

40027 Michigan Avenue

Canton, Michigan · 3.33 Acres · Income-Producing

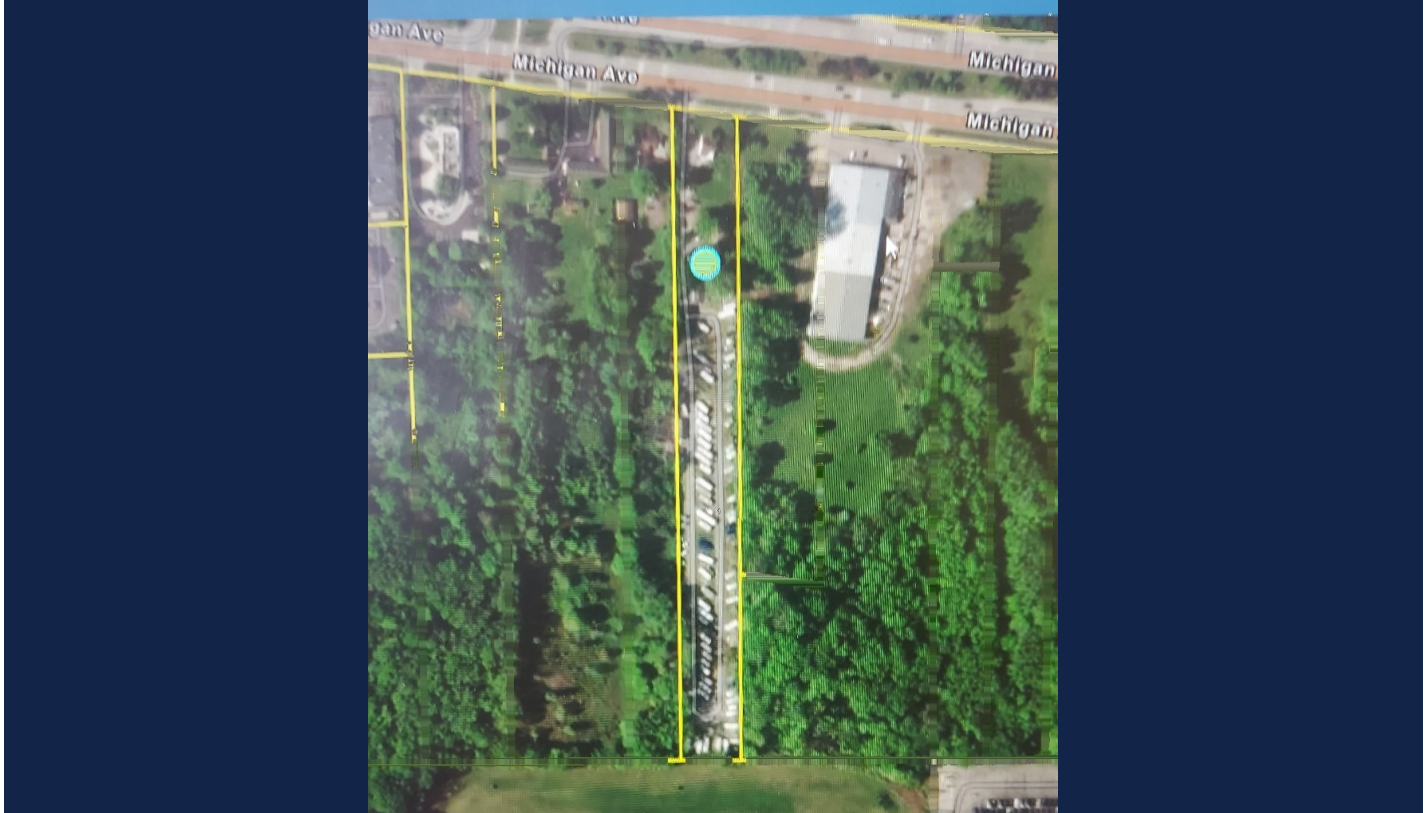


FOR SALE

\$1,500,000

LOCATION

Michigan Ave & I-275 Corridor



INVESTMENT HIGHLIGHTS

- 3.33 Acres of Commercial Land with Existing Income
- Includes 1 Single-Family Home + 2 Duplexes (5 residential units)
- Outdoor Storage Yard for RVs, Cars & Boats (114 spaces)
- Multiple Revenue Streams (Residential + Storage)
- High Visibility on the Michigan Avenue Corridor
- Strong Redevelopment / Value-Add Opportunity
- Easy Access to I-275



Glen L. Brown

RE/MAX COMMERCIAL | INVESTMENT SALES SPECIALIST

Phone: 810.986.2331

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Property Details

Specifications & Description



PROPERTY SPECIFICATIONS

LOCATION 40027 Michigan Avenue, Canton, MI	PARCEL SIZE 3.33 Acres
BUILDINGS 1 SFH + 2 Duplexes (5 units)	TENANTS (STORAGE) Cars, RVs, Boats
UTILITIES Electric / Gas / Water / Sewer	ACCESS I-275 (1.5 miles east)
ZONING Commercial	LOT TYPE Income-Producing
STORAGE SPACES 114 Outdoor Spaces	FRONTAGE +/- 425' on Michigan Ave
TOPOGRAPHY Flat	TRAFFIC 32,400 Cars Per Day

DESCRIPTION

Rare 3.33 acre income-producing commercial assemblage on the Michigan Avenue corridor in Canton. Improvements include one single-family home and two duplexes (five total residential units), plus an outdoor storage yard accommodating 114 spaces for RVs, cars, and boats. Strong frontage and visibility, with easy access to I-275, make this a compelling value-add or redevelopment opportunity in one of Wayne County's strongest growth submarkets.

LIST PRICE

\$1,500,000

Exclusively Offered by RE/MAX Commercial



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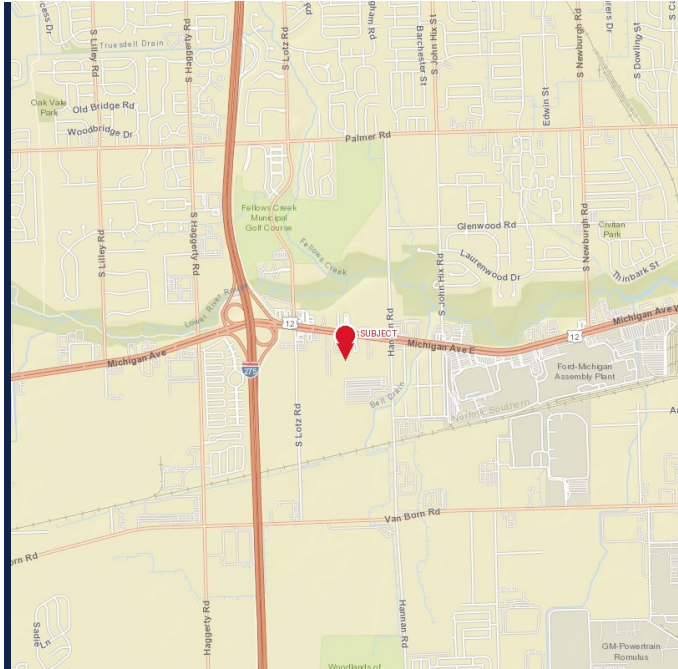
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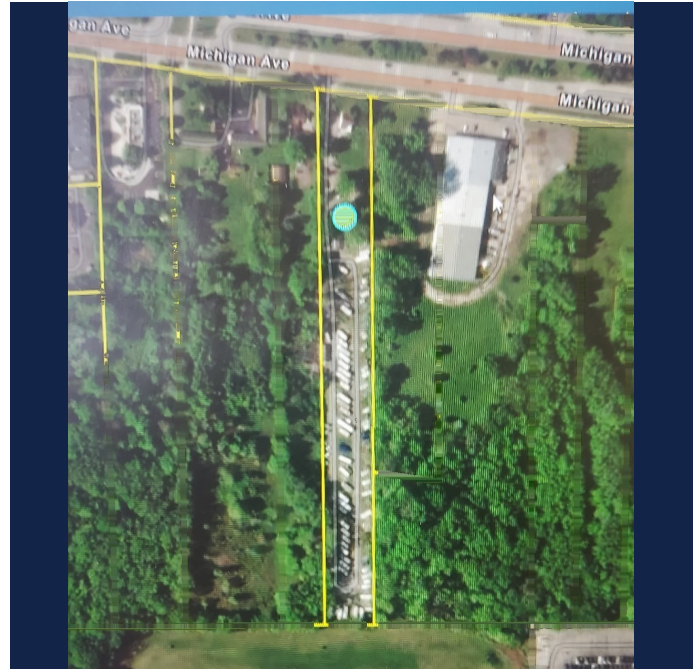
Location & Maps

Aerial & Regional Context

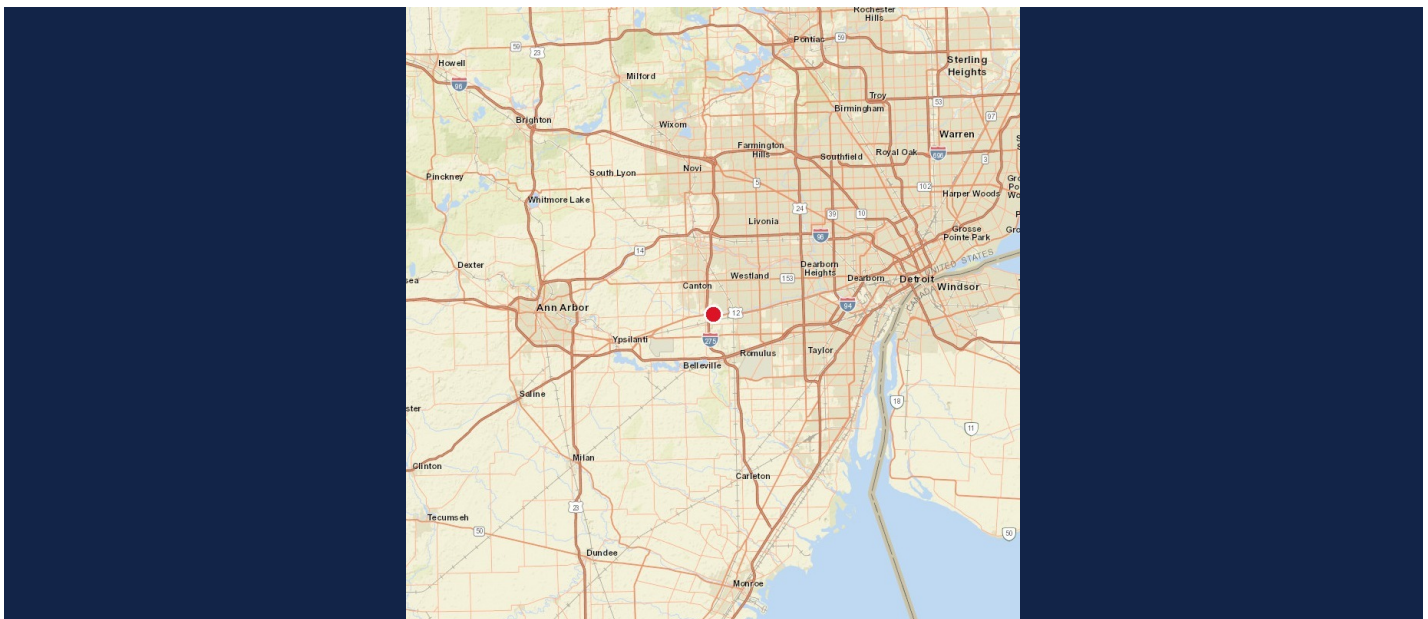
AERIAL · LOCATION · REGIONAL



LOCAL · MICHIGAN AVE & I-275



SUBJECT PROPERTY · AERIAL



REGIONAL CONTEXT · SOUTHEAST MICHIGAN


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Income & Operating Statement

Annual Property Operating Data (APOD)



ANNUAL 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

INVESTMENT METRICS	
List Price	\$1,500,000
Cap Rate (NOI / Price)	8.04%
Gross Rent Multiplier (GRM)	9.77x
Price / Acre (3.33 ac)	\$450,450
Price / SF of Land	\$10.34

Source: CCIM APOD prepared for 40027 Michigan Avenue, Canton, MI. Figures are annual and provided for informational purposes only.
Buyer to verify all income, expenses, and investment metrics. Information deemed reliable but not guaranteed.



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