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THOMAS DUKE
COMMERCIAL REAL ESTATE

SOUTHFIELD OFFICE PORTFOLIO

21751 11 Mile Rd, Southfield, MI 48076





SOUTHFIELD OFFICE PORTFOLIO
21751 W 11 MILE
21721 W 11 MILE
21701 W 11 MILE
21681 W 11 MILE







FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY: 21751 11 Mile Rd | Southfield, MI 48076



SOUTHFIELD OFFICE PORTFOLIO
21751 W 11 MILE
21721 W 11 MILE
21701 W 11 MILE
21681 W 11 MILE





PROPERTY OVERVIEW

Five building office/medical portfolio for sale in Southfield, MI.

OFFERING SUMMARY

Sale Price:	$3,250,000
Building Size:	31,189 SF
Price / SF:	$104.20
Year Built:	1967
Zoning:	OS - Office Services

PROPERTY HIGHLIGHTS

- 21751: 17,652 SF
- 21721: 1,464 SF
- 21701: 3,945 SF
- 21681: 8,128 SF
- Contact Broker for additional information
- Strong location

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 21751 11 Mile Rd | Southfield, MI 48076

BUILDING INFORMATION

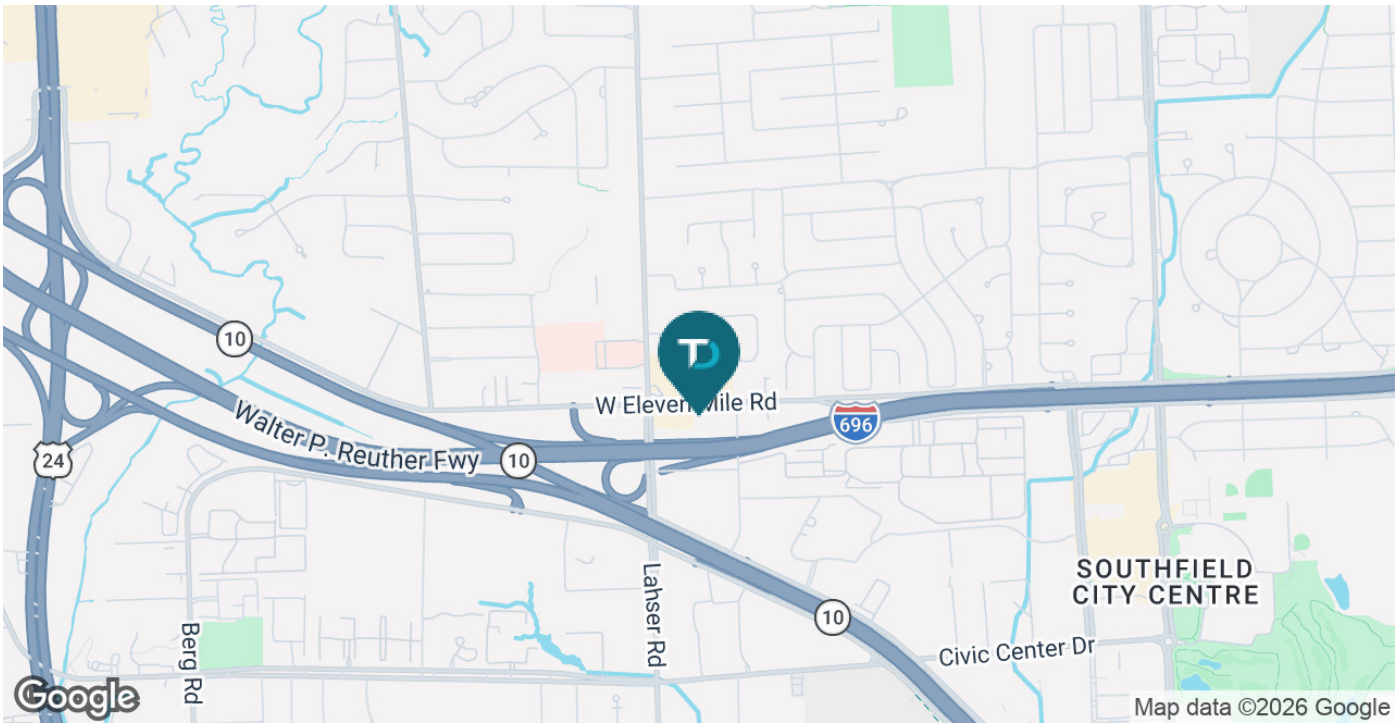
Price/SF:	$104.20
Building Size:	31,189 SF
Year Built:	1967
Number of Floors:	2
Utilities:	City water and sewer

PROPERTY INFORMATION

Lot Size:	2.81 AC
Property Type:	Office
Property Subtype:	Office Building
2023 Winter Tax (total):	$14,335.23
2023 Summer Tax (total)	$54,879.66
Zoning	OS - Office Services
Traffic Count:	8,597 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	24-22-101-013; 011; 015; 016

LOCATION INFORMATION

Located on the south side of W 11 Mile Rd, between Lahser Rd and Corporate Dr.



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ADDITIONAL PHOTOS: 21751 11 Mile Rd | Southfield, MI 48076

Operating Statement - 21701/21721/21751 W. 11 Mile

	2022				2023			
Account Name	21701	21721	21751	Total	21701	21721	21751	Total
Operating Income & Expense								
Income								
Rent	164,796	24,245	215,300	404,342	160,540	24,664	217,415	402,619
Total Operating Income	**164,796**	**24,245**	**215,300**	**404,342**	**160,540**	**24,664**	**217,415**	**402,619**
Expense								
CLEANING AND MAINTENANCE								
Carpet Cleaning	0	0	994	994	0	0	933	933
Janitorial Expense	0	0	15,813	17,042	0	0	16,242	16,993
Landscaping	1,400	1,145	2,345	4,890	200	0	222	422
Lawn/Snow Removal	3,860	1,500	2,900	8,260	5,435	0	3,050	8,485
Trash Removal	678	500	1,178	2,356	1,160	0	1,160	2,320
Pest Control	0	0	0	0	0	406	410	816
Parking Lot Maintenance	0	0	0	0	1,000	0	1,000	2,000
Total CLEANING AND MAINTENANCE	**5,938**	**3,145**	**23,230**	**33,543**	**7,795**	**406**	**23,017**	**31,969**
INSURANCE								
Property Insurance	5,411	516	5,595	11,522	6,120	505	5,427	12,052
Total INSURANCE	**5,411**	**516**	**5,595**	**11,522**	**6,120**	**505**	**5,427**	**12,052**
REPAIRS								
Plumbing	1,525	605	0	2,130	775	0	0	775
HVAC (Heat, Ventilation, Air)	1,885	106	822	2,813	576	0	0	576
Key/Lock Replacement	0	0	42	42				
Roof Repair	0	433	0	433	2,925	402	310	3,637
Repair Contract Labor	0	0	928	928	0	165	1,150	1,315
Repairs - Other	3,282	283	9,457	13,021	341	0	6,026	6,367
Total REPAIRS	**6,692**	**1,427**	**11,249**	**19,368**	**4,617**	**567**	**7,486**	**12,670**
SUPPLIES								
Building/Cleaning Supplies	0	0	2,047	2,047	0	0	1,840	1,844
Total SUPPLIES	**0**	**0**	**2,047**	**2,047**	**4**	**0**	**1,950**	**1,954**
TAXES								
Property Tax	26,227	6,785	30,812	63,824	28,170	7,463	32,884	68,517
Total TAXES	**26,227**	**6,785**	**30,812**	**63,824**	**28,170**	**7,463**	**32,884**	**68,517**
UTILITIES								
Electricity	78	0	16,069	16,146	154	0	18,002	18,155
Gas	0	0	9,080	9,080	0	0	5,896	5,900
Water	838	0	2,776	3,698	188	0	2,749	2,766
Cable/Phone	0	0	1,367	1,367	0	0	1,832	1,832
Total UTILITIES	**915**	**0**	**29,292**	**30,292**	**341**	**0**	**28,479**	**28,653**
Total Operating Expense	**39,245**	**8,728**	**78,995**	**127,052**	**39,252**	**8,536**	**76,226**	**123,846**
NOI - Net Operating Income	**125,552**	**15,517**	**136,305**	**277,290**	**121,288**	**16,128**	**141,189**	**278,772**
			Cap Rate	8.53%			Cap Rate	8.58%

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21681 W 11 Mile



21701 W 11 Mile Building 1



21701 W 11 Mile Building 2

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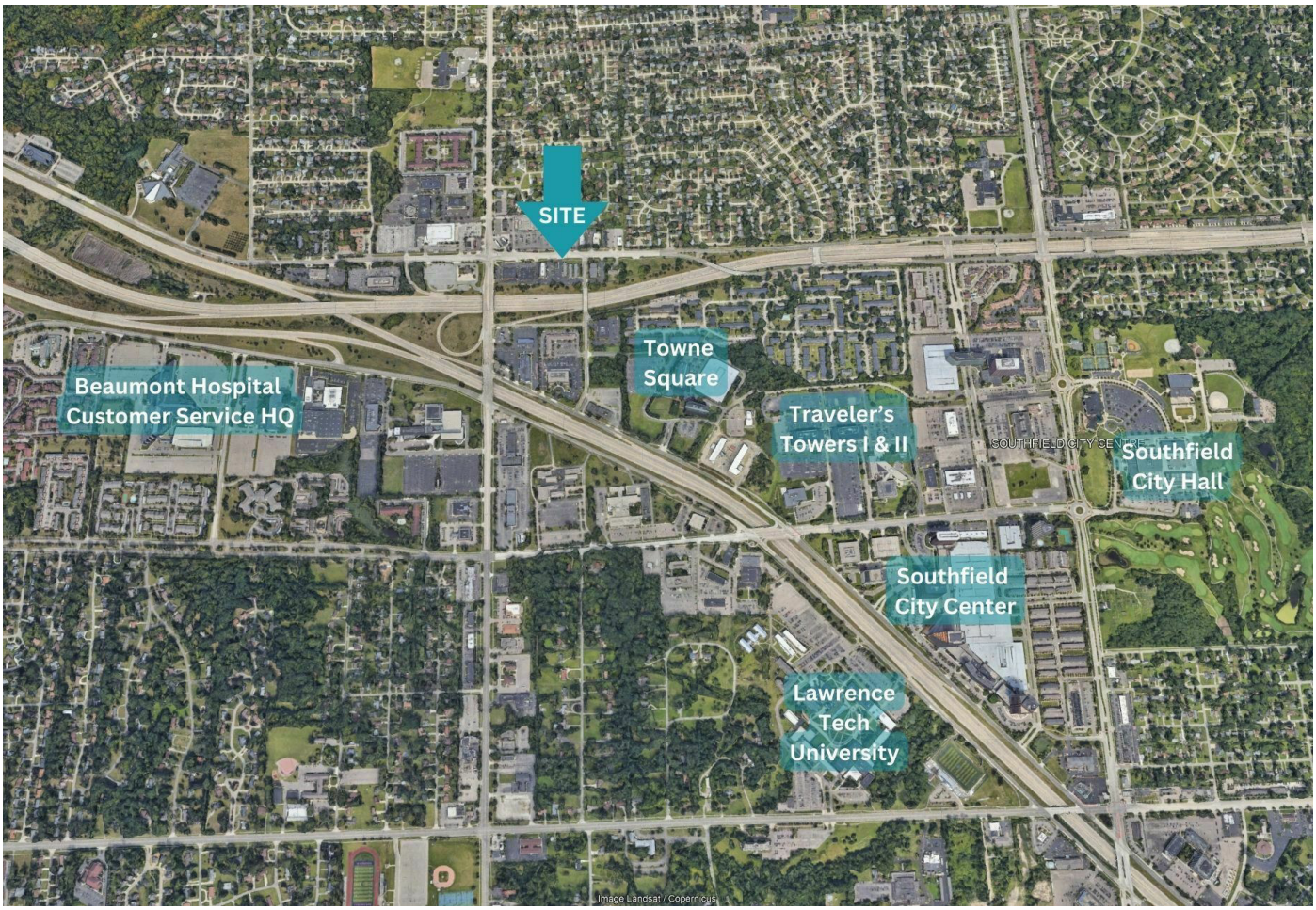


21721 W 11 Mile



21751 W 11 Mile

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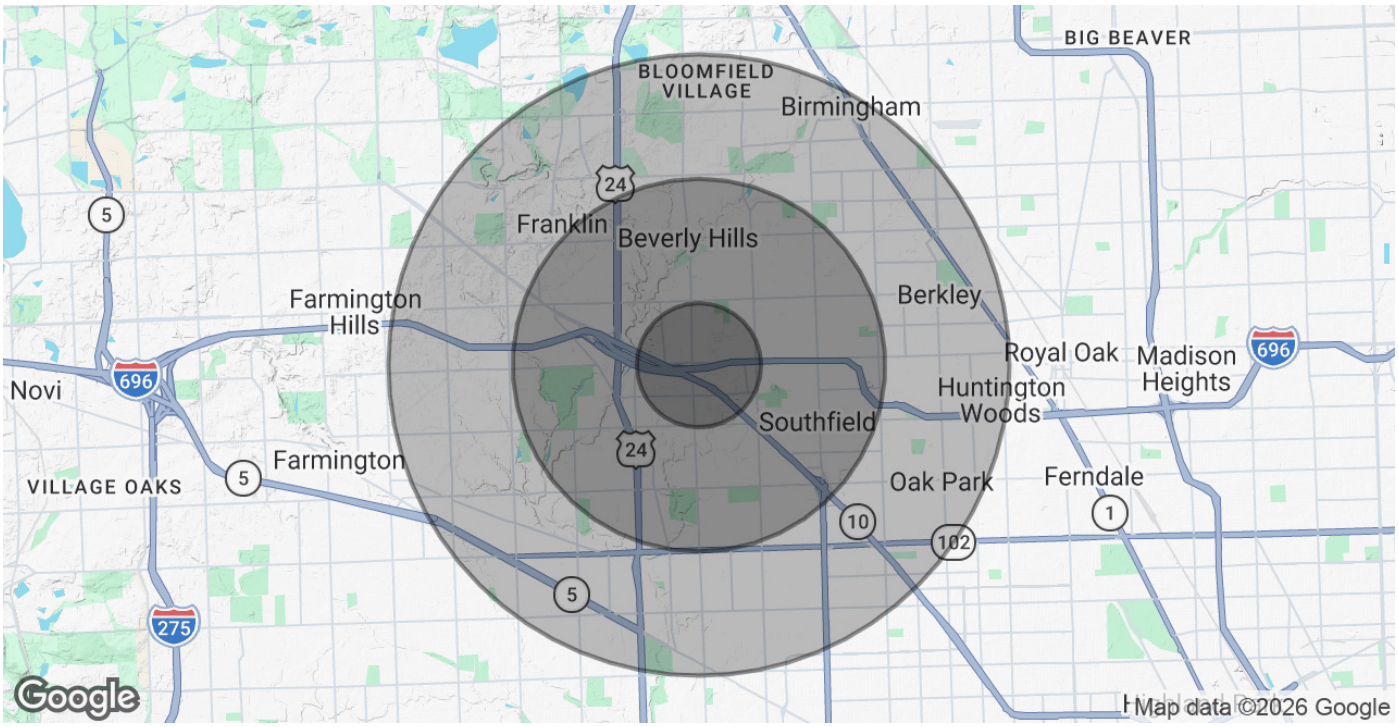
AERIAL MAP: 21751 11 Mile Rd | Southfield, MI 48076



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DEMOGRAPHICS MAP & REPORT: 21751 11 Mile Rd | Southfield, MI 48076



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,666	73,579	266,126
Average Age	48.5	44.0	41.7
Average Age (Male)	45.6	40.2	39.4
Average Age (Female)	49.8	46.4	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,250	33,441	121,790
# of Persons per HH	2.0	2.2	2.2
Average HH Income	$83,268	$82,332	$87,048
Average House Value	$136,469	$176,996	$209,121

2020 American Community Survey (ACS)