



PRICE REDUCED!
\$1,099,000

FOR SALE - INVESTMENT PROPERTY
Pinehurst Office/Medical Building
48701 Van Dyke Ave
Shelby Township, MI 48317

PILOT
PROPERTY GROUP

AGENT CONTACT INFO

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- 3 PROPERTY SUMMARY
- 4 AREA & DEMOGRAPHICS
- 5 INCOME & EXPENSES

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdraw without notice.

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All properties are subject to change, or withdraw without notice.



PROPERTY SUMMARY

PINEHURST OFFICE/MEDICAL BUILDING 48701 VAN DYKE AVENUE, SHELBY TOWNSHIP, MI 48317

- Fully Stabilized Asset: Consistently leased to reputable office/medical professionals, providing strong and predictable cash flow.
- Recent Capital Improvements include: new parking lot with ample capacity, updated monument signage for enhanced visibility and tenant branding, well-maintained roof and mechanical systems.
- Property is in excellent condition with minimal deferred maintenance, ideal for passive investors.
- High-traffic location with easy access to major roads and highways.
- Additional Residential Lot behind property also available at additional price.

Property Type: Office/Medical
Cross Streets: West Side of Van Dyke, South of 22 Mile
Total Square Footage: 6,514
Parcel Size: 0.965 Acres
Year Built: 1978
Zoning: C-1
Parking Spaces: 40 +/-1
Property Taxes: \$11,400
Sale Price: **\$1,099,000.00**
Cap Rate: **7.20%**



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AREA & DEMOGRAPHICS

SHELBY TOWNSHIP, MICHIGAN

Situated in west Macomb County, 20 miles north of Detroit and 8 miles west of Lake St. Clair, Shelby Township is home to nearly 75,000 people. It is one of the fastest growing communities in Metro Detroit.



Shelby Township's millage rate of 9.2999 is the lowest among Macomb County. In 2023, 124 new businesses opened their doors in the Township.

Among Shelby Township's greatest assets are 1,200 acres of parks, equipped with sports fields, playscapes, and trails. Located near our municipal offices is Cherry Creek Golf Club, one of the finest public golf and banquet destinations in Michigan and the venue for special events. Also located in Shelby Township is the 4,000-acre Stony Creek Metropark, home to the 500-acre Stony Creek Lake, and part of the Macomb-Orchard Trail, a 24-mile hike and bike path that connects to 180 miles of trails across southeast Michigan.

DEMOGRAPHICS & TRAFFIC			
	2 MILE	5 MILES	10 MILES
2024 POPULATION	26,557	218,276	709,422
2024 HOUSEHOLDS	10,510	86,739	278,790
2024 AVERAGE INCOME	\$96,508	\$105,089	\$106,813
TRAFFIC COUNTS	23,654 VPD ON VAN DYKE AVENUE		



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