



Investment Sale - Industrial

Property Name: 8 Mile Self Storage
Location: 31465 Eight Mile Road
City, State: Livonia, MI
Cross Streets: Merriman Rd.
County: Wayne
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 23,575	Building Type: Built	Office Dim: N/A
Occupancy Rate: 54.00%	Mezzanine: N/A	Shop Dim: N/A

PROPERTY INFORMATION

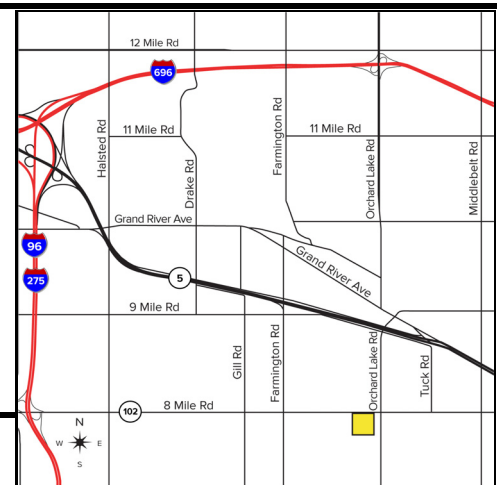
Freestanding: Yes	Year Built: 1957 (Retrofit: 2005)
Clear Height: 00	Sprinklers: No
Grade Level Door(s): 0	Signage: Monument
Truckwells or Docks: 0	Exterior: N/A
Exterior Construction: N/A	Roof: 2015
Structural System: N/A	Floors: N/A
Air-Conditioning: Yes	Floor Drains: No
Heating: Yes	Acreage: 1.810
Availability: Immediately	Land Dimensions: 130 x 600
Power (Amps/Volts): N/A	
Rail: No	
Security: Yes	
Interior: N/A	
Lighting: LED	
Bay Sizes: N/A	
Restrooms: 2	
Cranes: No	
Parking: Ample	

PRICING INFORMATION

Sale Price: \$1,500,000 (\$63.63/sqft)	Cap Rate: 9.75%	TD: N/A
Taxes: \$17,560.34 (2020)	Deposit: N/A	Assessor #: N/A
Parcel #: 46-009-99-0003-000		Options: N/A
Tenant Responsibility: N/A		

COMMENTS

Clean self-storage facility consisting of 227 rental units totaling 23,575 sq. ft. of net rentable space. Great investment opportunity with growth potential. Permitted RV and boat storage. Property features automated gate access, internal/external security cameras, automatic lights, key pad/fob entry, newer roof, additional land, and main road exposure. Signed NDA required to release financials.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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