



# Helle Powell Professional Center

125, 127, 129, 131 Helle Boulevard | Dundee, MI 48131



## OFFERING SUMMARY

Sale Price:	\$2,886,000
Cap Rate:	8.0%
NOI:	\$230,893
Building Size:	20,500 SF
Lot Size:	4.21 Acres
Year Built:	2007
Building Class:	A
Market:	
Traffic Count:	13,170
Total Parking:	109
Parking Ratio Per 1,000 SF:	5.3
Price / SF:	\$140.78

## PROPERTY OVERVIEW

- Three (3) Class A office buildings with high-end finishes throughout
- Tenants include: Fresenius Medical Care, Spicer Group, Dr. Kent Benhan, D.D.S., and Little Angels Childcare
- Building A - 7,500 SF (Fresenius Medical Care has been occupant at this location since constructed in 2007)
- Building B - 7,500 SF (5,000 SF leased to Spicer Group and 2,500 SF leased to Dr. Kent Benham, D.D.S.(dental group)
- Building C - 5,500 SF (Little Angels Childcare has been occupant at this location since constructed in 2007)
- Building D - 5,500 SF pad site with foundation/infrastructure already in place
- Many new developments nearing completion nearby including 276-unit Bell Estates Apartments, Hampton Inn, Toyota dealership and Hampton Manor of Dundee, a senior-housing development

For More Information Contact:

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## SALE DETAILS

Building Size	20,500 SF
Sale Price	\$2,886,000

## BUILDING INFORMATION

Number Of Floors	1
Year Built	2007
Tenancy	Multiple
Condition	Excellent
Construction Status	Existing
Building Exterior	Brick
HVAC	Yes
Climate Controlled	Yes

## PROPERTY DETAILS

Primary Property Type	Office
Zoning	Commercial
Acreage	4.206 Acres
Annual Real Estate Taxes	\$47,169
Annual Real Estate Taxes Per SF	\$2.30/SF
Parcel / APN Numbers	42 172 002 00
# Parking Spaces	109
Parking Ratio Per 1,000 SF	5.3

## LOCATION INFORMATION

Building Name	Helle Powell Professional Center
City, State & Zip	Dundee, MI 48131
County	Monroe
Cross Streets	Powell Drive

## UTILITIES

Internet Provider	Various
Power Provider	DTE
Fuel Provider	Michigan Gas
Water Provider	Village of Dundee

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Office Building For Sale

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Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors

Office Building For Sale

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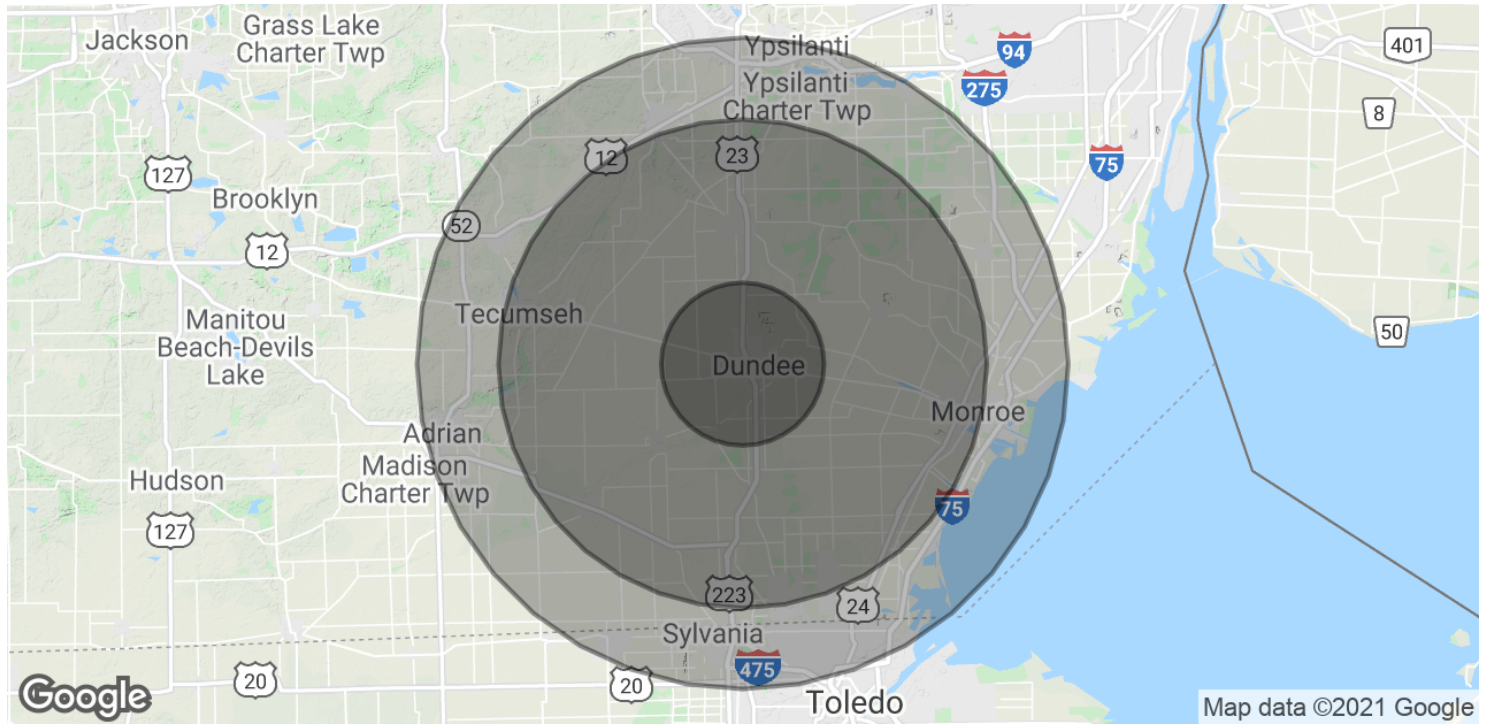
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POPULATION	5 MILES	15 MILES	20 MILES
Total Population	9,944	101,856	502,973
Average age	38.1	39.8	38.5
Average age (Male)	37.2	38.9	37.4
Average age (Female)	40.8	39.9	39.5

HOUSEHOLDS & INCOME	5 MILES	15 MILES	20 MILES
Total households	3,773	35,738	198,425
# of persons per HH	2.6	2.9	2.5
Average HH income	\$63,172	\$73,102	\$69,831
Average house value	\$188,543	\$214,401	\$187,029

\* Demographic data derived from 2010 US Census

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