LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

INVESTMENT SALE | OFFICE RETAIL

1915 E. 9 MILE ROAD, FERNDALE, MI

1,710 SF SINGLE-TENANT INVESTMENT OPPORTUNITY

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For more information, please contact:

LISTED BY:

ALEX GRAVLIN
Senior Associate
(734) 664-8500
alex.gravlin@lee-associates.com

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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
- Current Rent: $3,249.28/Month Plus Utilities Through September 2026, 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

- Current Rent: $3,249.28/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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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**

Lee & Associates of Michigan 31440 Northwestern Highway, Suite 130 | Farmington Hills, Michigan, 48334 | 248.351.3500 | lee-associates.com
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PROPERTY PHOTOS

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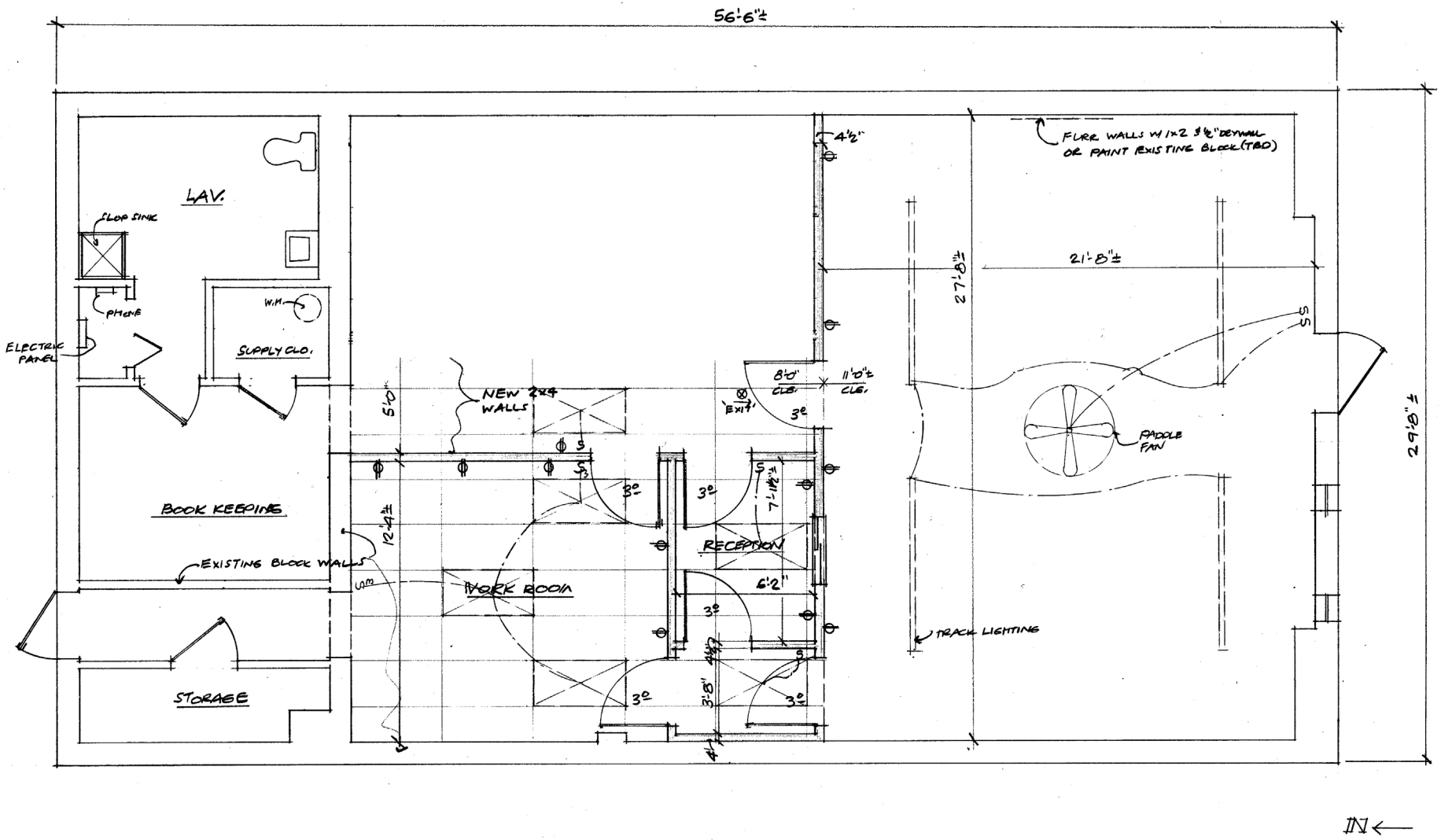
PROPERTY FLOOR PLAN



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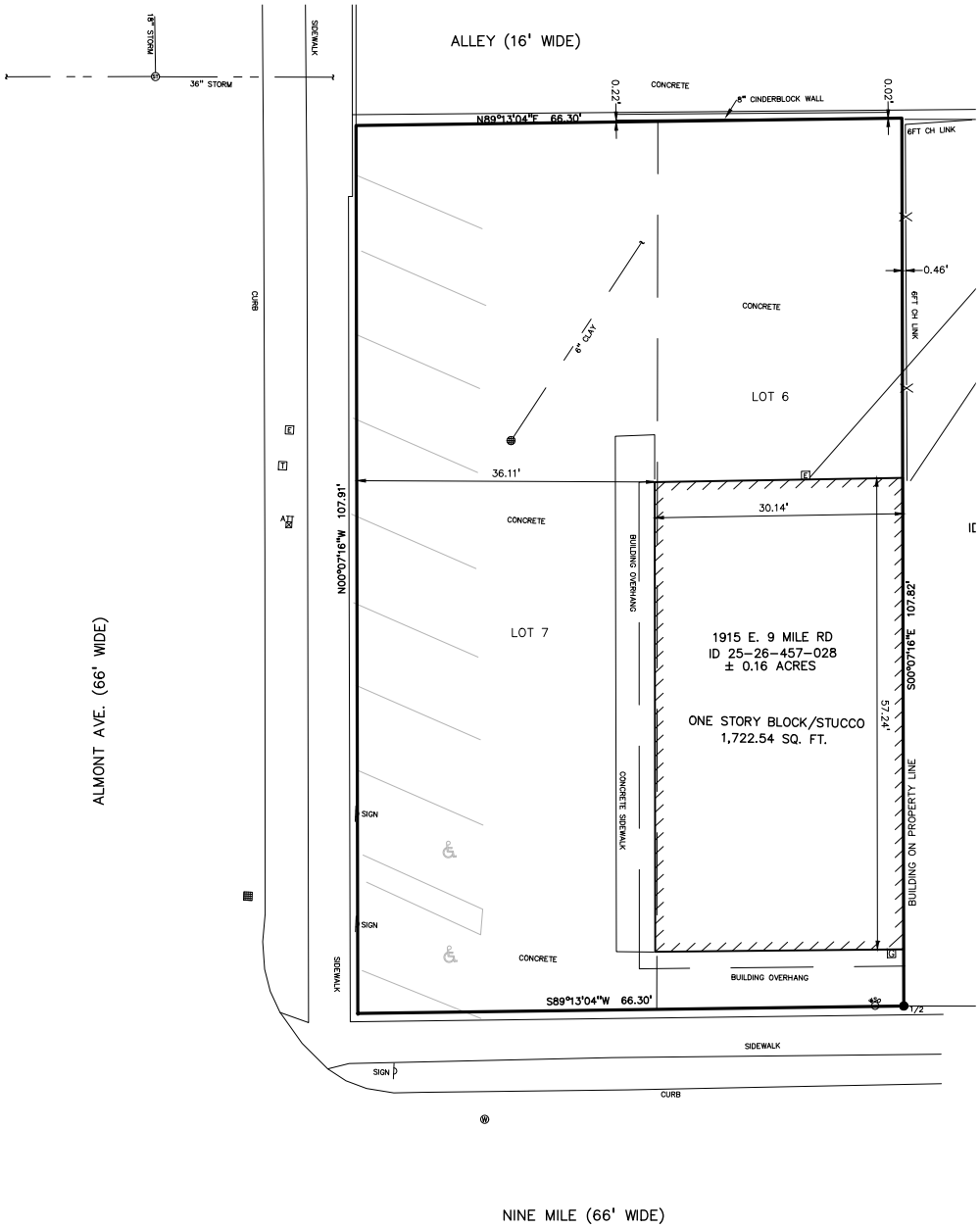
PROPERTY SITE PLAN



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FOR MORE INFORMATION CONTACT:

ALEX GRAVLIN
Senior Associate
(734) 664-8500
alex.gravlin@lee-associates.com

LEE & ASSOCIATES OF MICHIGAN
O 248-351-3500
F 248-351-3508
lee-associates.com

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