EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

# 12693 WESTPHALIA ST

12693 Westphalia St, Detroit, MI 48205




# FOR SALE

**248.476.3700**

EXCLUSIVELY LISTED BY:

**ANDREW BATTERSBY**

*Senior Associate*

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## **OFFERING SUMMARY**: 12693 Westphalia St | Detroit, MI 48205



### PROPERTY OVERVIEW

Seven (7) unit apartment building for sale in Detroit, MI.

### OFFERING SUMMARY

| | |
|---|---|
| Sale Price - REDUCED: | Was $345,000<br>NOW $315,000 |
| Building Size: | 6,600 SF |
| Number of Units: | 7 |
| Price / UN: | $45,000 |
| Year Built: | 1967 |
| Zoning: | B4 |

### PROPERTY HIGHLIGHTS

- 7 unit apartment building for sale
- Newer roof and balcony
- Private entry to all units
- On-site parking
- First time being offered for sale
- Contact Broker for financials

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## **BUILDING/PROPERTY INFORMATION**: 12693 Westphalia St | Detroit, MI 48205

### BUILDING INFORMATION

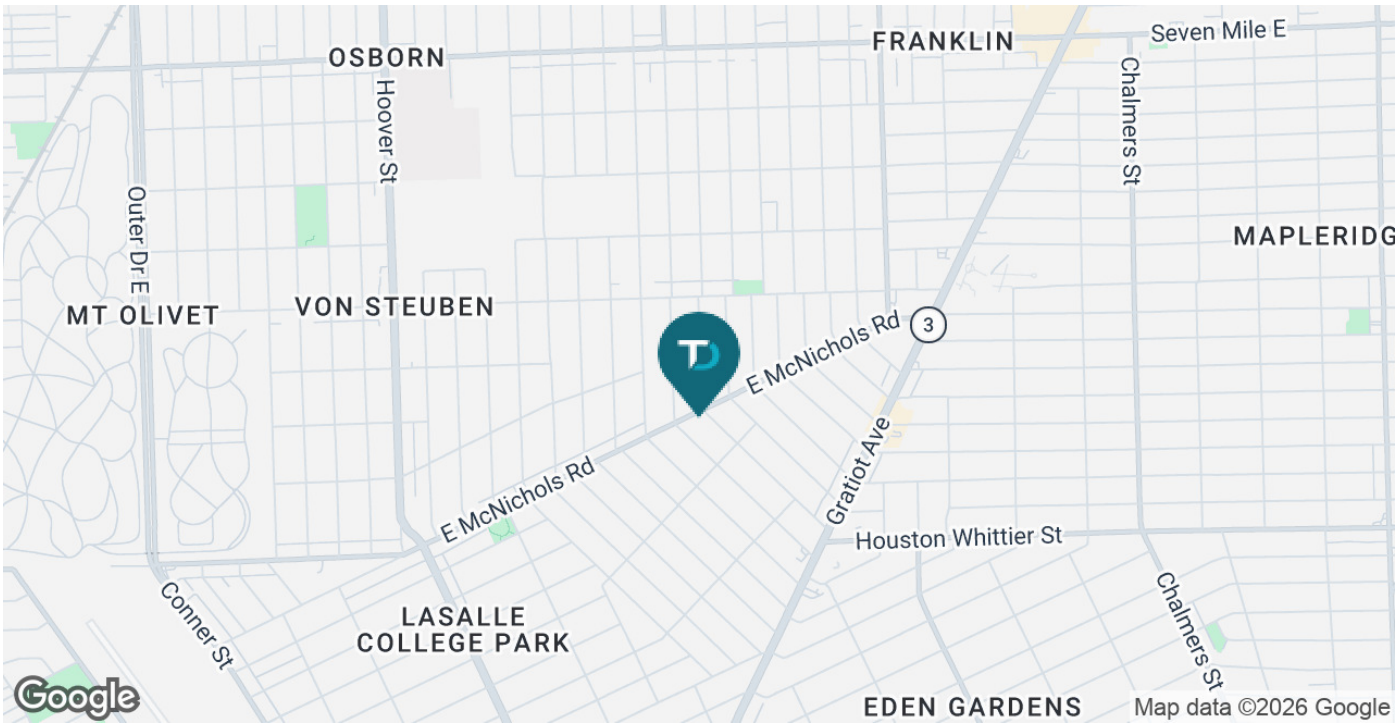
| | |
|---|---|
| Price/UN: | $45,000 |
| Building Size: | 6,600 SF |
| Year Built: | 1967 |
| Number of Floors: | 2 |
| Utilities: | City water and sewer |
| Parking Spaces: | On-site |

### PROPERTY INFORMATION

| | |
|---|---|
| Lot Size: | 0.18 AC |
| Property Type: | Multifamily |
| Property Subtype: | Mid-Rise |
| 2024 Taxes: | $4,668.97 |
| Zoning | B4 |
| Legal Description: | Available upon request |
| APN: | 21-031968 |

### LOCATION INFORMATION

Located on the southwest corner of Westphalia St & E McNichols Rd in Detroit, MI






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## **ADDITIONAL PHOTOS**: 12693 Westphalia St | Detroit, MI 48205









**P&L**: 12693 Westphalia St | Detroit, MI 48205

**12693 Westphalia St.**
**Detroit, MI 48205**
**Profit and Loss**

| | |
|---|---|
| Gross Rental Income: | $54,336.00 |
| Late Fees: | $0.00 |
| Other Income: | $0.00 |
| **Total Income:** | **$54,336.00** |

**Expenses:**

| | |
|---|---|
| Leasing Fees: | $0.00 |
| Property Taxes: | $5,117.00 |
| Insurance (building): | $2,837.00 |
| Insurance (liability): | $980.00 |
| Lawn and Snow: | $920.00 |
| Water: | $3,912.00 |
| Management (5%): | $2,716.80 |
| **Total Operating Expense:** | **$16,482.80** |

| | |
|---|---|
| **Net Operating Income:** | **$37,853.20** |



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**RENT ROLL**: 12693 Westphalia St | Detroit, MI 48205

**12693 Westphalia St.**
**Detroit, MI 48205**
**Rent Roll – 01.29.2025**

| UNIT | TENANT | BR/BA | SQUARE FEET | RENT |
|---|---|---|---|---|
| 1 | [redacted] | 1BR/1BA | 750 SF | $650.00 |
| 2 | VACANT | 1BR/1BA | 750 SF | $0.00 ($584.00 prior) |
| 3 | VACANT | 1BR/1BA | 750 SF | $0.00 ($580.00 previously) |
| 4 | [redacted] | 1BR/1BA | 750 SF | $580.00 |
| 5** | Owner Occupied | 1BR/1BA | 750 SF | $220.00 |
| 6 | [redacted] | 1BR/1BA | 750 SF | $550.00 |
| 7 | [redacted] | 1BR/1BA | 750 SF | $680.00 |
| 8 | [redacted] | 1BR/1BA | 750 SF | $680.00 |
| TOTAL: | | | | $3,360.00 |

**UNIT 5 OWNER OCCUPIED**

**AERIAL MAP**: 12693 Westphalia St | Detroit, MI 48205

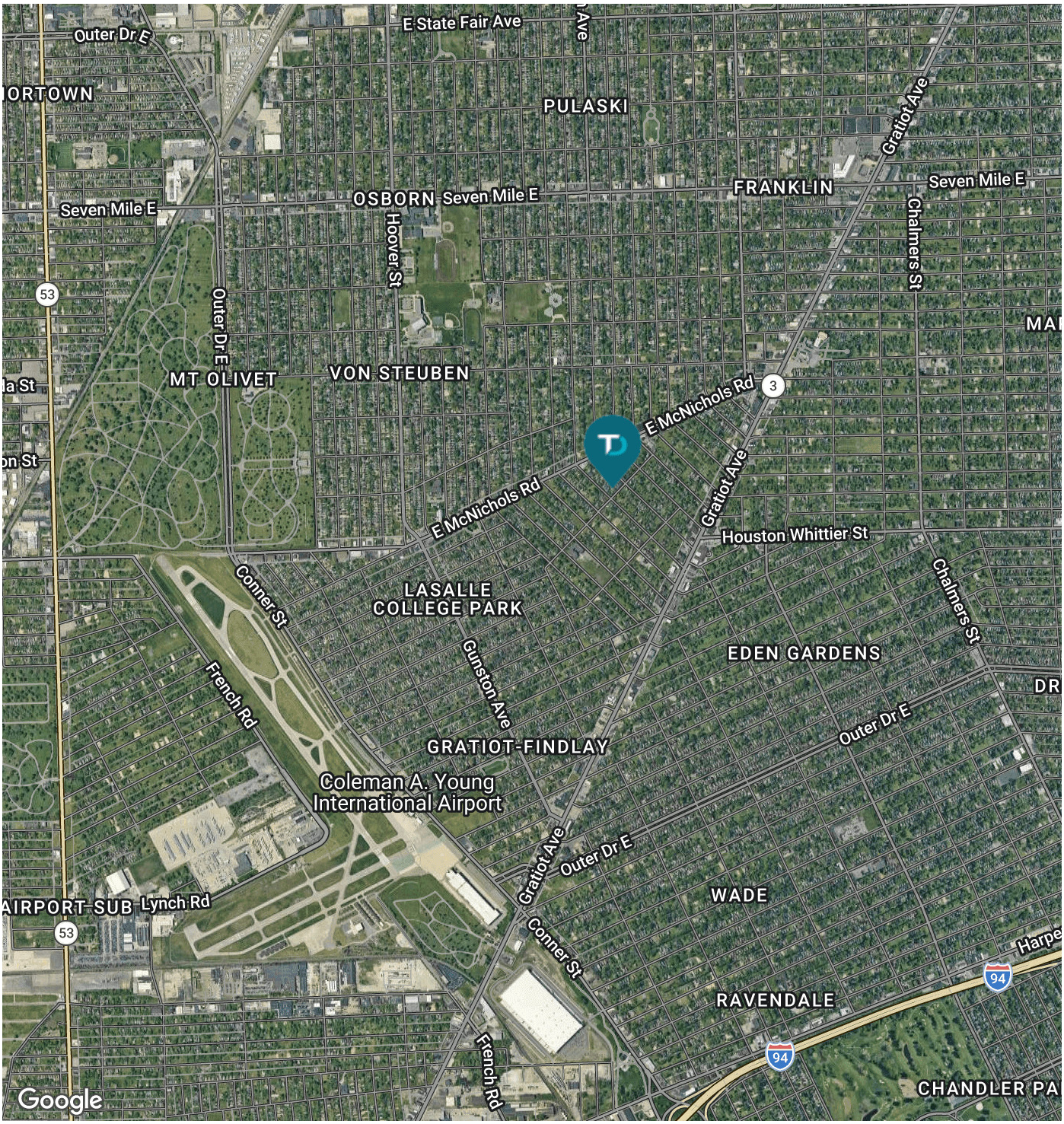





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**RETAILER MAP**: 12693 Westphalia St | Detroit, MI 48205

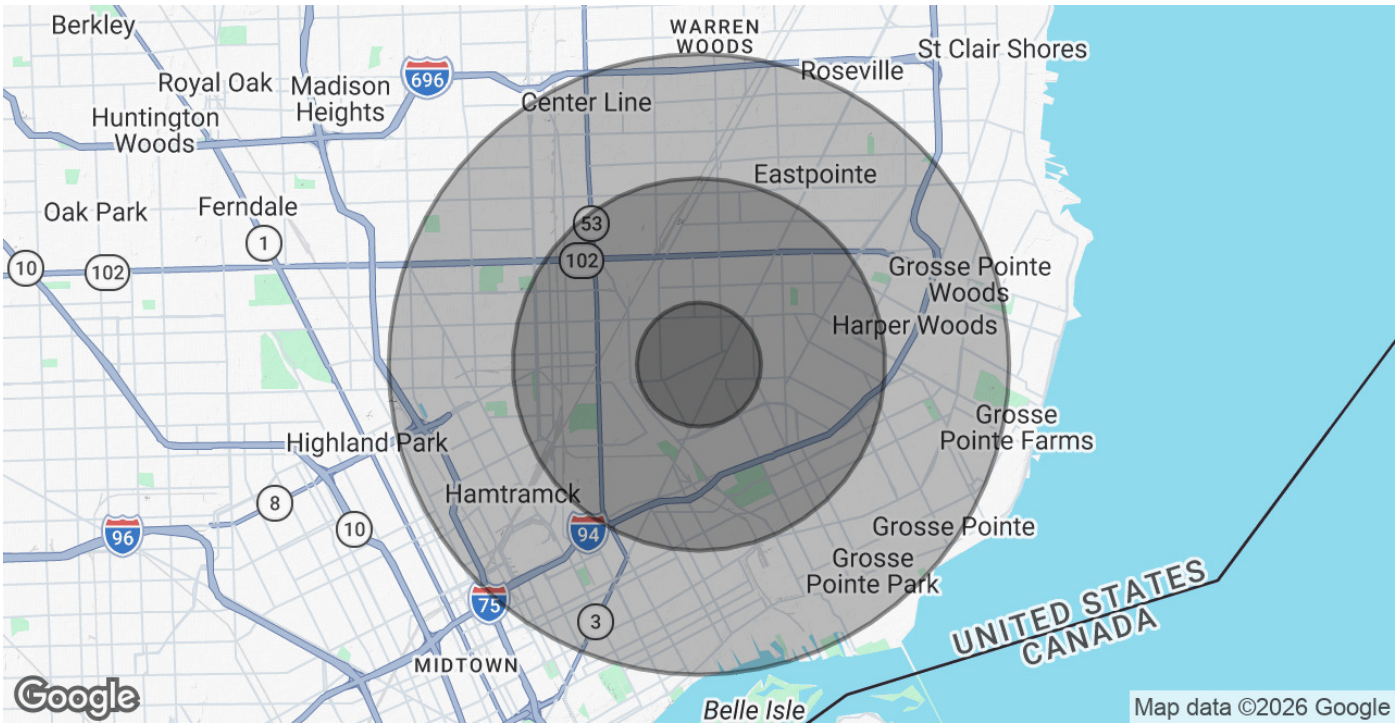





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## **DEMOGRAPHICS MAP & REPORT**: 12693 Westphalia St | Detroit, MI 48205




| **POPULATION** | **1 MILE** | **3 MILES** | **5 MILES** |
|---|---|---|---|
| Total Population | 14,436 | 114,208 | 341,691 |
| Average Age | 37 | 36 | 38 |
| Average Age (Male) | 36 | 35 | 37 |
| Average Age (Female) | 37 | 37 | 39 |

| **HOUSEHOLDS & INCOME** | **1 MILE** | **3 MILES** | **5 MILES** |
|---|---|---|---|
| Total Households | 5,260 | 41,555 | 127,658 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | $48,109 | $50,571 | $67,691 |
| Average House Value | $76,283 | $94,414 | $151,684 |

*2020 American Community Survey (ACS)*



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