

COMMERCIAL INVESTMENT OPPORTUNITY



PILOT PROPERTY GROUP

3319-3331 DOVE RD, PORT HURON TOWNSHIP, MI 48060

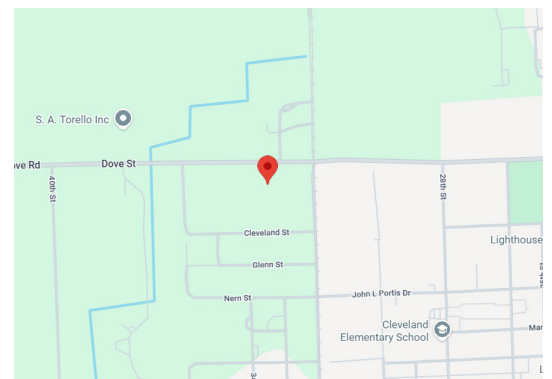
PROPERTY OVERVIEW:

The property consists of four industrial buildings totaling approximately 14,900 square feet, including three buildings of approximately 3,600 SF and one 4,100 SF building. Each building features 16-foot ceiling heights, large overhead doors, heating, and ample on-site parking, making the property well suited for a variety of industrial or contractor uses.

The property is 100% occupied, offering stable income. The site is zoned I-L (Light Industrial), and also includes approximately 0.75 acres of undeveloped land behind the buildings, offering potential for future expansion or outdoor storage.

The property benefits from convenient access to the Blue Water Bridge international border crossing to Canada, I-94 and I-69.

Property Type:	Light Manufacturing/Warehouse/Mixed Use
Cross Streets:	South side of Dove Rd, West of 24th
Total Square Footage:	14,900
Parcel Size:	1.76 Acres
Year Built:	2004
Zoning:	I-L Commercial
Ceiling Height:	16'
Grade Level Doors:	4
Parking Spaces:	30+
Power:	200 AMP
Heat Type:	Nat gas/Radiant
Property Taxes:	\$10,544
Sale Price:	\$1,300,000.00



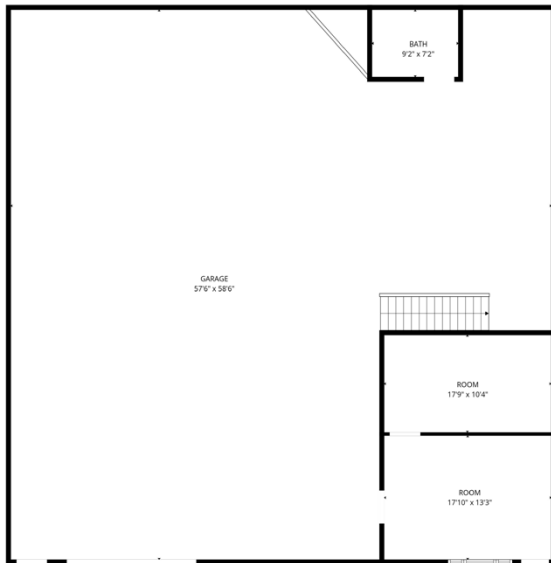
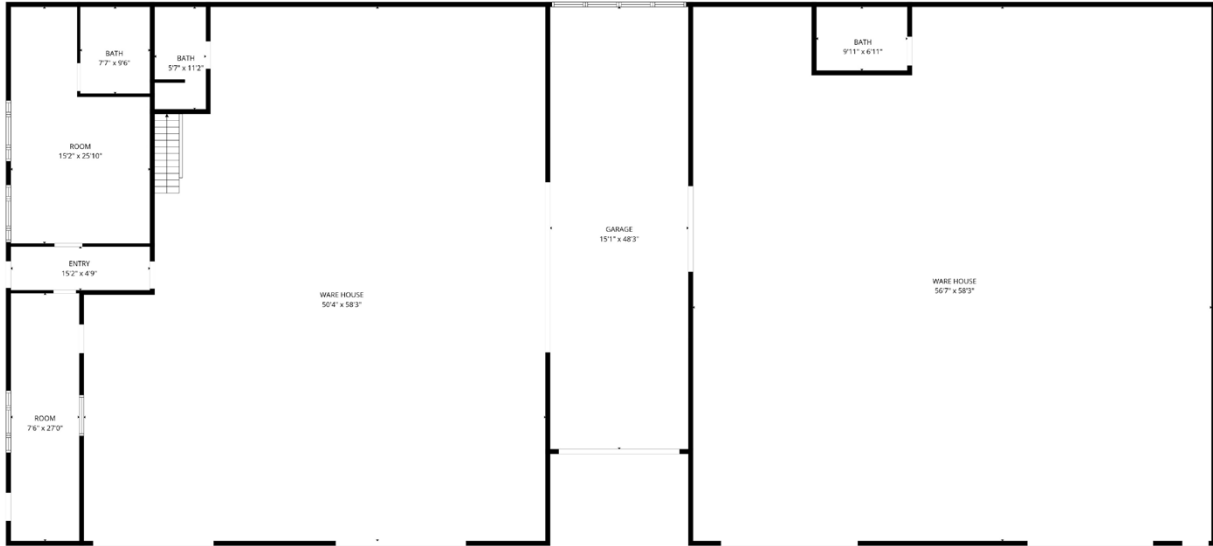
AGENT CONTACT INFO

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FLOOR PLANS



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RENT ROLL

Price: \$1,300,000.00

	Sq Ft	PSF	Inception	Expiration	Monthly	Annual	Lease Type
Insulation Plus	7,700	\$8.10	2/1/16	2/1/29	\$5,200.00	\$62,400.00	Gross
RedLine	3,600	\$6.67	2/1/16	2/1/29	\$2,000.00	\$24,000.00	Gross
New lease	3,600	\$7.50	6/1/26	7/1/27	\$2,250.00	\$27,000.00	Gross
		14,900			\$9,450.00	\$113,400.00	

	Monthly	Annually	
Total Current Gross Income	\$9,450.00	\$113,400.00	
Taxes	(\$878.66)	(\$10,543.96)	\$0.71
Insurance	(\$570.58)	(\$6,847.00)	\$0.46
CAM's	(\$625.00)	(\$7,500.00)	\$0.50
Total Expenses	(\$2,074.25)	(\$24,890.96)	\$1.67
Current Net Operating Income	\$7,375.75	\$88,509.04	6.81%
Actual Taxable Value:			
3319 Dove:		\$56,366.00	
3321 Dove:		\$111,283.00	

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ADDITIONAL PHOTOS



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