



40027 Michigan Avenue

Canton, Michigan · 3.33 Acres · Income-Producing

LIST PRICE

\$1,500,000

Recommended

NOI

\$120,575

Annual

CAP RATE

8.04%

At Asking

PREPARED BY

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Executive Summary

40027 Michigan Avenue · Canton, MI



OPPORTUNITY OVERVIEW

RE/MAX Commercial is pleased to exclusively offer 40027 Michigan Avenue — a 3.33-acre income-producing assemblage on the Michigan Avenue corridor in Canton, Michigan. The property features +/- 425 feet of Michigan Avenue frontage, a single-family home and two duplexes (totaling five residential units), and a 114-space outdoor storage yard for RVs, cars, and boats. With flat topography, full utilities, and easy access to I-275, the site presents a compelling income-in-place play with substantial future commercial / industrial redevelopment optionality.

INVESTMENT THESIS

- **Income in Place:** Five residential units plus a 114-space storage yard generate diversified cash flow.
- **Frontage & Visibility:** +/- 425' on the Michigan Avenue corridor provides exceptional exposure.
- **Land Utility:** 3.33 flat, fully-utilitied acres support a wide range of commercial uses.
- **Redevelopment Upside:** Future industrial / commercial redevelopment optionality in a growth submarket.
- **Connectivity:** Direct, easy access to I-275 connects the site to the broader Detroit metro.

PRICING SNAPSHOT

LIST PRICE

\$1,500,000

CAP RATE AT ASK

8.04%

VALUE RANGE

\$1,050,000 – \$1,250,000

PRICE / ACRE

\$450,450

NOI (PROVIDED)

\$120,575

PRICE / LAND SF

\$10.34



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Property Facts & Highlights

Site, improvements, and key features



PROPERTY SPECIFICATIONS

ADDRESS 40027 Michigan Ave, Canton, MI	LAND AREA 3.33 Acres (±145,055 SF)
FRONTAGE ± 425' on Michigan Avenue	TOPOGRAPHY Flat / At-Grade
IMPROVEMENTS 1 SFH + 2 Duplexes (5 units)	STORAGE 114 Outdoor Spaces (RV/Car/Boat)
UTILITIES Electric / Gas / Water / Sewer	ACCESS I-275 (~1.5 mi East)
ZONING Commercial (Buyer to verify)	USE TYPE Income / Storage / Redev.
TRAFFIC COUNT ± 32,400 VPD on Michigan Ave	PARCEL STATUS Income-Producing

INVESTMENT HIGHLIGHTS

- 3.33 acres of commercial land with existing, diversified income.
- Five residential units (1 SFH + 2 duplexes) + 114-space outdoor storage operation.
- ± 425 feet of Michigan Avenue frontage — corridor visibility and exposure.
- Flat, fully-utilitied site with easy access to I-275.
- Strong value-add upside: rent optimization, expense management, storage stabilization.
- Future redevelopment optionality in a growing Wayne County submarket.



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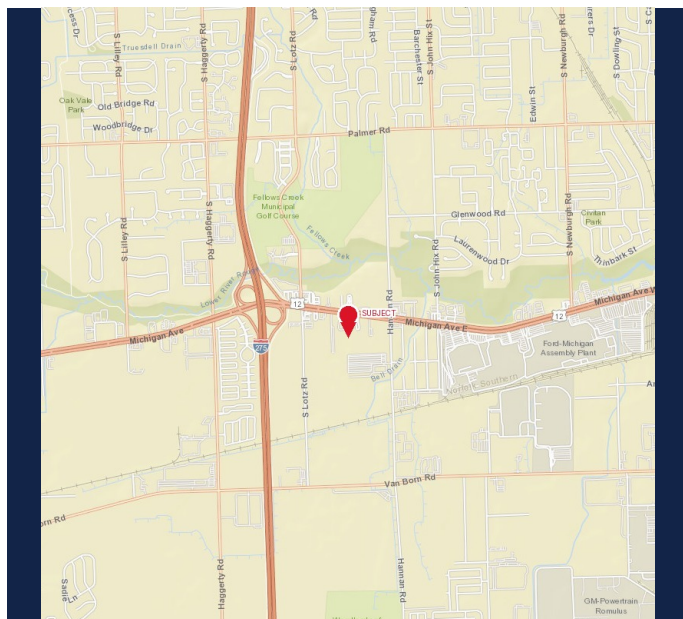
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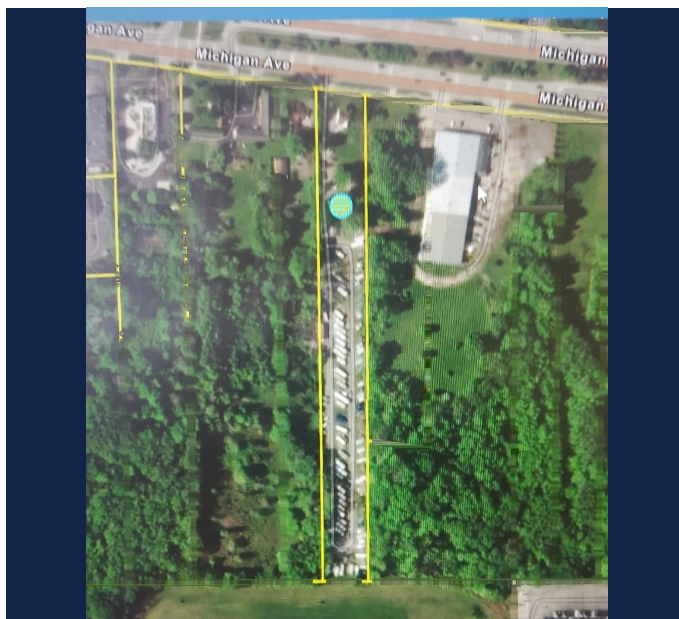
Location & Maps

Aerial, local, and regional context

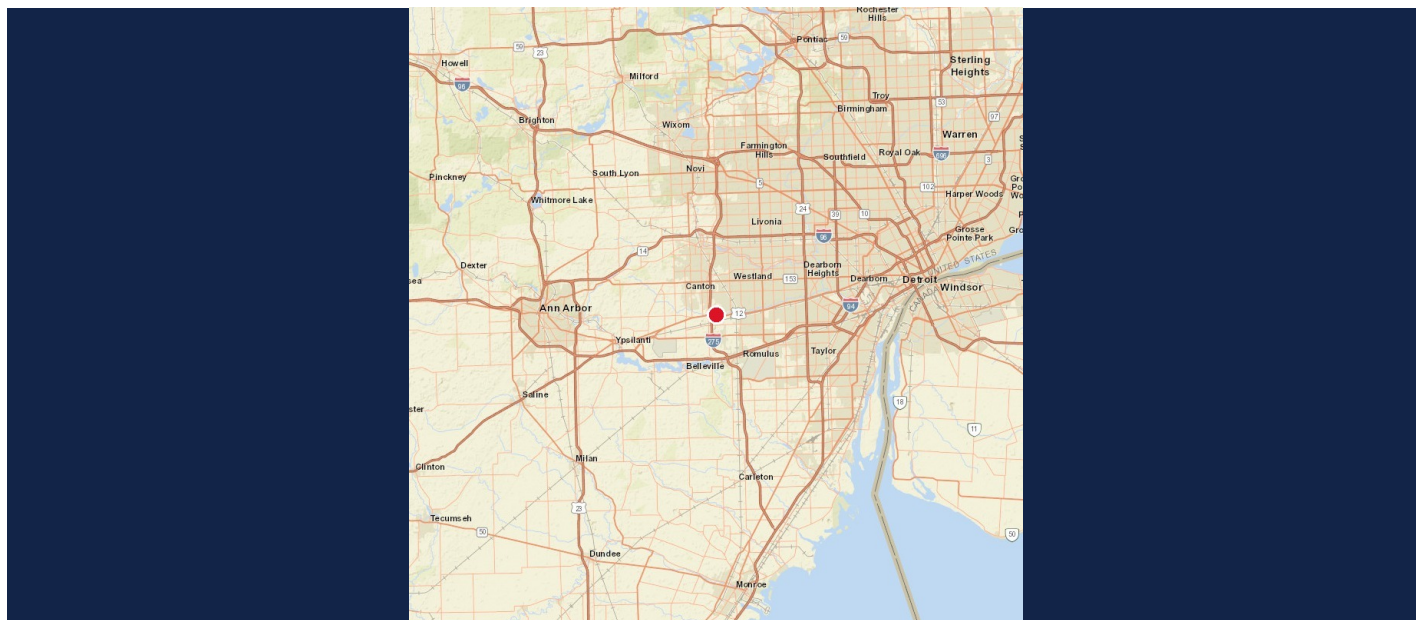
AERIAL · LOCAL · REGIONAL



LOCAL · MICHIGAN AVE & I-275



SUBJECT · AERIAL



REGIONAL · SOUTHEAST MICHIGAN


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Income / APOD Summary

Annual Property Operating Data



OPERATING SUMMARY

INCOME	ANNUAL
Potential Rental Income (PRI)	\$153,517
Less: Vacancy & Credit Losses (0%)	\$0
Effective Rental Income	\$153,517
Plus: Other Income	\$0
GROSS OPERATING INCOME	\$153,517
OPERATING EXPENSES	ANNUAL
Real Estate Taxes	\$10,635
Property Insurance	\$7,508
Repairs & Maintenance	\$840
Utilities — Gas	\$52
Utilities — Water / Electric	\$11,187
Accounting & Legal	\$650
Licenses & Permits	\$207
Supplies	\$520
Trash / Contract Services	\$1,343
TOTAL OPERATING EXPENSES	\$32,942
NET OPERATING INCOME	\$120,575

Source: CCIM APOD prepared for 40027 Michigan Avenue. Buyer to verify all income and expenses.



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Valuation Range

Income, land, and price-positioning analysis



RECOMMENDED PRICING



INCOME-APPROACH SENSITIVITY (NOI = \$120,575)

CAP RATE	INDICATED VALUE	POSITION VS ASK
9.00%	\$1,339,722	+\$139,722
9.50%	\$1,269,211	+\$69,211
10.00%	\$1,205,750	+\$5,750
8.04%	\$1,199,751	AT ASK
10.50%	\$1,148,333	-\$51,667
11.00%	\$1,096,136	-\$103,864
11.50%	\$1,048,478	-\$151,522

LAND-APPROACH CROSS-CHECK

Implied land value at list: \$450,450 / acre · \$10.34/ SF

Michigan Ave corridor commercial land trades \$250K–\$450K/acre depending on use, frontage, and entitlement; subject is supported by frontage, utilities, and existing improvements.



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Comparables & Buyer Targeting

Land comps and likely acquirer profiles



COMPARABLE LAND GRID (ILLUSTRATIVE)

#	SUBMARKET	ACRES	PRICE	\$/ACRE	NOTES
1	Michigan Ave / Canton	2.10	\$ 875,000	\$416,667	Improved corner
2	Ford Rd / Canton	3.50	\$1,150,000	\$328,571	Comm. land
3	Michigan Ave / Wayne	4.20	\$1,260,000	\$300,000	Industrial-flex
4	I-275 Corridor / Romulus	3.00	\$1,050,000	\$350,000	Storage use
5	Sheldon Rd / Canton	2.80	\$1,100,000	\$392,857	Income in place
S	Subject — 40027 Michigan	3.33	\$1,500,000	\$450,450	Income + storage

Comps shown are illustrative ranges from public corridor activity; specific transactions to be verified by buyer.

BUYER TARGETING

- **Income / 1031 Investors:** Diversified residential + storage cash flow with stabilization upside.
- **Self-Storage Operators:** Existing 114-space outdoor yard supports RV / boat / vehicle expansion.
- **Owner-Users:** Contractors, fleet operators, landscapers needing yard + frontage.
- **Developers:** Future commercial / light-industrial redevelopment along Michigan Ave.
- **Local / Regional Builders:** Potential land-bank with current income to carry cost basis.



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Due Diligence & Listing Copy

Buyer checklist and suggested marketing narrative



DUE DILIGENCE CHECKLIST

- ☐ Title commitment, recorded easements, and survey
- ☐ Zoning verification, permitted uses, and entitlements
- ☐ Building permits, certificates of occupancy, code compliance
- ☐ Trailing 12 / 24 months income & expense statements
- ☐ Rent roll, leases, deposits, and tenant ledgers (residential)
- ☐ Storage license / agreement schedule (114 spaces)
- ☐ Property tax history and any pending assessments
- ☐ Utilities — service capacity, meters, and historical bills
- ☐ Environmental Phase I (and Phase II if recommended)
- ☐ Property condition / structural inspection of all units
- ☐ Insurance loss runs and current policy declarations
- ☐ Service contracts (trash, snow, landscape, security)

SUGGESTED LISTING COPY

FOR SALE — 40027 Michigan Avenue, Canton, MI. Rare 3.33-acre income-producing Michigan Avenue corridor opportunity with ± 425 feet of frontage, full utilities, and easy I-275 access. Improvements include one single-family home and two duplexes (five residential units) plus a 114-space outdoor storage yard for RVs, cars, and boats. Provided NOI of \$120,575 reflects a 8.04% cap rate at the \$1,500,000 list price (\$360,360 / acre; \$10.34/ land SF). Strong income today with significant future commercial / industrial redevelopment optionality. Offered exclusively by RE/MAX Commercial.



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Disclaimers & Contact

Confidentiality and broker contact



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FOR ADDITIONAL INFORMATION OR TO TOUR:

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