LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

INVESTMENT SALE | OFFICE RETAIL

NEW 5 YEAR TERM STARTING OCT 2026 | MOTIVATED SELLER



1915 E. 9 MILE ROAD, FERNDALE, MI

1,710 SF SINGLE-TENANT INVESTMENT OPPORTUNITY

TABLE OF CONTENTS

The Offering 3

Property Summary 4

Income & Lease Terms 5

Recent Improvements 5

Accounting 6

Property Photos 7

Property Floor Plan 8

Property Site Plan 9

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THE OFFERING

Lee & Associates is pleased to present this opportunity including:

- Single-Tenant Office/Retail Investment
- 1,710 SF Freestanding Building
- Located in Downtown Ferndale
- Abundant Dedicated Parking, 13 Spaces, 10’ per Space
- New 5-year Lease Term Begins October 2026
- 2026-2027 Rent: $3,359.75/Month Plus Utilities, Adjusted Annually Based on CPI
- Low Maintenance Tenant

Investment Summary	
Offering Price:	$295,000
Building Size:	1,710 SF
Occupancy:	100%
Property Type:	Office / Retail
Current Tenants:	1
Number of Units:	1 Office / Retail
Market:	SE Michigan
Submarket:	SE Oakland County





PROPERTY SUMMARY

Property Address:	1915 E. 9 Mile Rd., Ferndale, MI
Parcel #:	25-26-457-028
Zoning:	OS
Building Size:	1,710 SF
Year Built:	1970
Year Refurbished:	2020 / 2022

Land Size:	0.22 Acres
Parking:	13 Spaces (2 Handicap)
Current Tenants:	1
Floors:	1
Tenancy:	Single

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TENANT OVERVIEW

Go Comedy! Improv Theater LLC is a premier Metro Detroit entertainment venue specializing in live improv and sketch comedy, educational programming, and corporate workshops.

A longtime fixture in downtown Ferndale, the theater draws consistent foot traffic and serves as a popular destination for live entertainment throughout the year.

INCOME & LEASE TERMS

- 2026-2027 Rent: $3,359.75/Month
- Utilities: Paid by Tenant
- Current Lease Through: September 2026
- New Lease Term: 60 Months
- New Lease Start: October 1, 2026
- Lease Rate Adjusted Annually Based on CPI

RECENT IMPROVEMENTS

- Roof Shingles All Repaired, Spring 2026
- New Heat Exchanger, Early 2026 ($5250.00)
- Building Painted, Inside and Out, Late 2021
- Building New Flooring, Late 2021
- New Water Heater, 2023



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CPI-ADJUSTED RENT PRO FORMA

1915 E. 9 Mile Rd., Ferndale, MI

New 5-Year Lease Term Beginning October 1, 2026

PROJECTED RENT & OPERATING INCOME

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	EST. OPERATING EXPENSES	EST. NOI
2026-2027	$3,359.75	$40,317.00	$13,213.00	$27,104.00
2027-2028	$3,477.34	$41,728.08	$13,213.00	$28,515.08
2028-2029	$3,599.05	$43,188.60	$13,213.00	$29,975.60
2029-2030	$3,725.01	$44,700.12	$13,213.00	$31,487.12
2030-2031	$3,855.39	$46,264.68	$13,213.00	$33,051.68

2026 OPERATING EXPENSE ASSUMPTIONS

Property Taxes: $8,213.00 Insurance: $3,100.00 Lawn / Snow: $1,500.00 General Expenses: $400.00

Total Estimated Operating Expenses: $13,213.00 / Year

Estimated NOI = projected annual gross rent less 2026 operating expenses shown above.
Future rent is CPI-adjusted. Future operating expenses are unknown; 2026 expenses are held constant solely for projection purposes.

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ACCOUNTING

2026	
Winter Taxes Ferndale (2025)	$221
Summer Taxes Ferndale (2025)	$7,992
Lawn/Snow	$1,500
Insurance	$3,100
General Expenses	$400
Total Expenses	$13,213
Rental Income	$39,800
Total Profit	**$25,787**



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PROPERTY PHOTOS









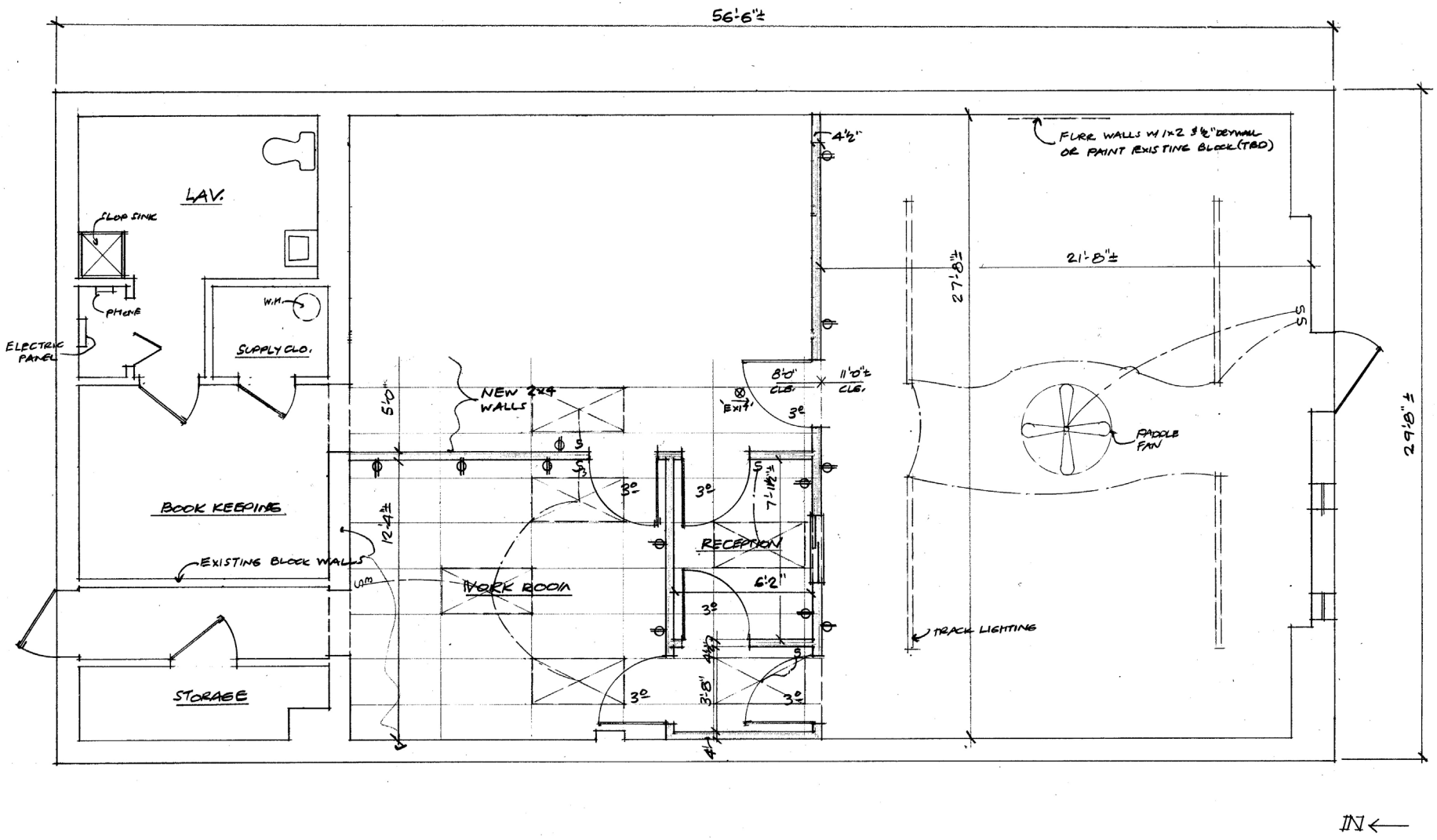




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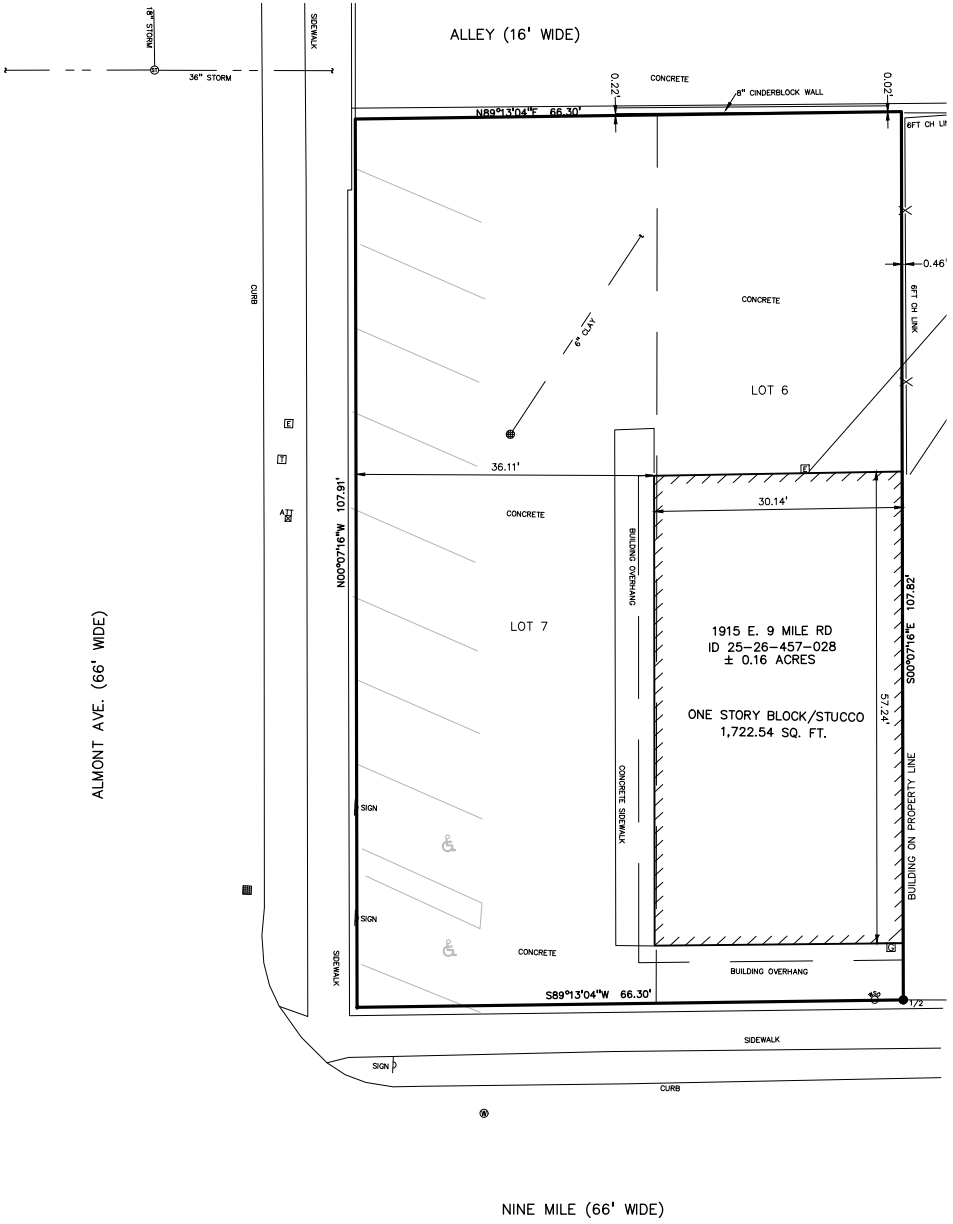
PROPERTY FLOOR PLAN



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PROPERTY SITE PLAN



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