

For Sale

Wedgewood Golf Range

8,000 SF | \$419,000 | 22.16 Acres



NAI Harmon Group

7550 Sterns Rd
Ottawa Lake, MI 49267

Property Highlights

- Well-established golf range with new mowing equipment, ball retrievers, ball washer, and automatic golf ball dispenser
- Completely remodeled Pro Shop both outside and in with TV's, sitting area, fireplace, and beverage and snack bar
- Offering includes 4 buildings ie Pro-Shop, equipment storage, office/warehouse rental building, driving range canopy plus plans for a golf simulator addition
- Perfect for investors, golfers, golf pro's, retirees, landscape companies, self-storage developers, and mixed-use developers



Call Now
For More Information

Steven R. Lennex, CCIM

O: 419 960 4410 x331 | C: 419 356 8745
slennex@naiharmon.com

OFFERING SUMMARY

Sale Price	\$419,000
Available SF	8,000 SF
Number of Buildings	4
Acreage	22.16 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	362	\$69,091
5 Miles	49,906	\$91,839
10 Miles	252,728	\$71,363

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

GENERAL INFORMATION

Property:	Wedgewood Golf Range
Location:	7550 Sterns Rd
Closest Intersection:	Memorial Highway
City, State:	Ottawa Lake, MI
County:	Monroe County
Zip:	49267
Parcel No:	58-15-029-020-00

PROPERTY INFORMATION

Building SF (Min/Max):	#1 Pro Shop/Office	1,200 SF
	#2 Warehouse	1,200 SF
	#3 Retail/Shop/Warehouse	4,000 SF
	#4 Driving Range Canopy	1,600 SF
	Total:	8,000 SF

Building Dimensions: See sketch of buildings

Available Area: 8,000 SF

Land Size: 22.16 Acres

Land Dimensions: 1187' Sterns Rd x 1349' Depth
(Irregular - See Site Sketch)

Parking: 40 Spaces plus or minus

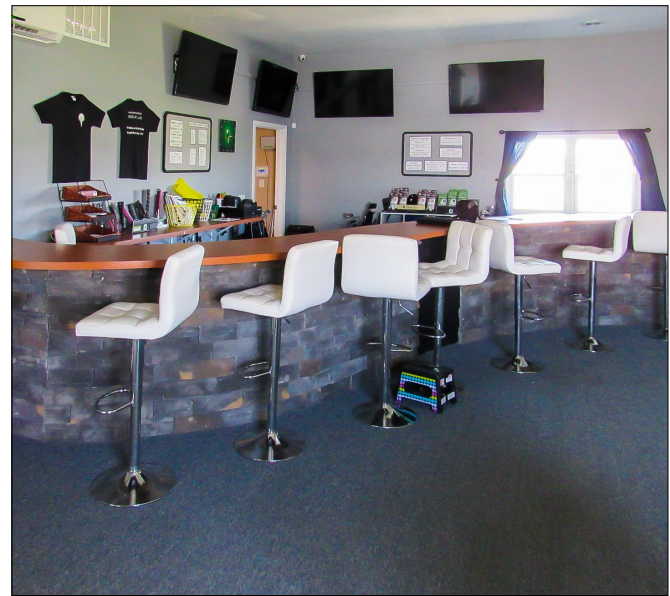
Zoning: AG1

Current Use: Driving Range, Retail Sales of Golf Equipment & Accessories; Repair and Manufacturing of Golf Equipment

Traffic Counts: 1,400 VPD Sterns Rd
3,032 VPD Memorial Hwy



View Inside Pro Shop From Front Door



Counter/Snack Bar & TV's

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BUILDING DETAILS

	BUILDING #1 PRO SHOP/OFFICE	BUILDING #2 WAREHOUSE	BUILDING #3 OFFICE/WAREHOUSE	BUILDING #4 DRIVING RANGE CANOPY
Year Built:	1989	1991	1998	
Size:	1,200 SF	1,200 SF	4,000 SF	1,600 SF
Type Construction:	Wood/Metal	Metal	Wood/Metal	Space Heaters
Heat Fuel/Type:	Propane Gas	Unit Heater	Propane Gas	Unit Heater
Ceiling Height:	9'-10'	10'-12'	10'	10'
Air Conditioning:	Yes	No	Yes	No
Roof:	Pitched/Shingle	Pitched/Metal	Pitched/Shingle	Pitched/Metal
Floor:	Concrete	Concrete	Concrete	Concrete
Lighting:	Flourescent	Flourescent	Flourescent	Unlighted
Restrooms:	1	No	1	No
Delivery Doors:	Man Doors	10'x10' OHD	2-10'x10' OHD	None
No. of Floors:	1	1	1	1
Sprinklers:	No	No	No	No
Security System:	Yes	No	No	No

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2019
Winter Taxes:	\$6,075.29
Summer Taxes:	\$2,037.30
Total Annual Taxes:	\$8,112.59

UTILITIES & OTHER

Gas:	Avery Oil and Propane
Water:	Well
Sanitary Sewer:	Septic System
Electric:	Consumers Energy
Storm Sewer:	Ditch
Internet/Phone:	Frontier Vision
Television:	Direct TV

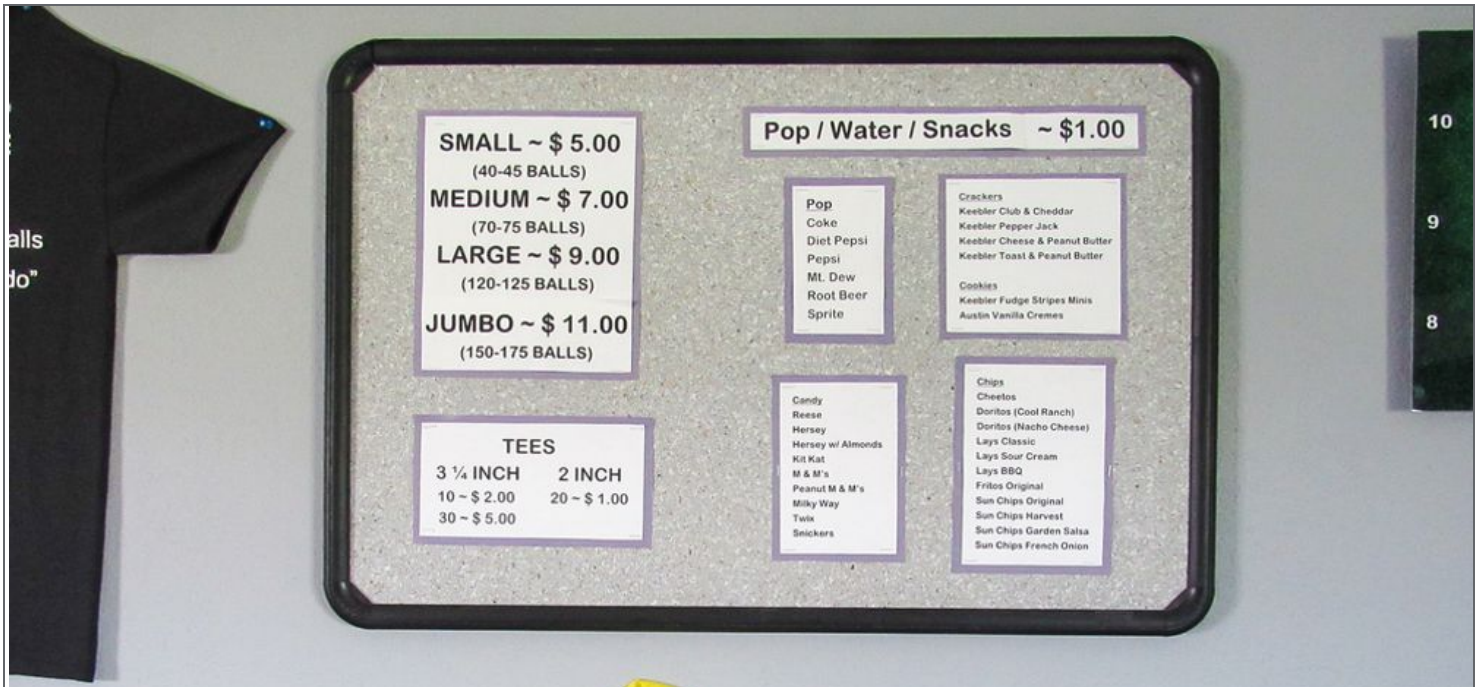
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Pricing: Balls, Tees, Snacks



New Ball Washer (To Keep Your Balls Clean)



Perfect T-Shirt for Many Golfers

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View of Range Looking Northeast From Pro Shop



Automatic Golf Ball Dispenser



Equipment Storage Building

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Office/Warehouse Rental Building



Driving Range & Canopy East of Pro Shop

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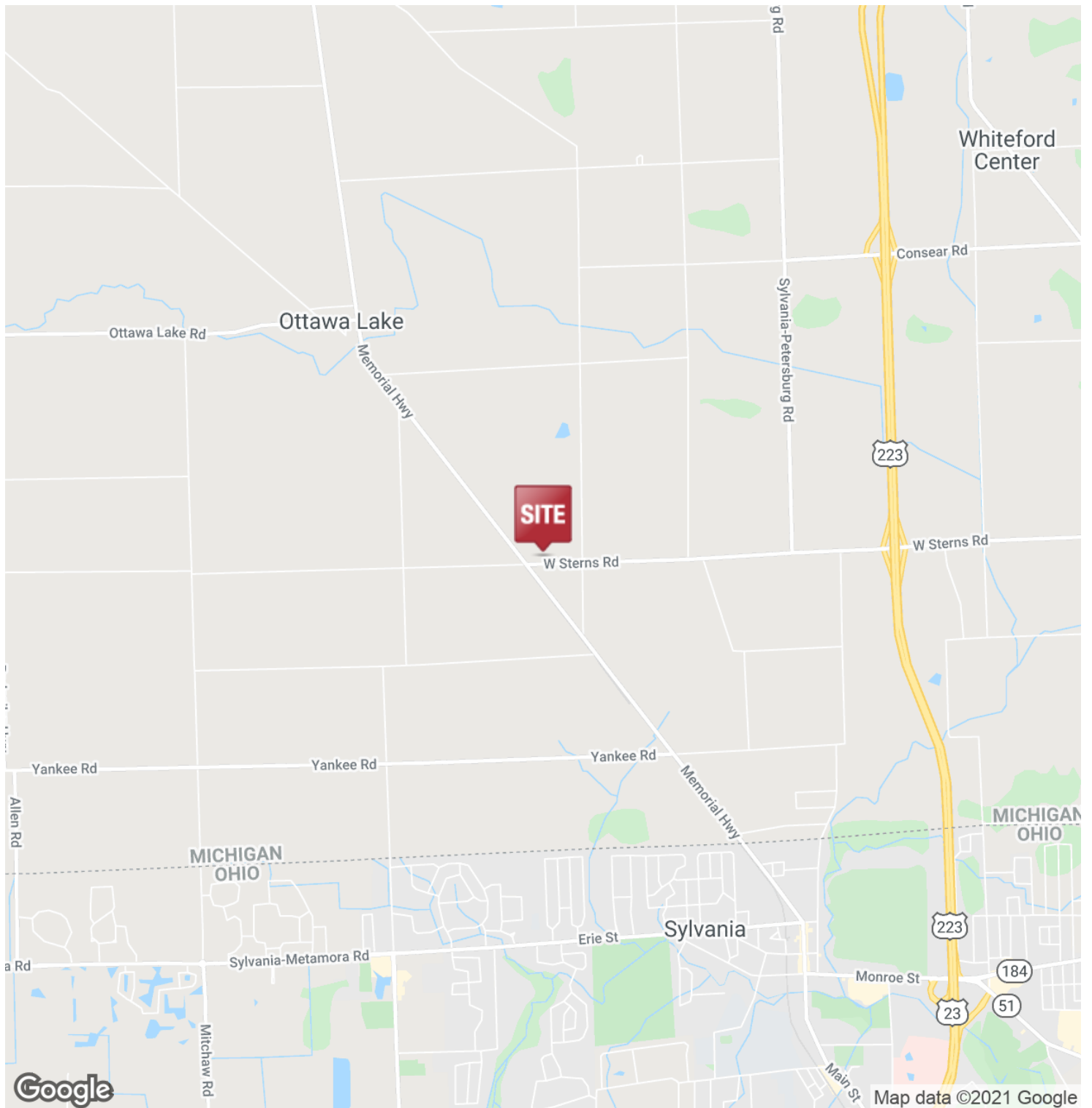
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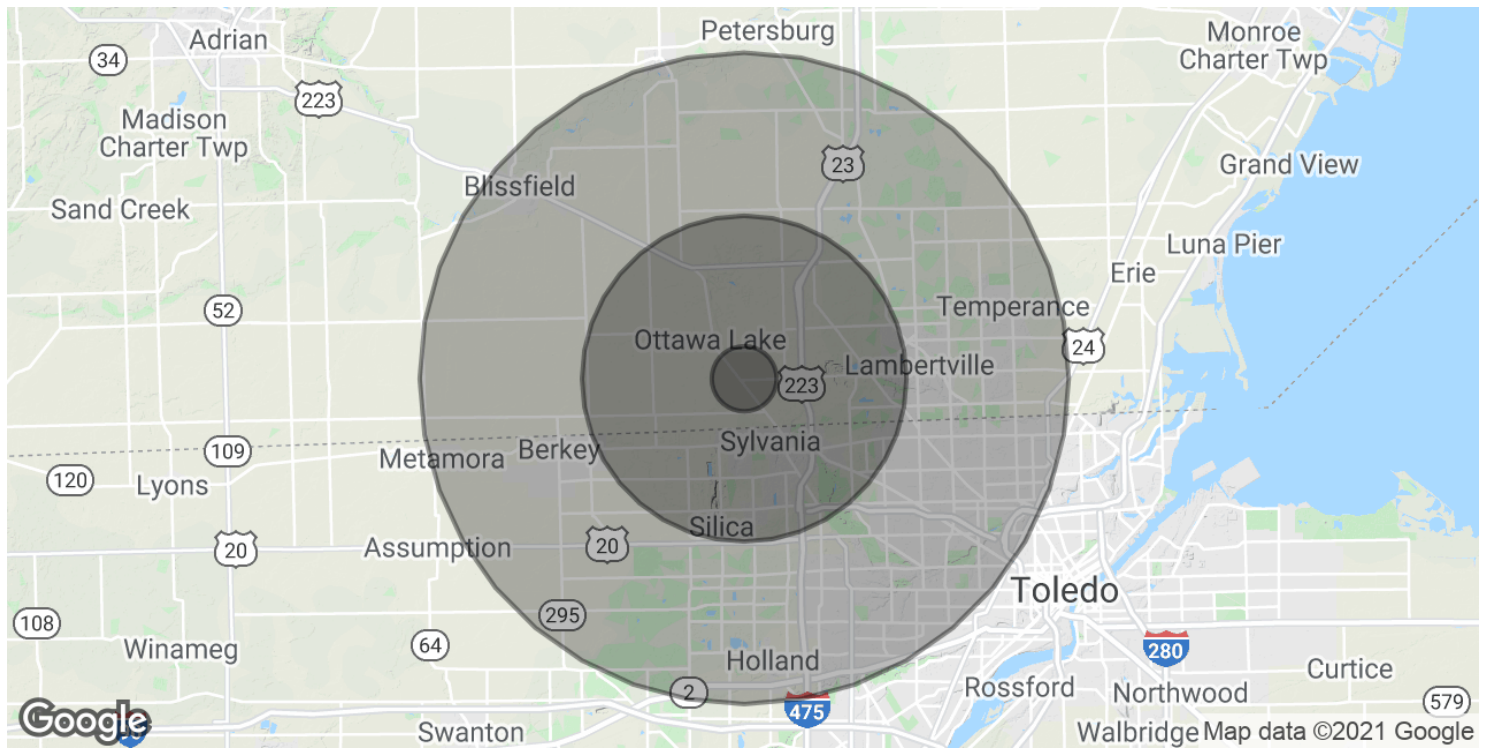
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	362	49,906	252,728
Average age	40.2	40.5	39.3
Average age (Male)	40.6	39.5	37.8
Average age (Female)	39.9	41.5	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	126	19,097	102,014
# of persons per HH	2.9	2.6	2.5
Average HH income	\$69,091	\$91,839	\$71,363
Average house value	\$278,036	\$228,932	\$182,434

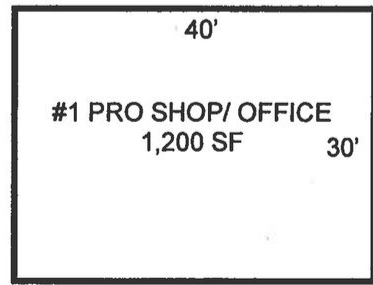
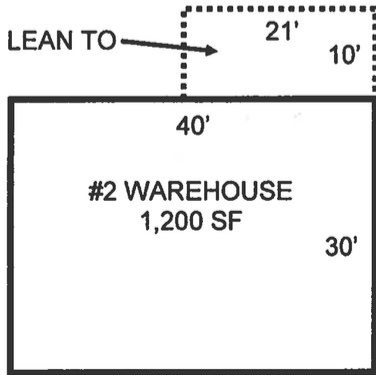
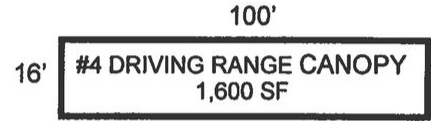
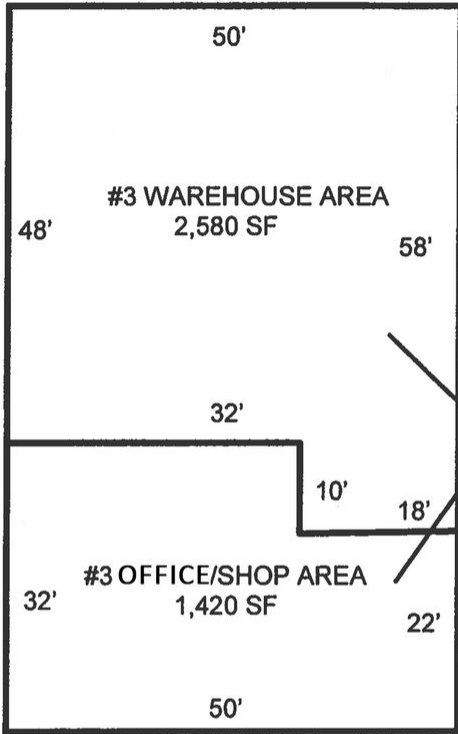
* Demographic data derived from 2010 US Census

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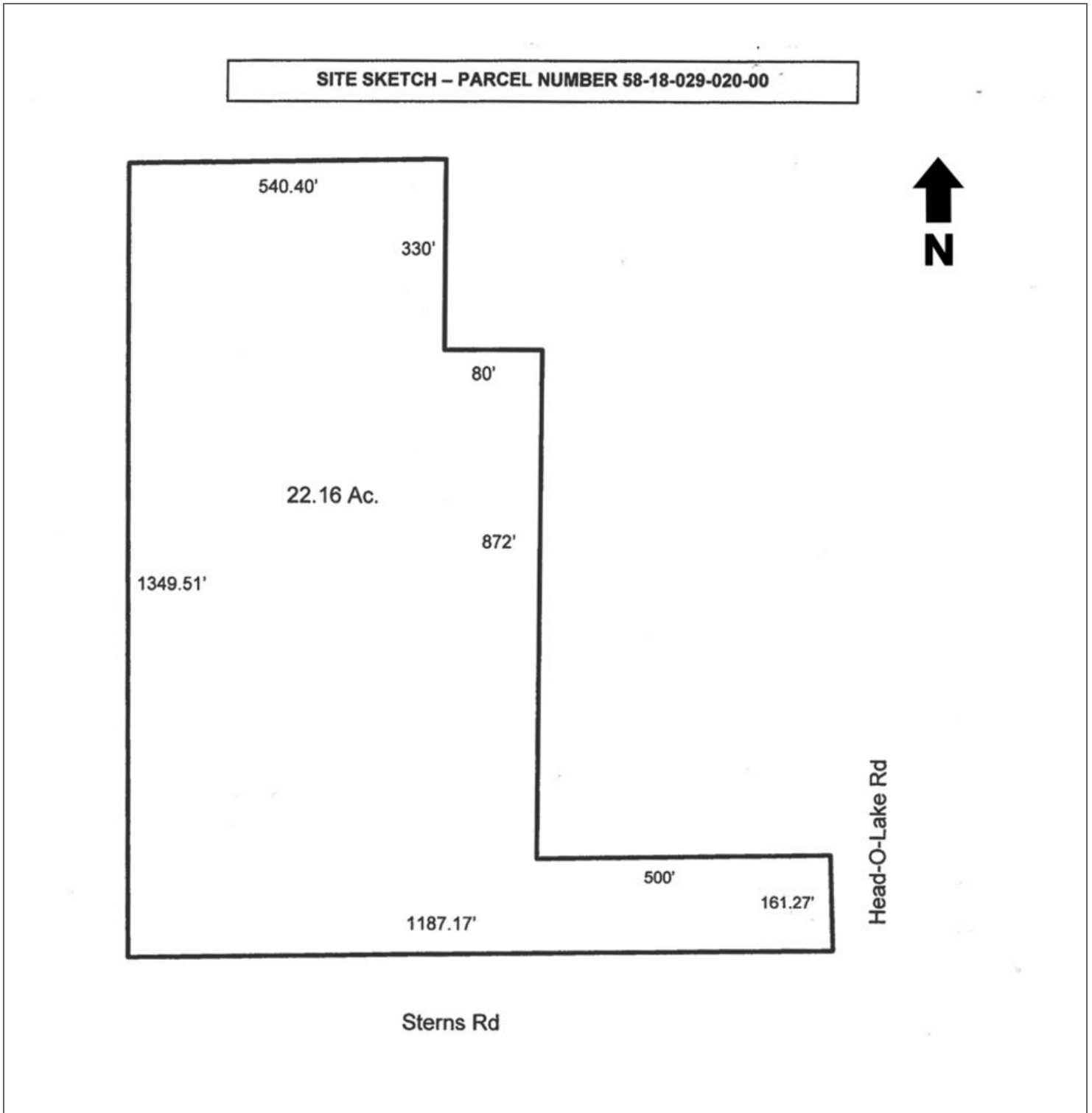
SKETCH OF BUILDINGS – 8,000 SF TOTAL



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WEDGEWOOD GOLF RANGE EQUIPMENT SUMMARY June 1, 2020

Pro Shop/Office

Area Rug
4 Chairs
Oval Table
LG Television
4 Golf Bags
5 Sets Golf Clubs
Cash Register
Ball Baskets, S-M-L
Microwave
Assorted Animal Head Covers
Display Case
Pop Cooler
Ice Cream Freezer
Office Supplies

Back Room/Shop Equipment

3 Door Locker Set
4 Drawer Metal Cabinet
Desk
Misc. Shelving & Storage
Cabinets
Drill Press
2 Bench Grinders with lamp

Mitre Saw
Belt Sander
Vise
Mitchell Buffer
Drill

Ladder 8'
Heat Gun
Misc. Tools

Range Equipment

Roller
Aerator
Benches
Bag Stands
Lawn Sweeper
Large Lawn Sprayer
Lawn Spreader
2 Club Washers
Gas Tank (free standing)
Scotts Spreader
15,000-18,000 Golf Balls
3-4 Shopping Carts
John Deere Gator (for picking up balls)
Club Car (needs work)
Trickle Charger

Zero Turn Grasshopper Mower
Toro Green Mower
Craftsman 30 Gal. Compressor
Ball Washer

2 Black Fox Pull Carts
Misc. Yard Equipment (rakes, shovels, etc.)

Golf Equipment for Repair & Making Clubs

8-10 bins of club heads & grips
2 dozen used clubs
2-3 dozen shafts (used & new)
-Plus-
Many Tools & Accessories for Club Making
& Repair
(including some of the Shop Equipment)

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WEDGEWOOD GOLF RANGE FINANCIAL SUMMARY 2017-2019

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>3 Year Average</u>
Total Income (Buckets, Building Rent, Etc.)	\$33,587.00	\$25,409.00	\$19,084.00	\$26,027.00
Cost of Goods Sold*	-0-	-0-	-0-	
*Already deducted from above income				
Gross Profit	\$33,587.00	\$25,409.00	\$19,084.00	
Operating Expenses ***	\$15,241.00	\$14,762.00	\$14,035.00	
Net Operating Income (NOI)	\$18,046.00	\$10,647.00	\$5,049.00	\$16,247.33

**Excludes depreciation and mortgage interest