



FOR SALE

Auto Service | Small Bay Industrial

521-545 Cooper Street

MONROE, MI 48161

PRESENTED BY:

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MI #6502361450



PROPERTY SUMMARY

521-545 COOPER STREET

MONROE, MI 48161

OFFERING SUMMARY

SALE PRICE: Subject to Offer

BUILDING SIZE: 9,000 SF

LOT SIZE: 0.87 Acres

YEAR BUILT: 1988



PROPERTY SUMMARY

SVN Stewart Commercial Group is pleased to present 521-545 Cooper Street, a six-unit, 9,000 SF auto-service industrial property in Monroe, MI. This investment opportunity is well suited to either an investor seeking a value-add opportunity or an owner-user looking for a new location. What sets this property apart from other multi-tenant industrial properties is the municipally approved auto service uses. Industrial property where auto service is approved use is difficult to find. Most industrial buildings and sites do not allow it, and few buyers can add the use later. This building has it in place with established auto tenants operating today.

The block building, constructed in 1988, offers significant flexibility in unit size. Each unit, as currently configured, has separately metered utilities, 3-phase power, and at least one 12' x 14' overhead door. Most of the parking lot was repaved in 2026.

The building is currently 100% occupied by 3 auto service tenants operating on very short-term leases. Current rents paid are drastically below market rate. With the short-term leases, an investor is presented with the opportunity to either move current tenants to market rent or re-tenant the building. The flexibility of the unit configuration and utility metering makes the property an excellent candidate for NNN lease structure going forward. An owner-user can enjoy supplemental income if only occupying a portion of the building.

PROPERTY HIGHLIGHTS

FOR THE INVESTOR

- **Market rent upside.** Implied market rent for 1,000–2,000 SF auto service bays is \$9.50/SF NNN.
- **Scarce, approved use.** Auto-approved industrial space is in short supply.
- **Flexibility to re-tenant.** The leases are short-term or month-to-month, allowing a complete repositioning of the building unit by unit on your own timeline.
- **Income while you execute.** The in-place rents are short-term but real, helping carry the property while your re-tenanting plan is put into motion.
- **Configured for NNN.** Each unit is separately metered with a separate office and bathroom, perfect for creating a NNN investment property.
- **Strategic location.** The property sits in an established service and light-industrial district on the Detroit-Toledo corridor, drawing demand from both markets.

FOR THE OWNER-USER

- **A location you can't easily replace.** Finding industrial property where you can run an auto service business is difficult.
- **Low operating expenses.** Operating Expenses in 2024-2025 average \$2.50 psf.
- **Solid block construction.** Concrete block walls and slab-on-grade floor.
- **Flexibility in design.** Units of 1,250 and 2,000 SF can be used as they are or combined.
- **Public utilities.** The property is served by public utilities and are separately metered.
- **Income in place.** Existing tenants can generate rent that offsets carrying costs.

50%

IN-PLACE RENTS
BELOW MARKET

\$9.50

IMPLIED MARKET
RENT / SF NNN

2026

PARKING LOT
REPAVED

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	521-545 Cooper St
CITY, STATE, ZIP	Monroe, MI 48161
MUNICIPALITY	City of Monroe
COUNTY	Monroe
CORRIDOR	I-75 / Detroit-Toledo

BUILDING INFORMATION

BUILDING SIZE	9,000 SF
UNIT SIZES	Four units, 1,250 SF each Two units, 2,000 SF each
TENANCY	Multiple
YEAR BUILT	1988
CONSTRUCTION	Concrete block, slab on grade
ROOF	Modified bitumen & shingle

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Auto Service / Small-Bay
ZONING	I-1 Industrial
LOT SIZE	0.87 Acres
APN #	19-00863-001
CURRENT USE	Auto service and repair

SITE & SYSTEMS

OVERHEAD DOORS	Eight, 12' x 14'
POWER	3-phase, per unit
HVAC	Six furnaces, three A/C
PARKING LOT	Majority of asphalt, repaved 2026
UTILITIES	Public, separately metered

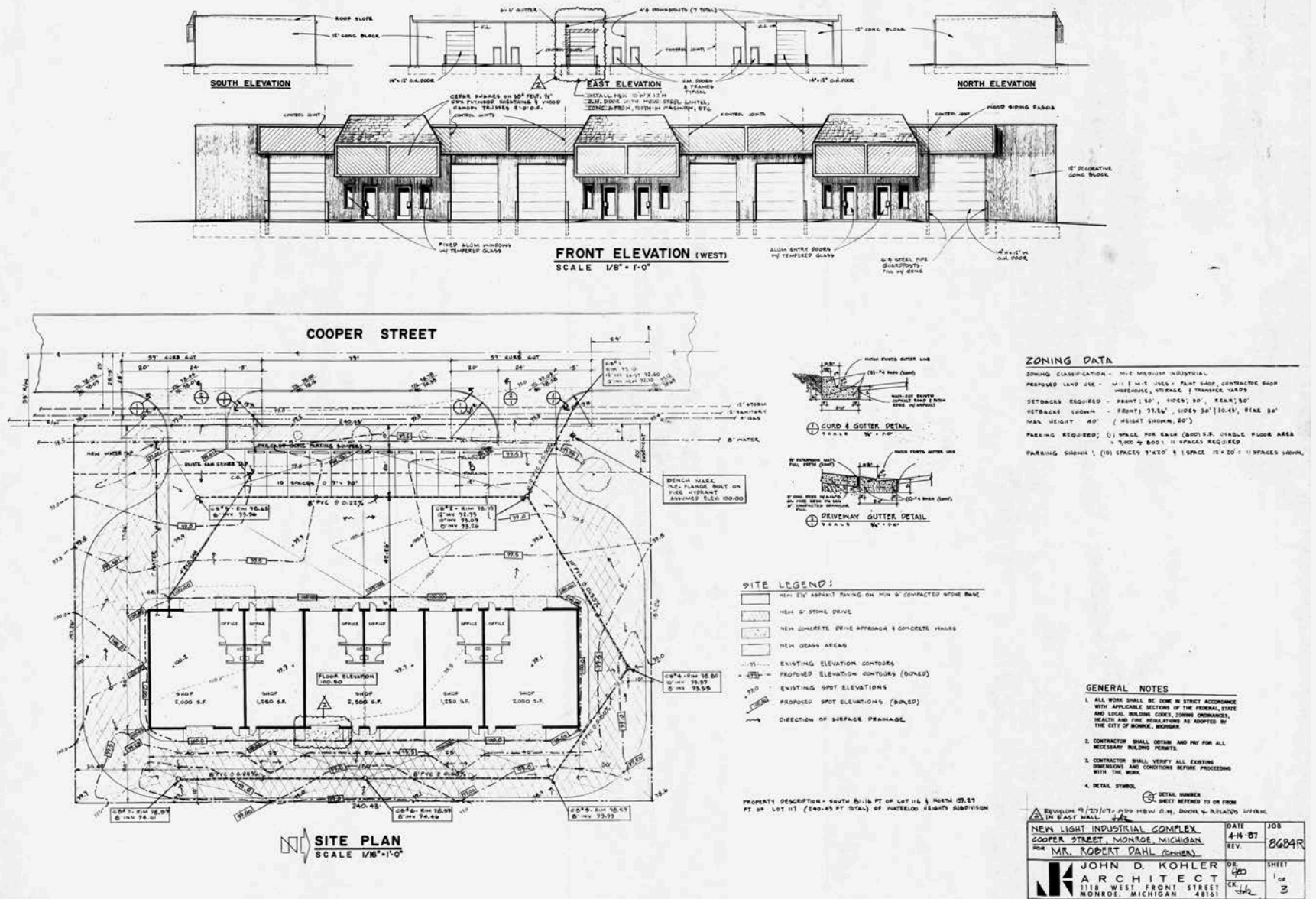
OFFERING

SALE PRICE	Subject to Offer
OCCUPANCY AT CLOSE	100%, three tenants
EXISTING LEASE STRUCTURE	Gross

PROPERTY PHOTO



SITE PLANS



LOCATION DESCRIPTION

Monroe, MI

Monroe is the largest city in Monroe County, Michigan, and its county seat. The City sits along the I-75 corridor, midway between Toledo and Detroit. The property is under two miles from the I-75 interchange, inside an established service and light-industrial district.

Monroe County anchors Michigan's southeastern gateway, with a manufacturing and logistics base built around the DTE Monroe Power Plant, Gerdau Special Steel, La-Z-Boy's corporate headquarters, and the Port of Monroe, the state's only Lake Erie port.

Small-bay and auto service space in the corridor has tightened as national operators absorb larger blocks and independent trades compete for flexible units under 5,000 SF.



REGIONAL MAP



AREA MAP



RETAILER MAP

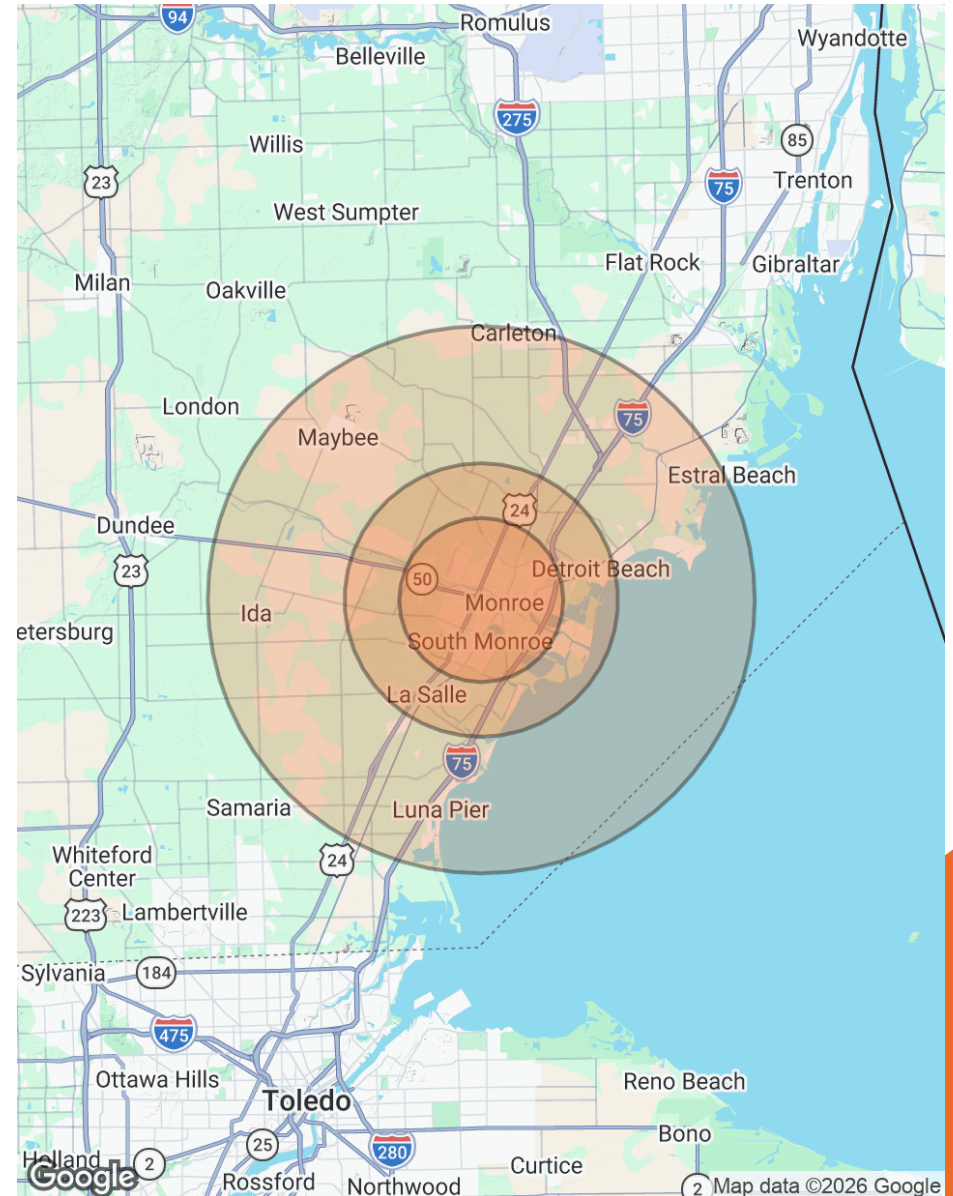


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	37,192	49,847	85,126
AVERAGE AGE	42.8	43.2	42.5
AVERAGE AGE (MALE)	40.9	41.3	40.7
AVERAGE AGE (FEMALE)	44.6	44.7	43.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	15,943	21,141	34,677
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$76,550	\$81,595	\$88,122
AVERAGE HOUSE VALUE	\$183,561	\$196,230	\$214,367

Source: 2023 American Community Survey (ACS)



SALE COMPS SUMMARY

	NAME / ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE / SF
	521-545 Cooper Street Monroe, MI 48161 Subject Property	Subject to Offer	9,000 SF	0.87 Acres	-
1	2619 N Telegraph Rd Monroe, MI 48162	\$260,000	2,480 SF	1.30 Acres	\$104.84
2	4545 S Wayne Rd Wayne, MI 48184	\$301,000	1,514 SF	0.31 Acres	\$198.81
3	5040 N Summit St Toledo, OH 43611	\$300,000	2,553 SF	0.25 Acres	\$117.51
4	3125 Dorr St Toledo, OH 43607	\$520,000	4,136 SF	0.50 Acres	\$125.73
5	86 Wiard Rd Ypsilanti, MI 48198	\$305,000	2,401 SF	0.15 Acres	\$127.03
6	1529 W Laskey Rd Toledo, OH 43612	\$400,000	4,062 SF	1.08 Acres	\$98.47
7	148 Southfield Rd Ecorse, MI 48229	\$365,000	2,000 SF	0.21 Acres	\$182.50
8	2660 Sylvia St Inkster, MI 48141	\$1,000,000	8,570 SF	0.67 Acres	\$116.69
AVERAGES		\$431,375	3,465 SF	0.56 ACRES	\$133.95

SALE COMPS

1



PRICE	\$260,000	BLDG SIZE	2,480 SF
LOT SIZE	1.30 Acres	PRICE / SF	\$104.84
SOLD	3/23/2026		

2



PRICE	\$301,000	BLDG SIZE	1,514 SF
LOT SIZE	0.31 Acres	PRICE / SF	\$198.81
SOLD	5/20/2026		

3



PRICE	\$300,000	BLDG SIZE	2,553 SF
LOT SIZE	0.25 Acres	PRICE / SF	\$117.51
SOLD	3/1/2026		

4



PRICE	\$520,000	BLDG SIZE	4,136 SF
LOT SIZE	0.50 Acres	PRICE / SF	\$125.73
SOLD	2/7/2025		

SALE COMPS

5



PRICE	\$305,000	BLDG SIZE	2,401 SF
LOT SIZE	0.15 Acres	PRICE / SF	\$127.03
SOLD	10/14/2025		

6



PRICE	\$400,000	BLDG SIZE	4,062 SF
LOT SIZE	1.08 Acres	PRICE / SF	\$98.47
SOLD	12/1/2024		

7



PRICE	\$365,000	BLDG SIZE	2,000 SF
LOT SIZE	0.21 Acres	PRICE / SF	\$182.50
SOLD	11/15/2024		

8



PRICE	\$1,000,000	BLDG SIZE	8,570 SF
LOT SIZE	0.67 Acres	PRICE / SF	\$116.69
SOLD	12/13/2023		



DAN STEWART, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN | Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 25 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

EDUCATION

Bachelor of Arts degree in Marketing from Michigan State University's Broad College of Business.



MATTHIAS RHEIN

Associate Advisor

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PROFESSIONAL BACKGROUND

Matthias Rhein is an associate advisor at SVN | Stewart Commercial Group in Ann Arbor. Prior to joining the team, Rhein was an associate at a vertically-integrated \$2B AUM real estate investment and management firm in Austin, Texas, where he was involved in the acquisition of over \$75M of real estate. He was eventually promoted to a director level, spearheading business development, marketing, and capital raising for the company. He also served in a fractional capacity for a blockchain-powered real estate investment platform and a cybersecurity compliance company. At SVN, he specializes in small-bay industrial (sub 100,000 square foot) investment properties in the greater Southeast Michigan area.

Rhein graduated from Hillsdale College in 2023 with a Bachelor of Arts degree in English. He currently resides in Ypsilanti, MI.

EDUCATION

B.A. English, Magna Cum Laude | Hillsdale College

SVN | Stewart Commercial Group, LLC

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