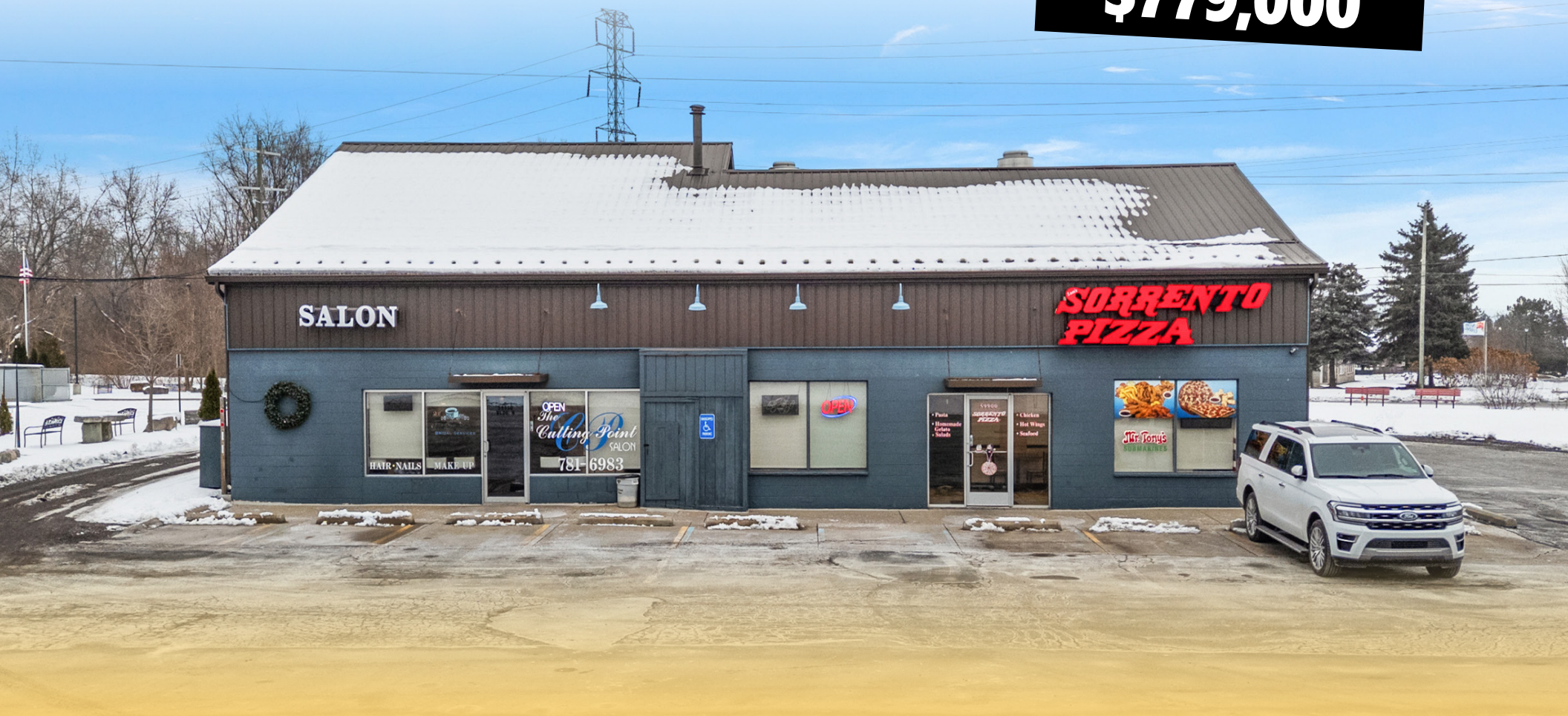


PRICE IMPROVEMENT
\$779,000



59900-59950 CAMPGROUND ROAD, WASHINGTON TOWNSHIP, MI 48094

AGENT CONTACT INFO

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PILOT

PROPERTY GROUP

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Sterling Heights, MI 48312
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PAGE 3 PROPERTY SUMMARY

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdraw without notice.

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All properties are subject to change, or withdraw without notice.

PROPERTY SUMMARY

59900-59950 CAMPGROUND RD, WASHINGTON TWP.

Property Type:Retail/Office
Cross Streets:East side of Campground,
at Van Dyke roundabout
Total Square Footage:.....4,630
Available For Occupancy:1,908
Parcel Size:0.725 Acres
Frontage:.....310' on Campground Rd
Zoning:Commercial
Parking Spaces:50
HVAC:.....2 A/C Units - -Replaced in 2023 and 2025
Roof:.....Metal - Replaced in 2017
Water:.....Well - New Pump 2025
Sewer:.....City
Property Taxes:\$7,638.34 (Taxable \$154,769)

Sale Price: ~~\$1,000,000~~ \$779,000

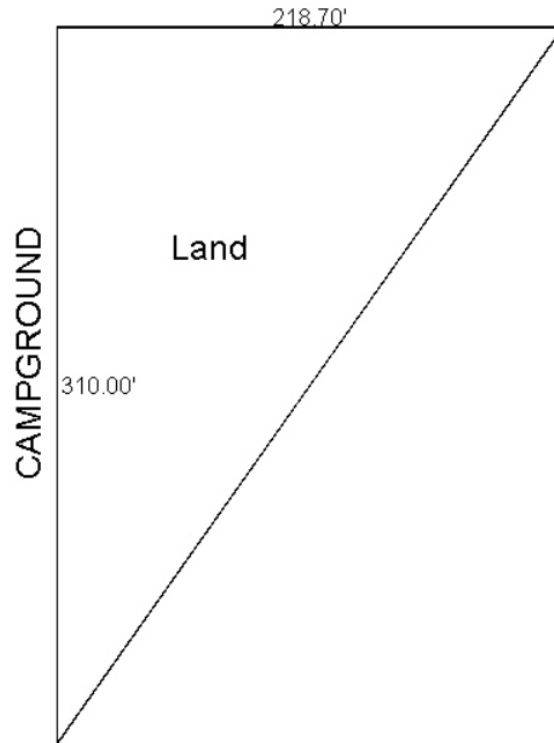


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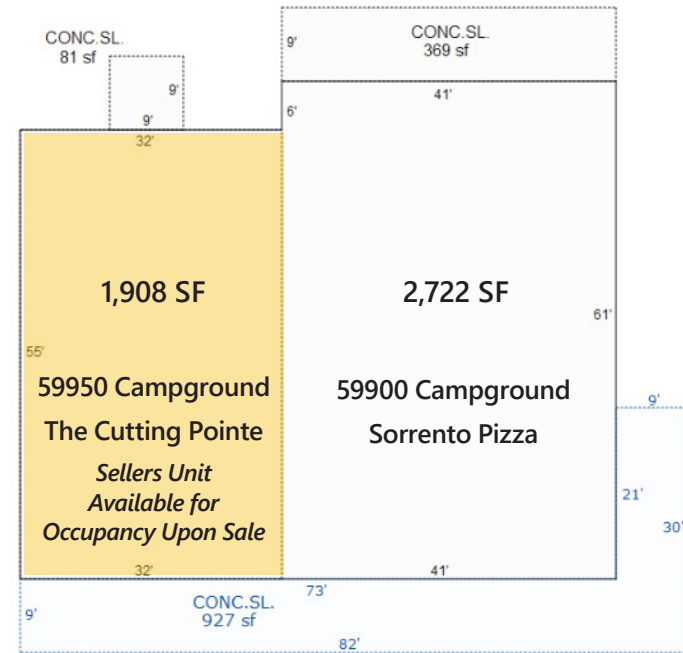
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SITE PLAN / FLOOR PLAN



BARBER/BEAUTY SHOP
4261 sf
13'HL.
BLK.BLDG.
WD.JST. & DECK
C/S ROOF
PKG.HT. & COOLING



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RENT ROLL / EXPENSES

RENT ROLL EXPENSE BREAKDOWN

	Sq Ft	PSF	Inception	Expiration	Monthly	Annual	Lease Type	Sec Deposit
Cutting Point Salon (Seller's Unit*)	1,908	\$16.67	November-07	M-M	\$2,650.00	\$31,800.00	Gross	\$0.00
Sorrento's Pizza	2,722	\$11.17	March-10	May-28	\$2,534.42	\$30,413.04	Gross	\$1,350.00

*Available for Occupancy Upon Sale

4,630

\$5,184.42

\$62,213.04

	Monthly	Annually		
Total Current Gross Income	\$5,184.42	\$62,213.04		
Taxes	(\$636.53)	(\$7,638.34)	\$1.65	Actual - Taxable Value \$150,116
Insurance	(\$289.38)	(\$3,472.50)	\$0.75	estimate
Parking Lot Lighting	(\$91.00)	(\$1,092.00)	\$0.24	
Snow & Lawn	(\$641.67)	(\$7,700.00)	\$1.66	
Total Expenses	(\$1,658.57)	(\$19,902.84)	\$4.30	
Current Net Operating Income	\$3,525.85	\$42,310.20		



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AREA & DEMOGRAPHICS



Washington Charter Township, located within Metro Detroit, is a charter township of Macomb County in the U.S. state of Michigan.

The population was 28,165 at the 2020 census, up from 25,139 in 2010.

Washington Township is in northwestern Macomb County and is bordered to the west by Oakland County. The village of Romeo is partially in the northeast part of the township. Ray Township is to the east, Shelby Township is to the south, and Bruce Township is to the north. Washington Township is 28 to 34 miles (45 to 55 km) north of downtown Detroit.



Washington was organized in 1827. It is home to the historic Octagon House, built by Loren Andrus from 1858 to 1860.



DEMOGRAPHICS & TRAFFIC			
	2 MILE	5 MILES	10 MILES
2024 POPULATION	20,452	87,855	398,624
2024 HOUSEHOLDS	7,959	32,323	152,694
AVERAGE INCOME	\$117,107	\$131,717	\$119,166
TRAFFIC COUNTS	15,041 VPD ON VAN DYKE		



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