

**SPECIAL PURPOSE PROPERTY // FOR SALE**

## **(6)-BAY CAR WASH IN EXCELLENT CONDITION - NEW BALTIMORE**

37521 GREEN ST

NEW BALTIMORE, MI 48047



- High-bay area for trucks
- Six (6) bays, all manually operated
- 1.05 acre site with rear fenced area for parking or outside storage
- Potential for outside storage in the rear
- Fenced Lot



26555 Evergreen Road, Suite 1500

Southfield, MI 48076

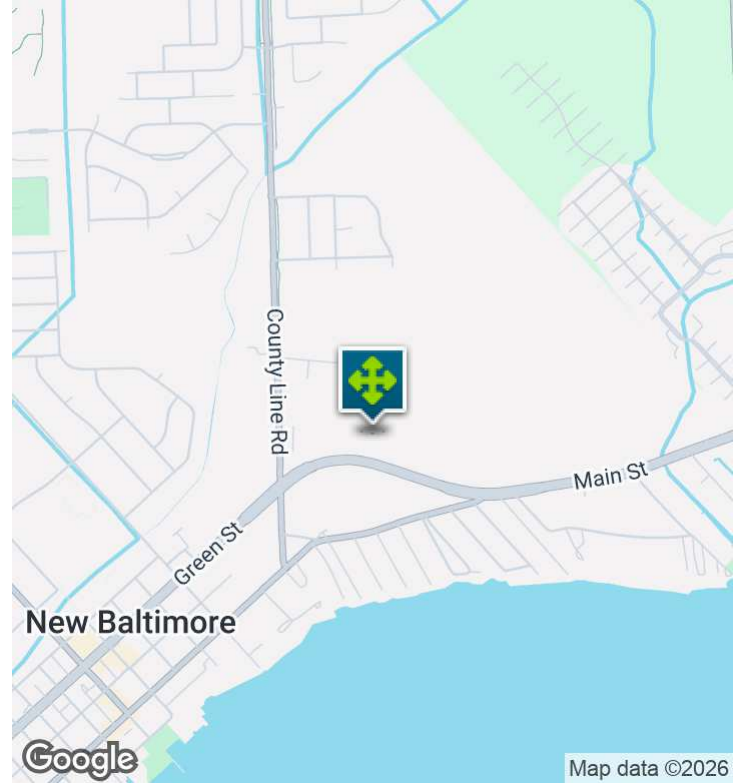
248.358.0100

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# EXECUTIVE SUMMARY

37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE



<b>Sale Price</b>	<b>\$595,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	3,866 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	1.05 Acres
<b>Price / SF:</b>	\$153.91
<b>Cap Rate:</b>	3.48%
<b>NOI:</b>	\$20,719
<b>Year Built:</b>	1984
<b>Renovated:</b>	2011
<b>Zoning:</b>	GC
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb East

## PROPERTY OVERVIEW

Immediate cash flow with this six (6) bay manually operated car wash. Very well maintained with all mechanicals updated. Three (3) coin operated vacuums, quarter machine, and vendor machine. Includes fenced yard with trailer parking.

Fully operational with consistent customer base. Great location near Lake St. Clair on 1.05 acres.

## LOCATION OVERVIEW

Located on Green Street just east of County Line Road.

## PROPERTY HIGHLIGHTS

- High-bay area for trucks
- Six (6) bays, all manually operated
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# ADDITIONAL PHOTOS

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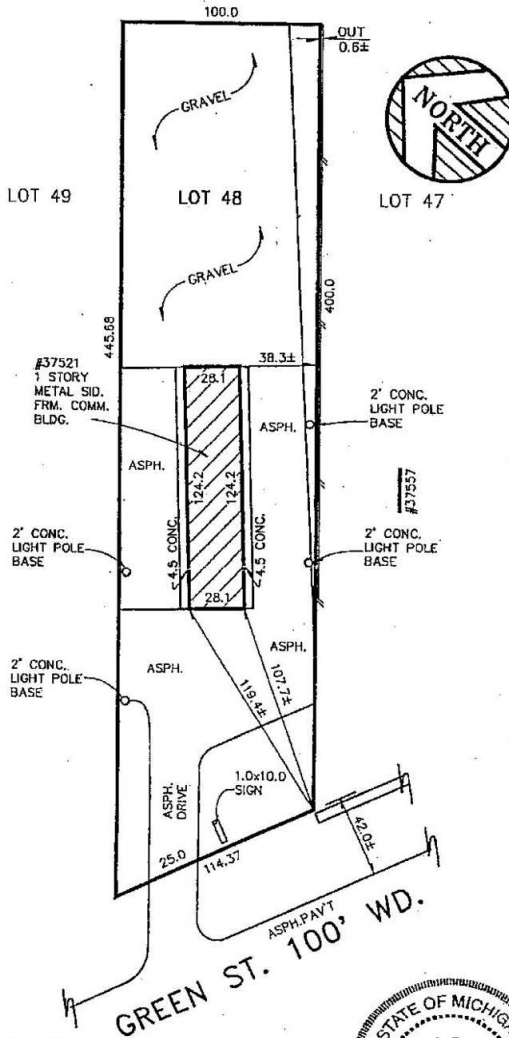


# SITE PLANS

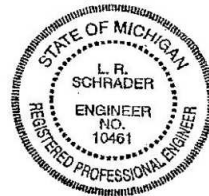
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MORTGAGE SURVEY

Certified to: OLD KENT BANK  
 Applicant: ANCHOR BAY CAR WASH OF NEW BALTIMORE, LLC  
 Property Description:  
 Lot 48; ASSESSOR'S COUNTY LINE PLAT, part of Frac. Sec's. 7 and 8, P.C. 614 and P.C. 627, T.3 N., R.15 E., City of New Baltimore, St. Clair County (now Macomb County), Michigan, as recorded in Liber 55 of Plats, Pages 17, 18, 19 and 20 of St. Clair County Records.  
 FLOOD PLAIN Comm. No. 260125 Map No. 0005B Date: 9-1-78  
 Flood Zone C. Areas of minimal flooding.



**CERTIFICATE:** We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



*L. R. Schradler P.E.*

JOB NO: 99-21170      SCALE: 1"=60'  
 DATE: 7-22-99      DR BY: RS

**KEM-TEC**  
 LAND SURVEYORS

22556 Gratiot Avenue  
 Eastpointe, MI 48021-2319  
 (810) 772-2222  
 FAX: (810) 772-4048



**KEM-TEC WEST**  
 LAND SURVEYORS

800 E. Stadium  
 Ann Arbor, MI 48104-1412  
 (734) 994-0888 • (800) 433-6133  
 FAX: (734) 994-0667

# INCOME & EXPENSES

37521 GREEN ST, NEW BALTIMORE, MI 48047 // FOR SALE

## INCOME SUMMARY

## ANCHOR BAY CAR WASH

Gross Sales	\$45,000
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$45,000</b>

## EXPENSES SUMMARY

## ANCHOR BAY CAR WASH

Water	\$2,000
Landscape	\$600
Snow Removal	\$0
Taxes	\$8,249
Maintenance	\$1,200
Soap	\$3,000
Gas	\$2,000
Waste Removal	\$1,500
DTE (electric)	\$4,200
Insurance	\$1,531
<b>OPERATING EXPENSES</b>	<b>\$24,280</b>

<b>NET OPERATING INCOME</b>	<b>\$20,720</b>
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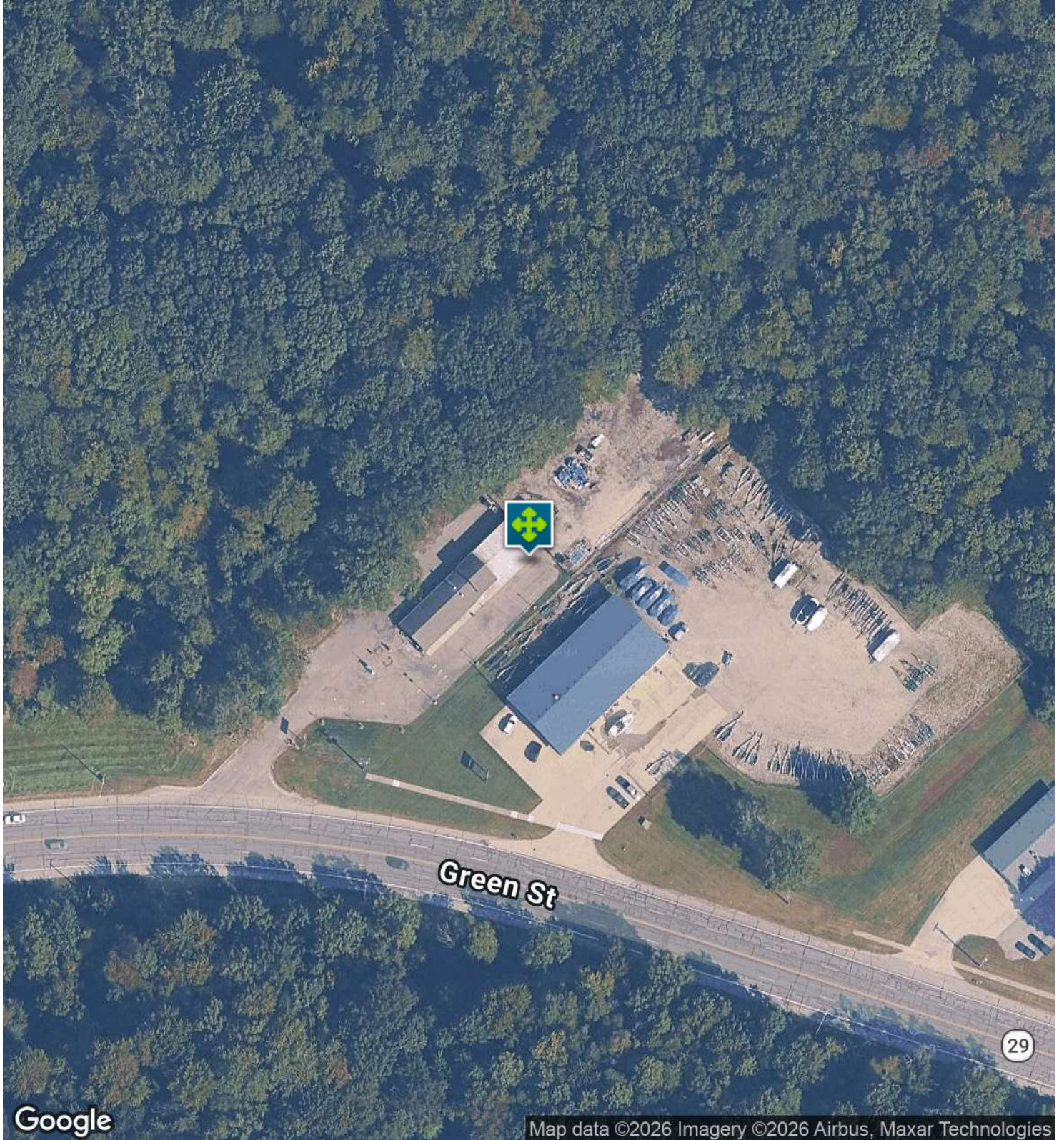
**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**John T. Arthurs** PARTNER  
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johna@pacommercial.com

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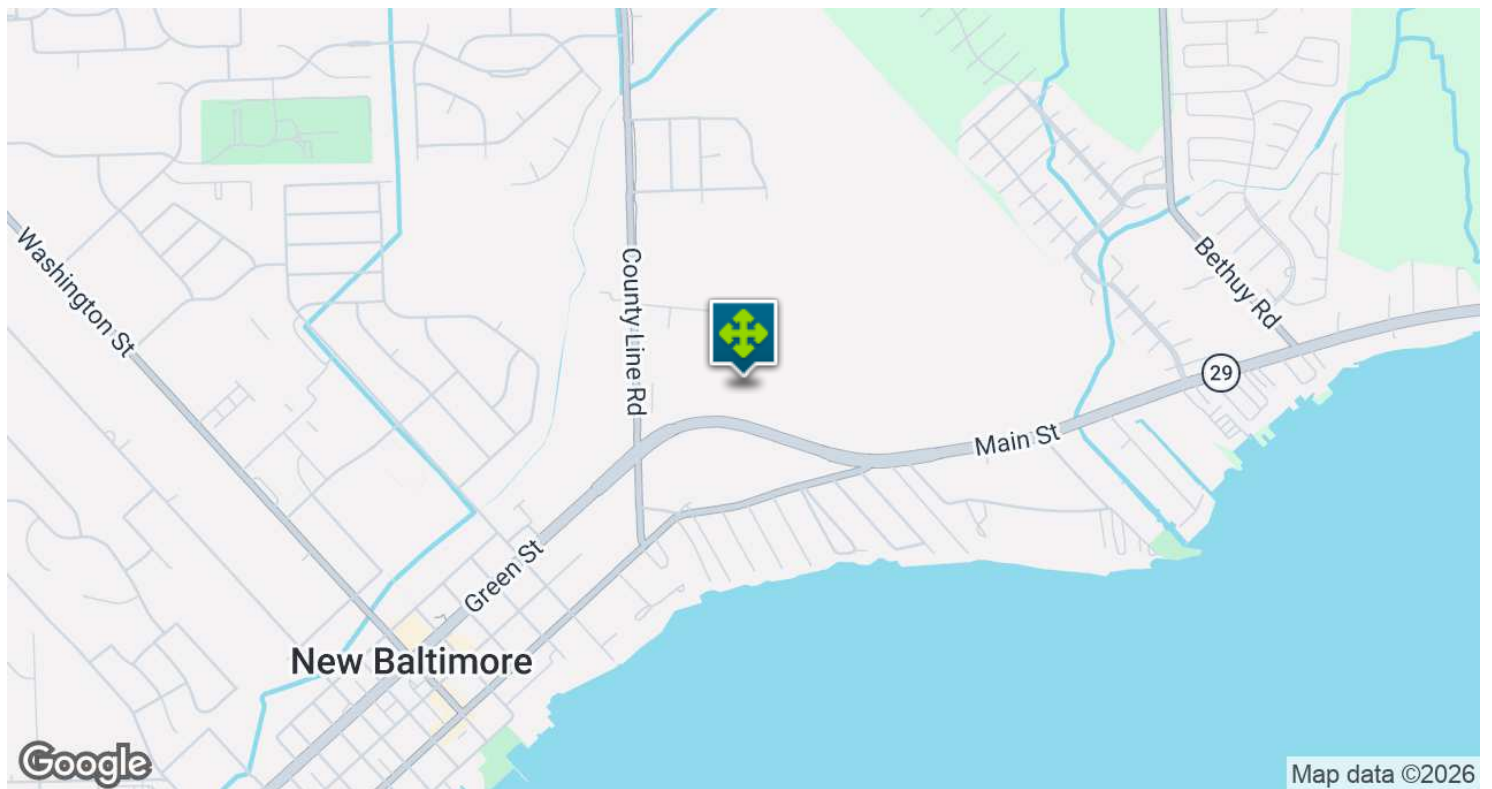
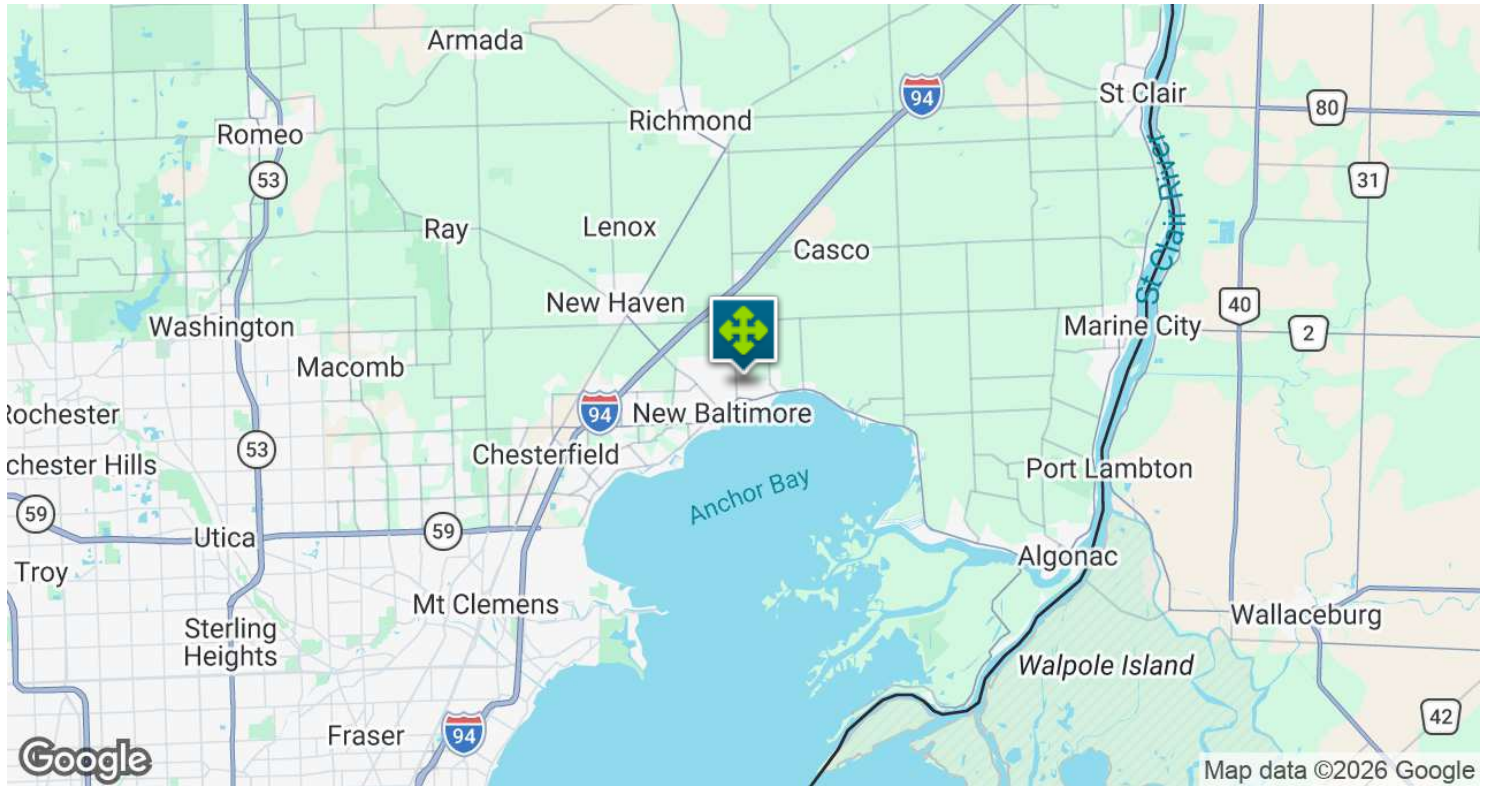
# AERIAL MAP

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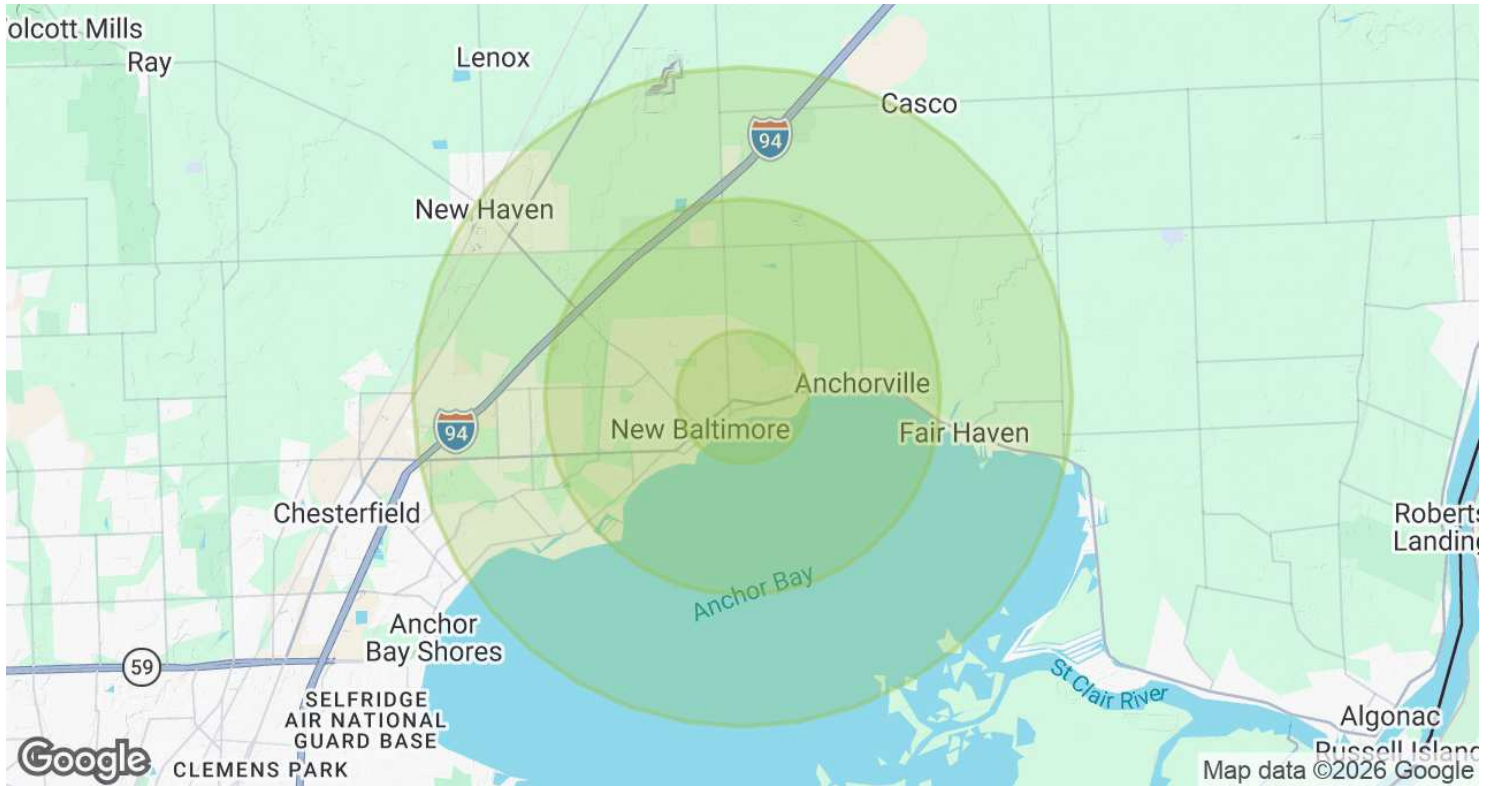
# LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,123	17,050	39,379
Average Age	36.1	37.0	37.6
Average Age (Male)	36.0	36.8	37.0
Average Age (Female)	36.1	37.4	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,349	5,872	13,640
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$85,401	\$80,290	\$75,726
Average House Value	\$233,771	\$213,724	\$195,528

2020 American Community Survey (ACS)

# CONTACT US

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## FOR MORE INFORMATION, PLEASE CONTACT:



**John T. Arthurs**  
PARTNER

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