

OFFICE BUILDING FOR SALE

64580 Van Dyke Ave, Washington, MI 48095



AGENT CONTACT INFO

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*Offices in Sterling Heights and Port Huron to serve you
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PILOT

PROPERTY GROUP

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

PROPERTY SUMMARY

64580 VAN DYKE, WASHINGTON, MI 48095

- Rare, Free Standing Building Available in Washington
- Monument Signage
- Perfect for Owner/Occupant.
- Multi-Tenant with Existing Income.
- Full Basement with 3/4 of finished area for additional Office Space to Lease and plenty of Storage Area
- Additional land available for future development

Property Type:Office/Medical

Cross Streets:East side of Van Dyke,
South of 30 Mile Road

Total Square Footage:17,740

Available Square Footage:8,870 (1st level)
8,870 (2nd level)

Frontage on Van Dyke:200'

Parcel Size:5.8 Acres

Year Built:1987

Zoning:GC

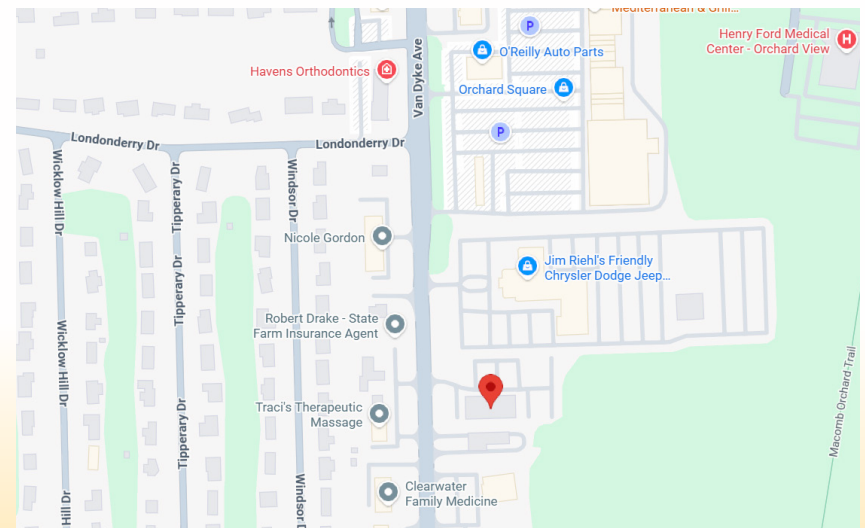
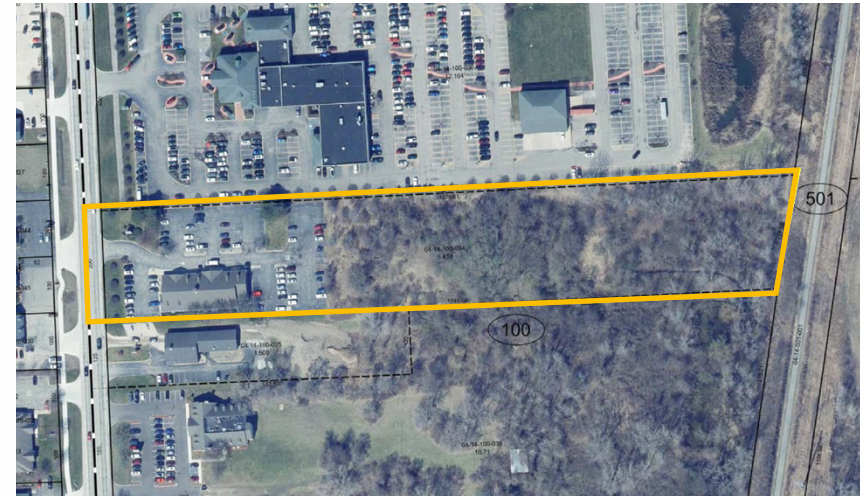
Parking Spaces130

Water.....Well with softener & filtration
Property is on septic

Property Taxes.....\$34,498

Lease Rate:\$14.95/SF NNN

Sale Price:\$2,195,000



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RENT ROLL & EXPENSES

	Sq Ft	Rent PSF	Expiration	Monthly Base Rent	Annual Base Rent	Monthly NNN Rent	Annual NNN Rent	Monthly Gross Rent	Annual Gross Rent	Notes
1st Level										
Vacant Space	8,667									
2nd Level										
Romeo Foot & Ankle Clinic, PC	1,524	\$20.50	December-31	\$2,603.50	\$31,242.00	\$857.25	\$10,287.00	\$3,460.75	\$41,529.00	NNN Lease with 2% Annual Increases
Basement	203			\$236.82	\$2,841.84	\$114.19	\$1,370.28	\$351.01	\$4,212.12	
Romeo Family Dentistry, PC	1,921	\$20.50	December-31	\$3,281.71	\$39,380.50	\$1,080.56	\$12,966.72	\$4,362.27	\$52,347.22	NNN Lease with 2% Annual Increases
Vacant Space	5,400									
	17,715			\$6,122.03	\$73,464.34	\$2,052.00	\$24,624.00	\$8,174.03	\$98,088.34	

	Monthly	Annually	
Current Net Income	\$8,174.03	\$98,088.34	
Taxes	(\$2,773.83)	(\$33,286.00)	\$1.88
Insurance	(\$304.17)	(\$3,650.00)	\$0.21
CAM + Management	(\$4,139.04)	(\$49,668.48)	\$4.66
Total Expenses	(\$7,217.04)	(\$86,604.48)	\$6.75
Current Net Operating Income	\$956.99	\$11,483.86	

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FLOOR PLAN

**AVAILABLE
1ST FLOOR SPACE
8,870 SF**



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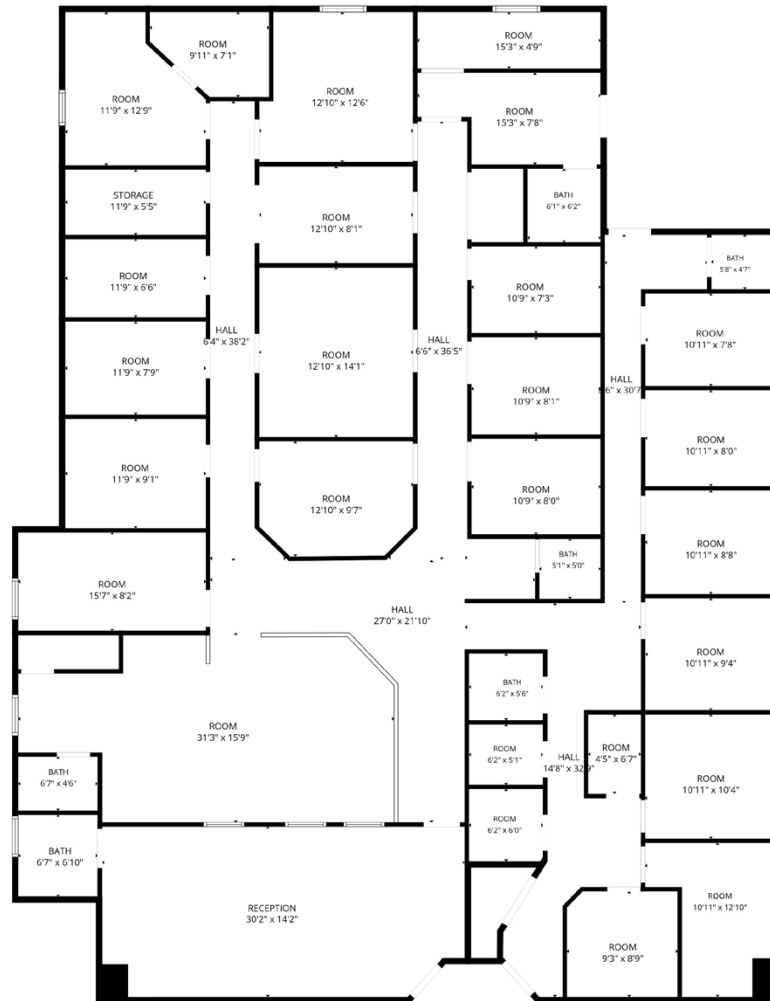
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FLOOR PLAN

**AVAILABLE
2ND FLOOR SPACE
5,400 SF**



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