

OFFICE FOR SALE

16824 Newburgh Rd

Livonia, Michigan 48154

SALE PRICE	BUILDING SIZE	LEASE TYPE	CAP RATE
$1,795,000	18,301 SF	Modified Gross	5.7% on in-place NOI

About the Property

$1,795,000 list price · $98.08/SF · 5.7% cap on in-place NOI. 18,301 SF two-building medical and general office park. Three long-tenured tenants (17-36 years): ADCS Clinics, University Physicians Group, Himm Family Dentistry.

Property Highlights

- Direct I-275 and I-96 access
- $248,643 in-place annual rental income
- Stabilized NOI $214,000 post lease-up (+109%)
- Year built 1988 · Modified Gross lease structure
- 116 parking spaces (6.3 per 1,000 SF)
- All leases include 3% annual escalators
- Located on Newburgh Road just south of Six Mile
- 6,530 SF contiguous value-add vacancy (35.7% of building)



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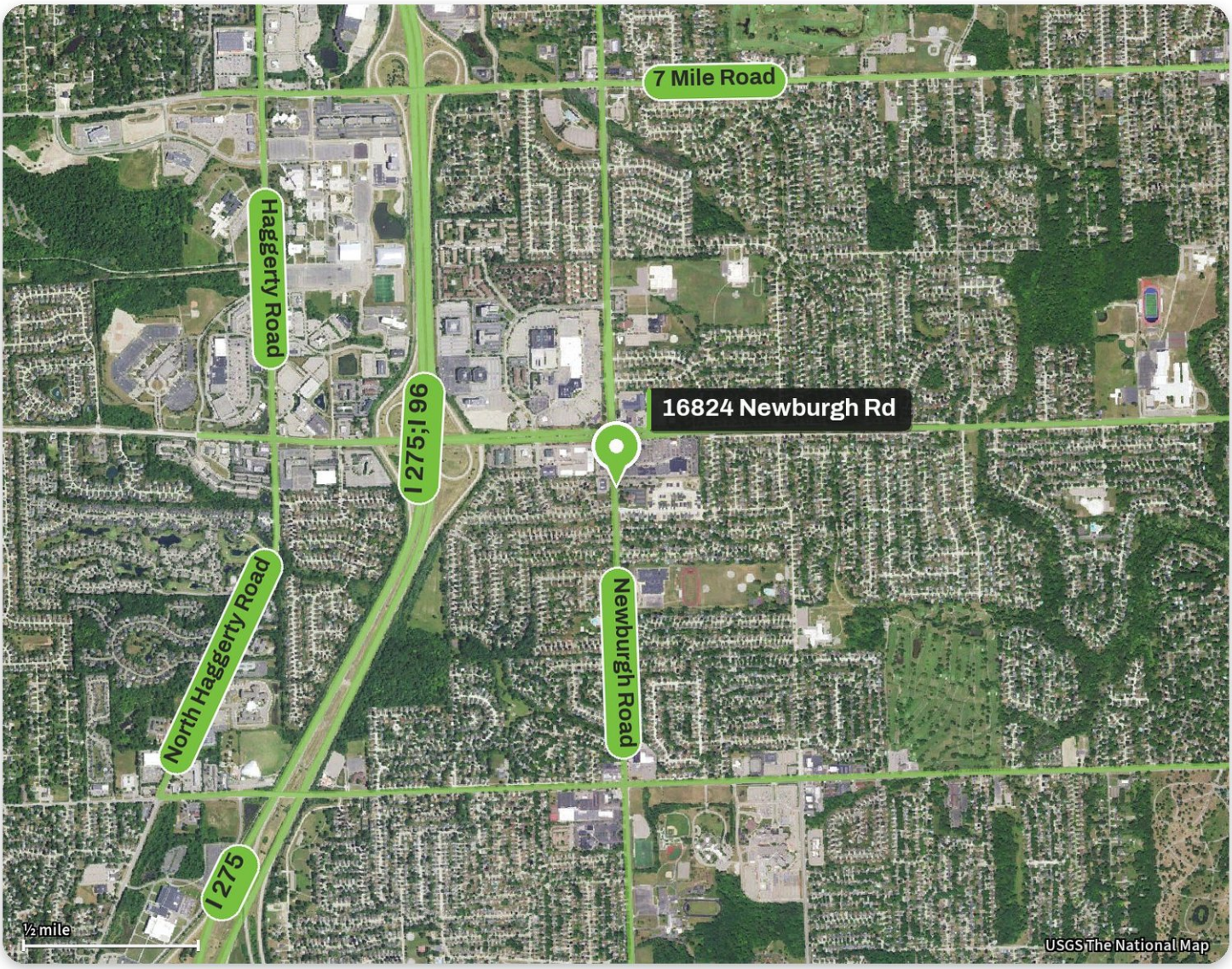


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Location

16824 Newburgh Rd sits in Livonia, with quick access to the surrounding Wayne County business corridor and the dining, services and amenities that go with it.

Ready When You Are

Currently sale price $1,795,000, building size 18,301 SF. Team CORE owns, manages and leases across Southeast Michigan, so tours, questions and paperwork are handled by the same team.

Schedule a tour

248.710.8000



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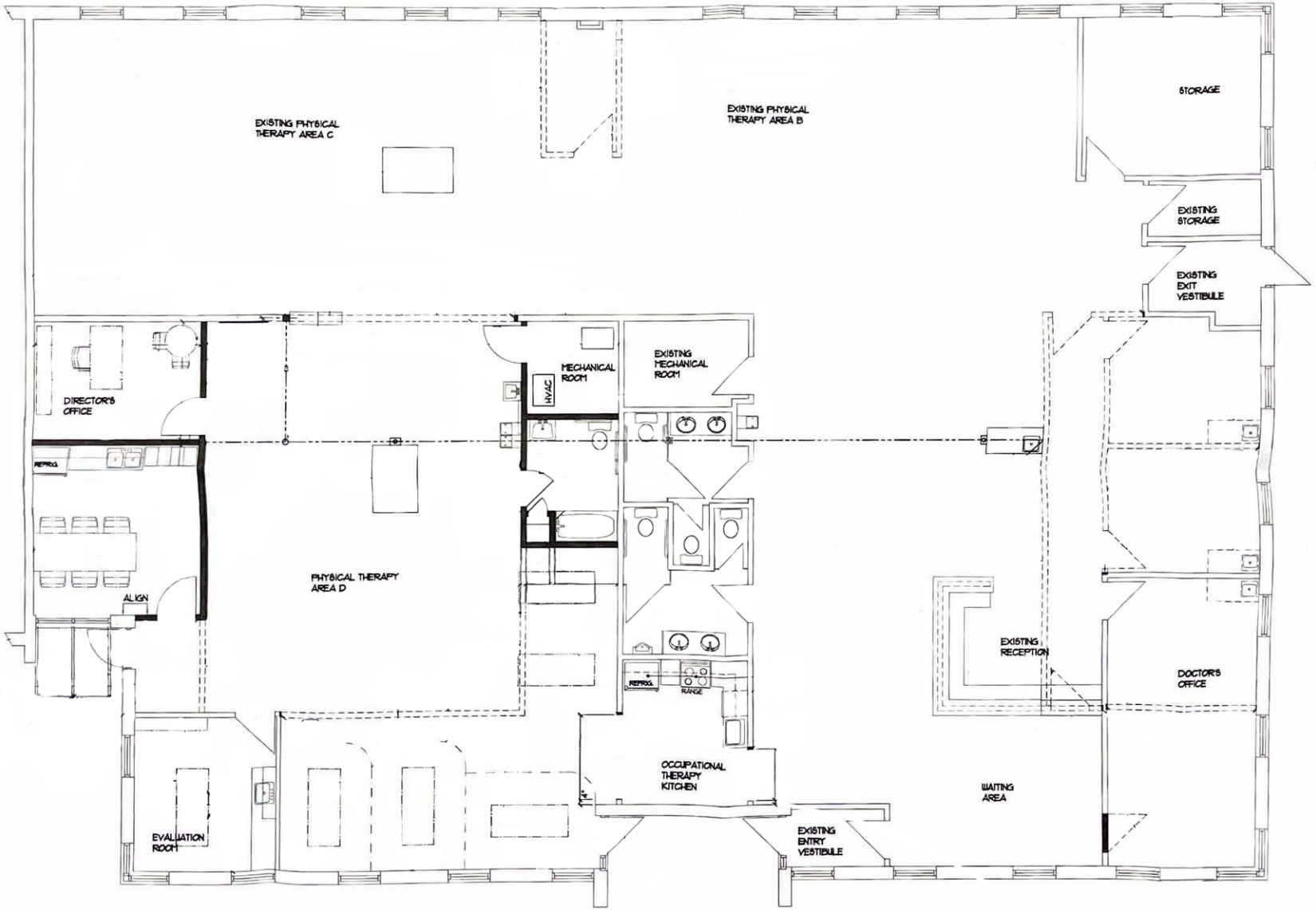


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DO NOT SCALE

TEAM CORE
consultants of real estate

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6,530 SF
For More Information Please Call:
248.710.8000

NORTH