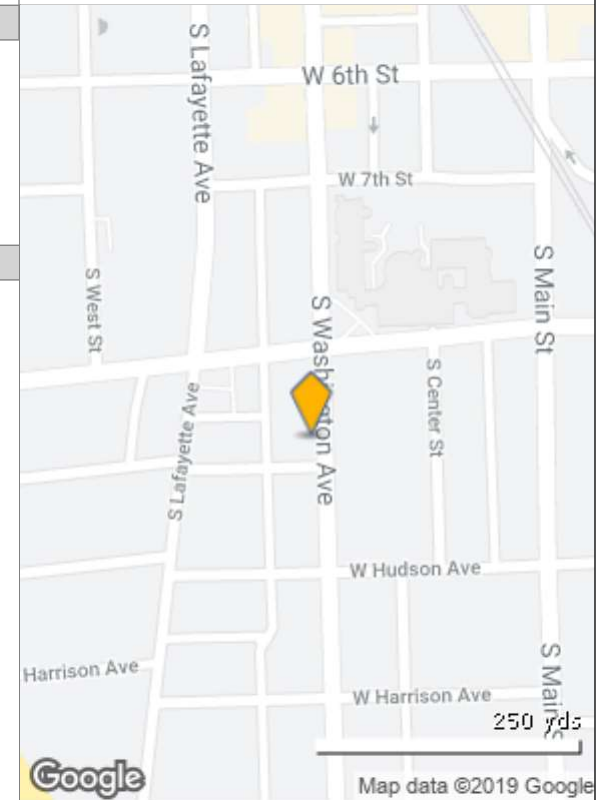
## Investment Notes

For Sale: 810 S Washington Avenue  
Recently approved for a 5 unit loft style apartment building  
Located on S Washington, directly across the street from OCC  
Zoned B-1  
Lot Dimensions: 49.5' x 110'  
Previously approved building is 10,474 SF with 10 private parking spaces (See rendering & floor plans)  
Asking Price: \$449,000 (Includes all architectural plans)

## Land Information

Zoning: -                      Proposed Use: -  
Density: -                      Parcel Size: **0.12 AC**                      Lot Dimensions: -  
Number Of Lots: -                      On-Site Improv: -  
Improvements: -

Parcel Number: **25-21-426-023**



# 31 25655 Woodward Ave

N of I-696  
 N of I-696 - Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 2,900 SF Retail Restaurant Building Renovated in 1994 Built in 1955  
 Property is for sale at \$770,000 (\$265.52/SF)



Investment Information	Sales Contacts
Sale Price: <b>\$770,000</b> Price/SF: <b>\$265.52</b> Cap Rate: -  Sale Status: <b>Active</b> Sale Conditions: <b>Build to Suit</b> Sale Type: <b>Owner User</b>  Days On Market: <b>363</b>	<b>Signature Associates</b> One Towne Sq Suite 1200 Southfield, MI 48076 (248) 948-9000  <b>Angela A. Thomas</b> Associate Broker (248) 948-9000 (phone) (248) 948-9015 (fax)

## Investment Notes

Unique property located just north of the Detroit Zoo with on-site parking and phenomenal exposure. 30+ additional public parking spaces within walking distance. This is the best parked building on Woodward!

## Center Information

Center Type: <b>Restaurant</b>	Center Size: <b>2,900 SF</b>
Bldg Status: <b>Built 1955, Renov 1994</b>	Zoning: <b>mixed use</b>
% Leased: <b>0.0%</b>	Owner Type: <b>-</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.28 AC</b>
Stories: <b>1</b>	Lot Dimensions: <b>-</b>
Elevators: <b>-</b>	CAM: <b>-</b>
Total Avail: <b>2,900 SF</b>	
Bldg Vacant: <b>2,900 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	

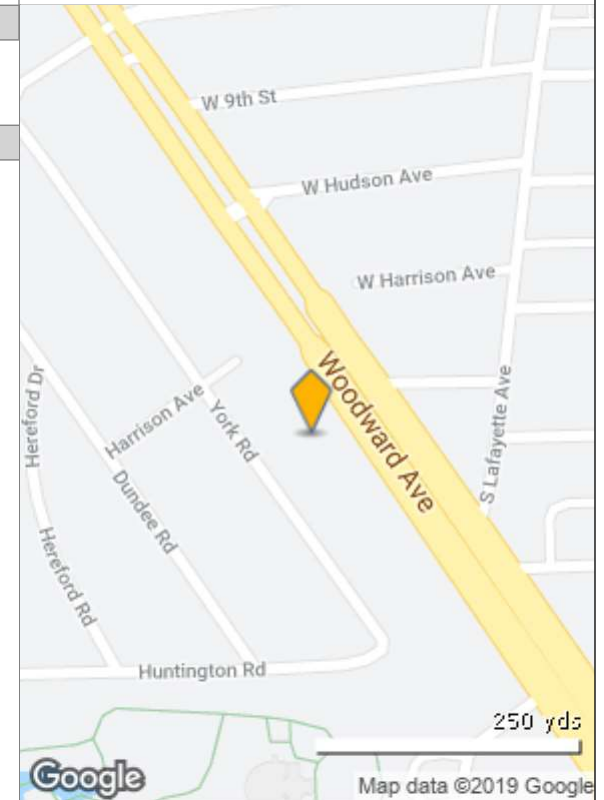
Loading Docks: **None**      Ceiling Height: **14'**

Street Frontage: **211 feet on Woodward**

Parking: **35 free Surface Spaces are available; Ratio of 10.00/1,000 SF**

Amenities: **Signage**

Parcel Number: **25-21-406-016**



## 32 28168 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket  
 2,480 SF Retail Storefront Building Built in 1950  
 Property is for sale at \$528,000 (\$212.90/SF)



### Investment Information

Sale Price: **\$528,000**  
 Price/SF: **\$212.90**  
 Cap Rate: -  
  
 Sale Status: **Active**  
 Sale Conditions: -  
 Sale Type: **Owner User**  
  
 Days On Market: **35**

### Sales Contacts

**Forward Commercial Group LLC**  
 6785 Telegraph Rd  
 Suite 250  
 Bloomfield Hills, MI 48301  
 (248) 662-5066  
  
**Emil Cherkasov**  
 Principal Broker  
 (248) 662-5066 (phone)

### Investment Notes

Highly sought after Woodward location South of 12 Mile Rd.  
 Corner location. Excellent exposure.  
 Open layout with great window line.  
 Zoned General Business, allowing many uses.

### Center Information

Center Type: <b>Storefront</b>	Center Size: <b>2,480 SF</b>
Bldg Status: <b>Built 1950</b>	Zoning: <b>General</b>
% Leased: <b>0.0%</b>	Owner Type: <b>Business</b>
Rent/SF/Yr: <b>For Sale</b>	Land Area: <b>0.09 AC</b>
Stories: <b>1</b>	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: <b>2,480 SF</b>	
Bldg Vacant: <b>2,480 SF</b>	
Owner Occupied: <b>No</b>	
Tenancy: <b>Single Tenant</b>	

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

Street Frontage: **71 feet on Bassett Rd**  
**40 feet on Woodward Ave**

Parking: **5 free Surface Spaces are available; Ratio of 2.02/1,000 SF**

Amenities: **Bus Line, Signage**

Parcel Number: **25-17-279-001**

