



Investment Sale - Office

Property Name:

Location: 1300 Batavia Avenue

City, State: Royal Oak, MI

Cross Streets: N. of I-696, E. of Woodward

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 14,200

Occupancy Rate:

Class:

C

Typical Floor Plate: 14,200

No. of Floors: 1

PROPERTY INFORMATION

Zoning: Mixed-Use

Parking: Ample Parking.

Exterior Construction: Steel/Block

Power: N/A

Structural System: Steel/Block

Security Systems: No

Roof: Rubber

Restrooms: 6

Floors / Covering: 6" / N/A

Sprinklers: No

Heating: HVAC

Signage: Yes

Air-Conditioning: HVAC

Delivery Area: Yes

Ceiling Height: N/A

Date Available: Immediate

Year Built: (Retrofit: 2016)

Acreage: N/A

Current Tenants:

PRICING INFORMATION

Sale Price: \$1,850,000 (\$130.28/sqft)

Cap Rate: 10.21%

Deposit: N/A

Options: N/A

Total Taxes: \$13,898.12 (2016)

Parcel #: 25-22-377-010

Impr Allowance: N/A

Tenant Responsibility:

Comments: Modern mixed-use development within walking distance to downtown Royal Oak, consisting of approximately 9,600 sq. ft. of multi-tenant loft style office and two residential condos. Adjacent to new Harrison Loft apartment development. Two on-site parking lots. Office retrofit completed in 2012. Residential condos completed in 2016. (2) 8'x8' overhead doors available.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Clint Confer, (248) 948-0109, cconfer@signatureassociates.com