

INDUSTRIAL PROPERTY // FOR SALE

VALUE-ADD FLEX INVESTMENT WITH BELOW-MARKET RENTS IN PRIME CLAWSON LOCATION

1438 N CROOKS RD
CLAWSON, MI 48017



- 15,000 SF warehouse/office building
- Warehouse, office, mezzanine, and storage space accommodate various uses
- Existing rents are well below market, creating substantial income growth potential
- 79% Occupied – Immediate cash flow with additional leasing and revenue opportunities
- Month-to-month tenants allow for rapid repositioning and rent adjustments
- Seven (7) overhead doors and four (4) individual secure storage spaces for vehicles



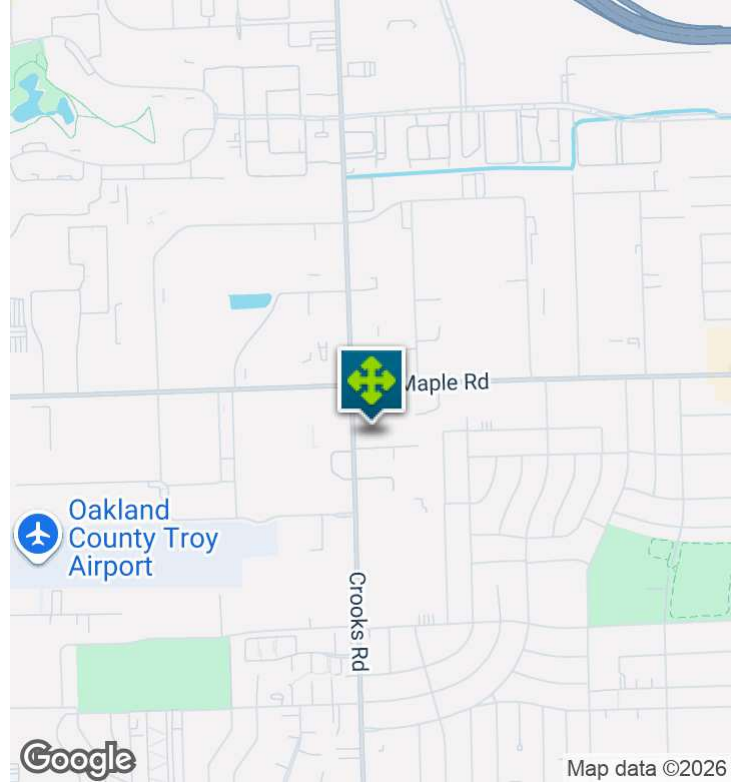
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price

\$1,999,000

OFFERING SUMMARY

Building Size:	15,000 SF
Lot Size:	0.83 Acres
Price / SF:	\$133.27
Year Built:	1967
Zoning:	BRD-2
Market:	Detroit
Submarket:	Troy Area West
Traffic Count:	30,281

PROPERTY OVERVIEW

1438 N. Crooks Road presents a rare opportunity to acquire a well-maintained 15,000 SF multi-tenant flex property in one of Oakland County's most desirable commercial corridors. Strategically positioned along Crooks Road with over 30,000 vehicles passing daily, the property combines immediate cash flow with substantial value-add potential through rental rate adjustments, lease restructuring, and occupancy optimization.

Currently occupied by eight tenants on predominantly month-to-month leases, the property offers investors a unique opportunity to reposition the asset and bring rents closer to market levels. Existing rental rates are significantly below prevailing market rents, creating an attractive pathway to increased cash flow and long-term appreciation. For owner-users, the flexible configuration provides the ability to occupy a portion of the property while maintaining income from existing tenants or gradually expand operations as space becomes available.

The property features a 10,000 SF warehouse component with 20-foot clear heights, seven overhead doors, secure vehicle storage, and a 5,000 SF mezzanine, complemented by approximately 5,000 SF of office space configured into multiple suites. Recent capital improvements, including a newer parking lot, reduce near-term maintenance concerns while enhancing the property's curb appeal and functionality.



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INDUSTRIAL DETAILS

Property Type:	Flex
Building Size:	15,000 SF
Shop SF:	5,000 SF
Office SF:	5,000 SF
Mezzanine SF:	5,000 SF
Occupancy:	Multi-Tenant
Zoning:	BRD-2
Lot Size:	0.83 Acres
Parking Spaces:	20
Fenced Yard:	No
Trailer Parking:	Yes
Year Built / Renovated:	1967
Construction Type:	Masonry
Clear Height:	20'
Overhead Doors:	Seven (7)
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	Clear-span
Power:	20a/220v 1p 3w
Buss Duct:	N/A
Air Conditioning:	Office Space Only
Heat Type:	Overhead Heaters
Lighting:	Fluorescent
Sprinklers:	N/A
Floor Drains:	N/A
Taxes:	\$12,184



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ADDITIONAL PHOTOS

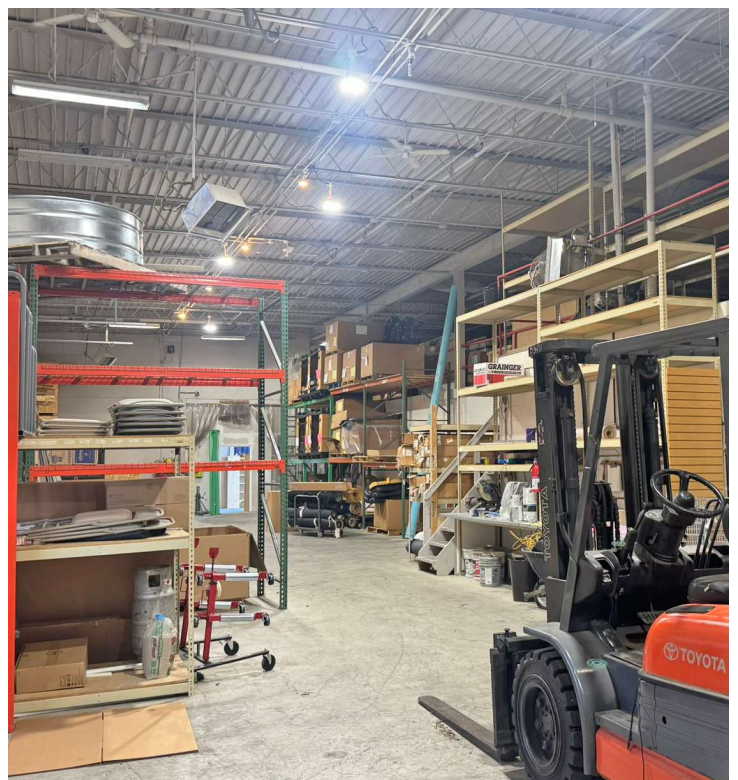
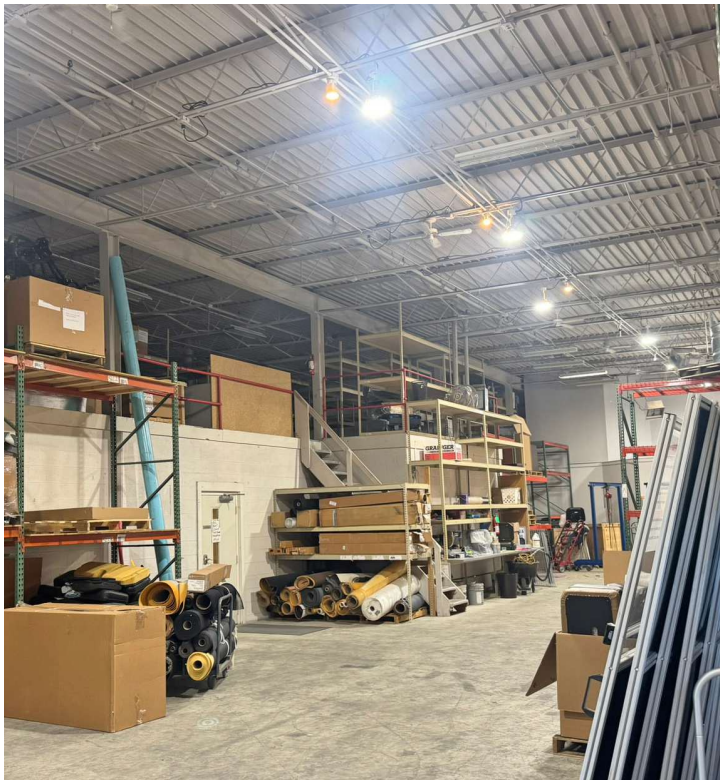


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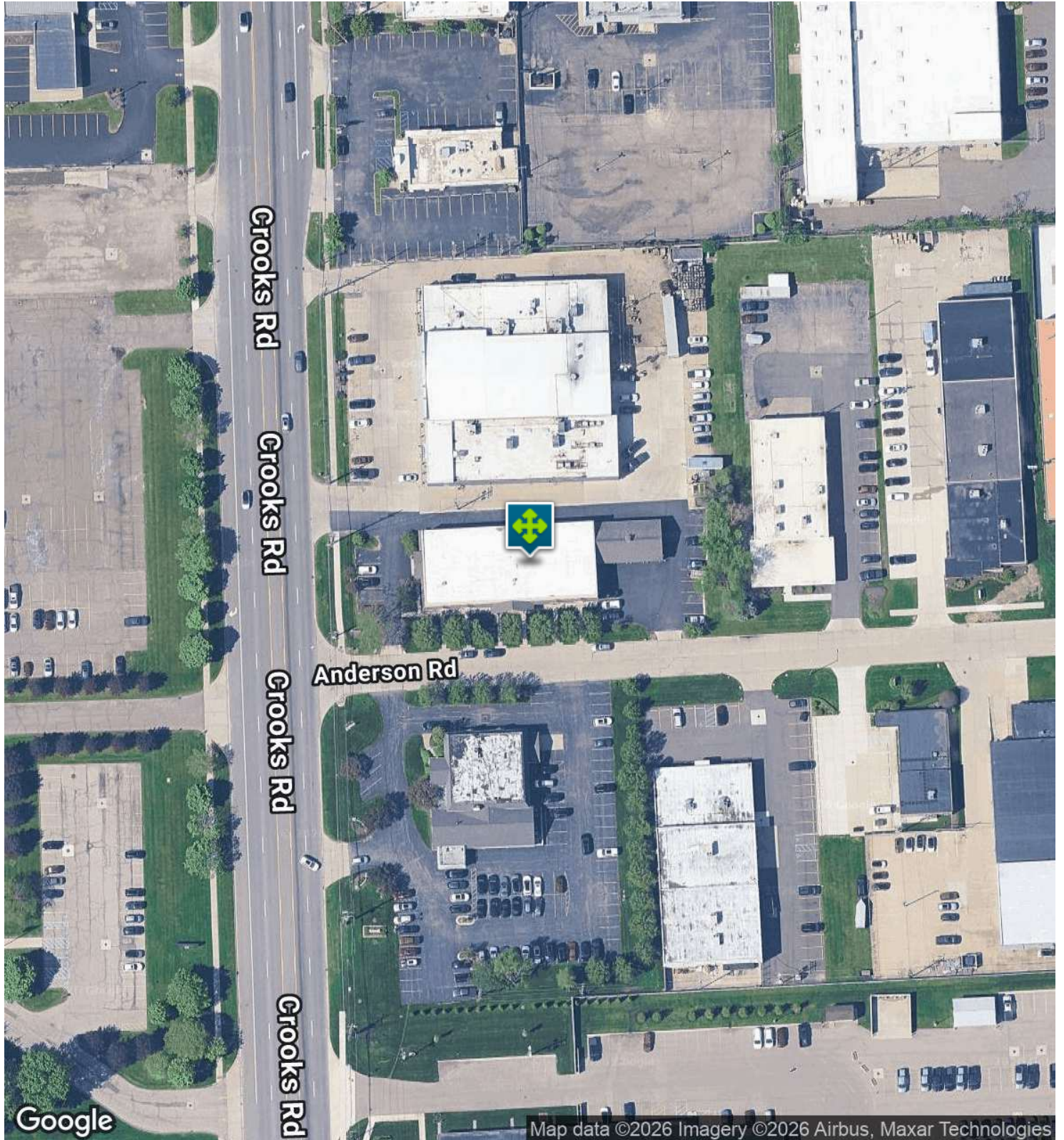
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AERIAL MAP



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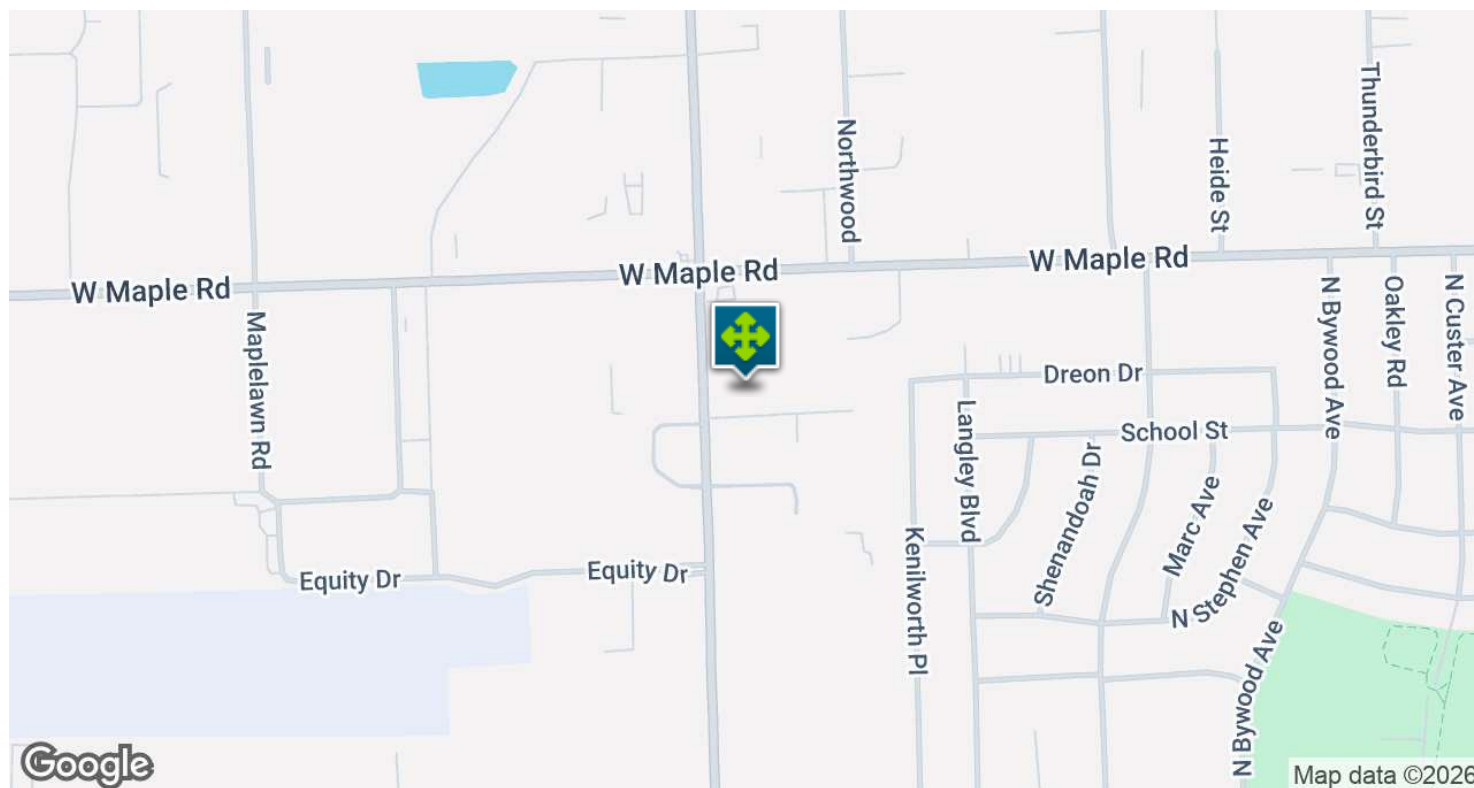
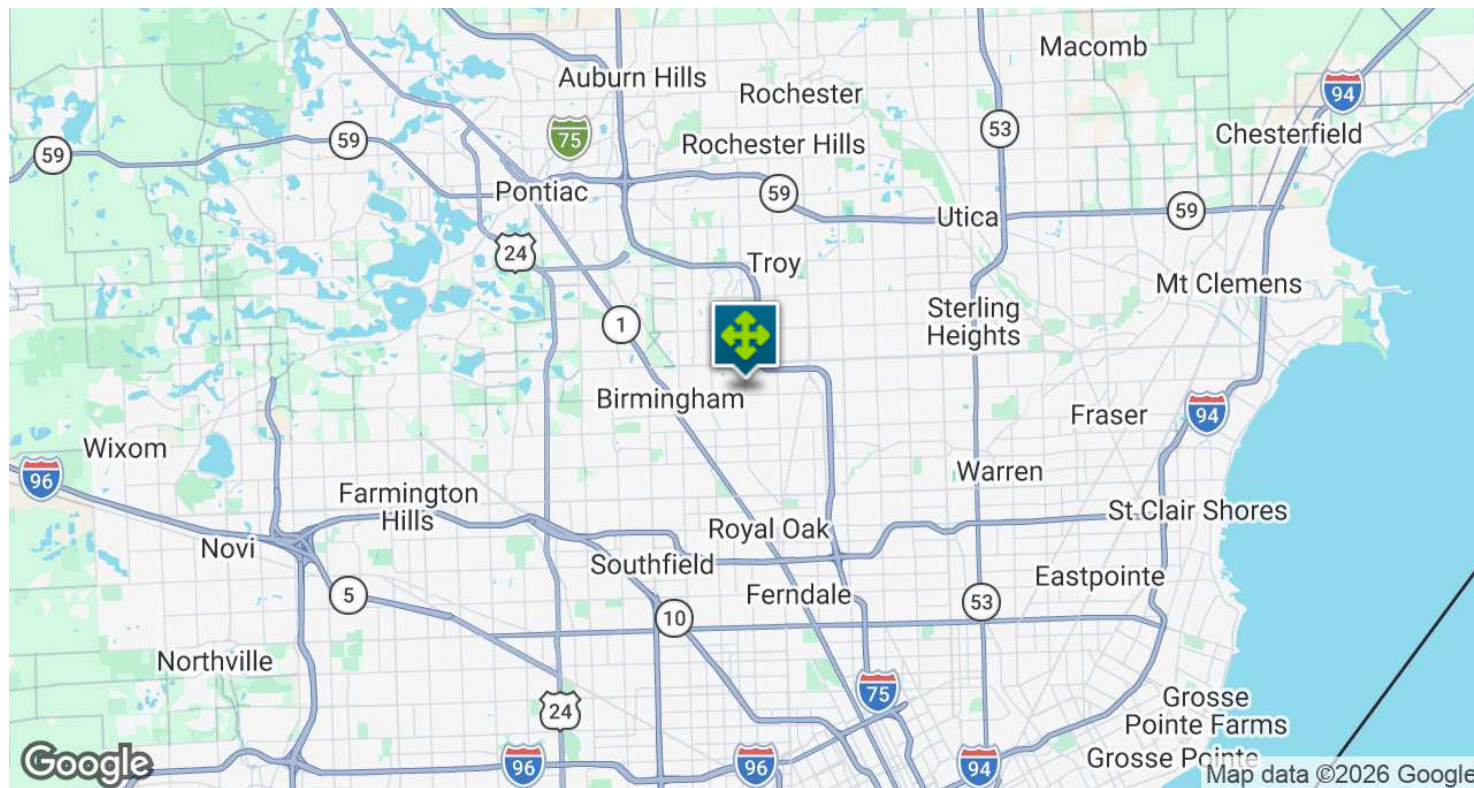
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LOCATION MAP



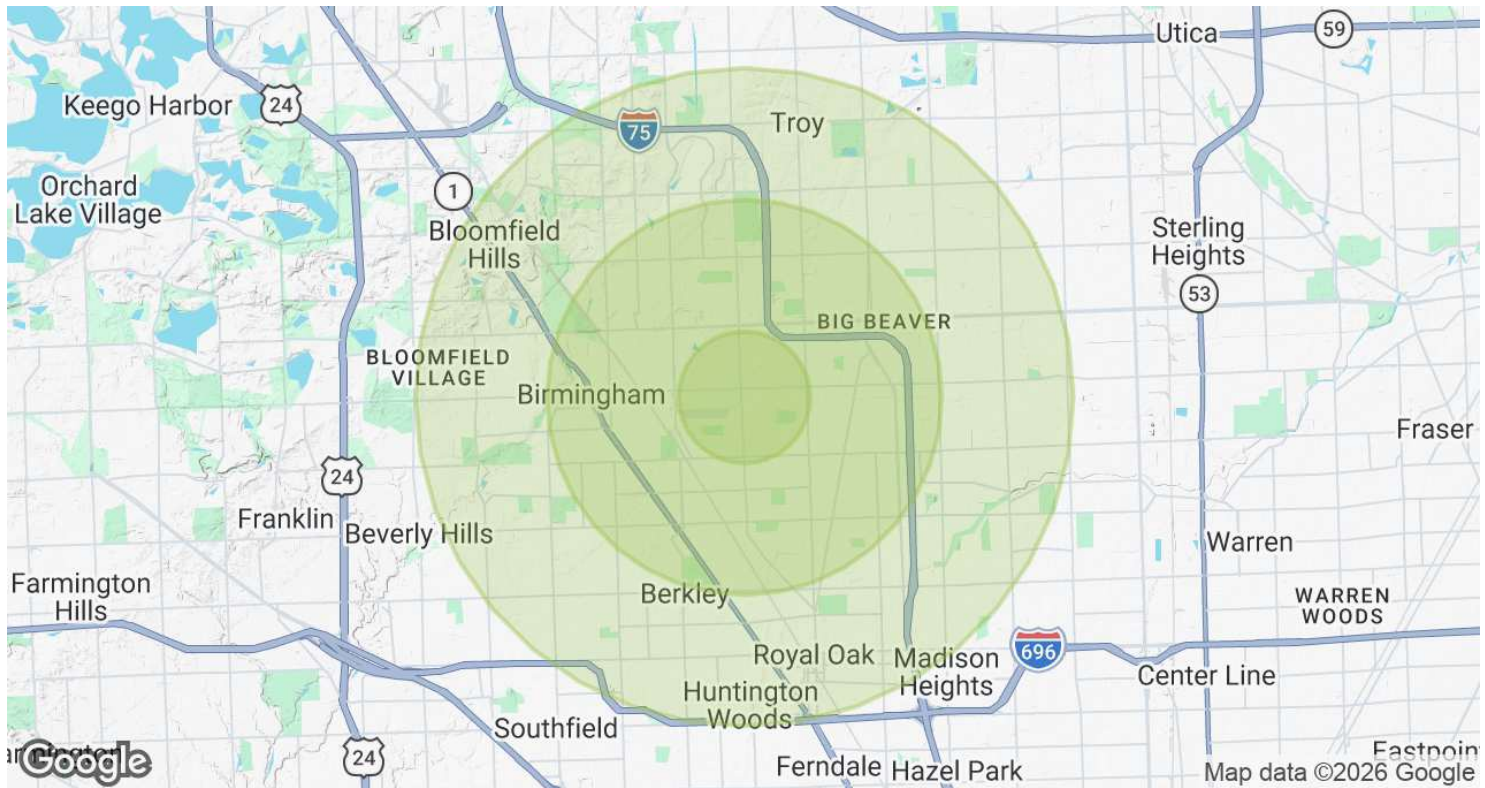
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,040	97,279	270,016
Average Age	37.8	40.9	41.7
Average Age (Male)	39.2	40.2	40.5
Average Age (Female)	38.6	41.7	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,866	44,840	116,468
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$99,471	\$135,892	\$139,618
Average House Value	\$246,355	\$410,036	\$405,483

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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