

FOR SALE

MULTIFAMILY

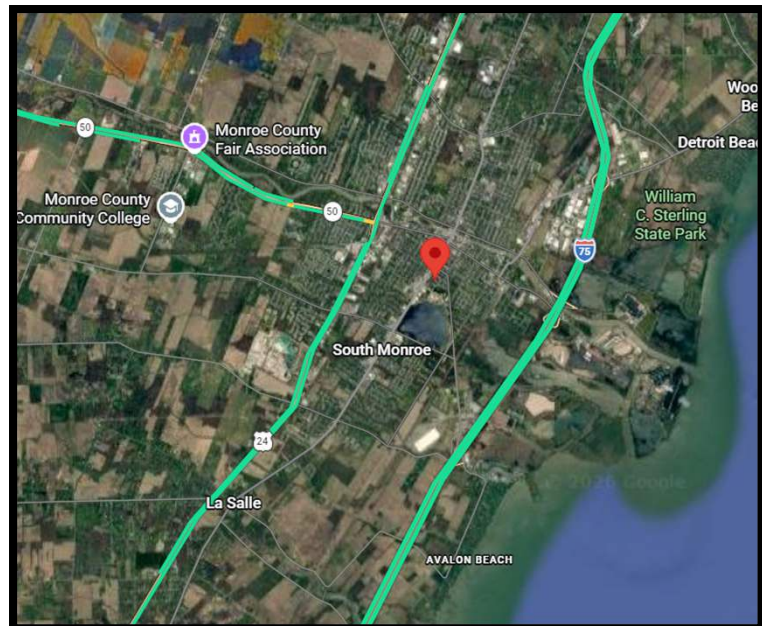
725 Washington
MONROE, MI 48161

111,000 Square Feet
60 Units



PROPERTY FEATURES

- ½ Mile South of Downtown Monroe
- Recently Updated (2025)
- Unit Mix: 42-One Bed; 18-Two Bed
- 2.55 Acre Site
- Zoned RM (Med. Density Residential)
- **In-Place NOI: \$359,226**



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BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	111,000 SF	Total Available Sq. Ft.:	N/A	Class:	C
Typical Floor Plate:	55,500 SF	Min / Max Cont. Sq. Ft.:	N/A	No. of Floors:	N/A

PROPERTY INFORMATION

Zoning:	RM – Medium Density Residential	Parking:	70 Stalls
Exterior Construction:	Brick	Power:	N/A
Structural System:	Stick Frame	Security Systems:	N/A
Roof:	Shingle	Restrooms:	N/A
Floors / Covering:	LVP	Sprinklers:	N/A
Heating:	N/A	Signage:	N/A
Air-Conditioning:	N/A	Delivery Area:	N/A
Ceiling Height:	N/A	Date Available:	N/A
Year Built:	1970	Acreage:	2.55 AC

Current Tenants: Strong occupancy; typical for market.

PRICING INFORMATION

Lease Rate:	N/A	Rentable/Usable:	N/A	Impr Allowance:	N/A
Lease Term:	N/A	Total Taxes:	N/A	Deposit:	N/A
Options:	N/A	Parcel #:	55-39-00592-000		
Tenant Responsibility:	N/A				

Comments: Positioned just 20 minutes from Toledo and 45 minutes from both Ann Arbor and Detroit, residents have easy access to city amenities while enjoying Monroe's local attractions like Lake Erie, shopping, dining, and entertainment options. Situated in Downtown Monroe near Monroe Middle School.



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IN-PLACE FINANCIAL DATA

Profit & Loss

Property: Frenchtown Flats

	Amount
INCOME	
40210 Total Rental Income	\$ 574,248
40222 Late Fee Income	\$ 5,600
40225 Total Other Income	\$ 15,627
40227 Laundry Income	\$ 551
40229 Pet Fees	\$ 9,320
40330 Total Utilities Income	\$ 26,632
40400 Other Administration Income	\$ 300
TOTAL	
INCOME	\$ 632,278
EXPENSE	
60001 Administrative Expense	\$ 8,325
62600 Bank Fees	\$ 45
62705 Property Taxes	\$ 63,424
62730 Legal Fees	\$ 5,333
62750 Permits, Inspections & Certifications	\$ 6,098
62800 Insurance	\$ 30,677
62802 Tenant Liability Insurance	\$ 4,730
62919 Telephone & Internet Service	\$ 6
62930 Office Supplies	\$ 48
62931 Computer Expense	\$ 19
63115 Landscaping	\$ 21,819
63118 Snow/Ice Removal	\$ 1,572
63120 Cleaning Service	\$ 7,023
63130 Pest Control Expense	\$ 1,284
63200 Total Repairs & Maintenance	\$ 51,489
63450 Waste Removal	\$ 8,886
66020 Utilities - Gas	\$ 450
66021 Utilities - Electric	\$ 11,354
66030 Utilities - Water	\$ 20,389
67000 Bad Debt Exp	\$ 27,712
69534 Marketing & Promotions	\$ 2,370
TOTAL	
EXPENSE	\$ 273,052
NOI	\$ 359,226



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INTERIOR PHOTOS



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