

Commercial and Industrial Sale Study

4-1-2020 to 3-31-2022

COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Occupancy	Yr Blt	Floor Area	Net Acreage	Per Sq Ft	Comments
02-14-03-302-002	1377 ATLANTIC BLVD	04/07/21	\$1,350,000	03-ARM'S LENGTH	Industrial - Engineering	1996	13,401	2.60	\$100.74	
02-14-05-201-015	260 BROWN RD	07/27/20	\$1,430,000	03-ARM'S LENGTH	Bank-Branch	2001	3,222	1.40	\$443.82	Building on Leased Land
02-14-05-201-016	280 BROWN RD	06/29/21	\$5,425,000	03-ARM'S LENGTH	Stores-Discout	2003	20,376	2.30	\$266.24	Building on Leased Land
02-14-11-329-001	2990 LAPEER RD	09/30/20	\$1,490,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	1986	25,260	7.91	\$58.99	
02-14-12-401-002	2940 N SQUIRREL RD	08/28/20	\$247,500	03-ARM'S LENGTH	Multiple Residences	1943	2,159	0.87	\$114.64	
02-14-13-126-014	3265 FIVE POINTS DR	12/29/20	\$1,075,000	03-ARM'S LENGTH	Banks - Branch	1973	5,727	0.92	\$187.71	
02-14-14-151-054	2001 N OPDYKE RD	07/06/21	\$1,400,000	03-ARM'S LENGTH	Shopping Centers - Neighborhood	2008	11,340	1.75	\$123.46	
02-14-14-151-054	2001 N OPDYKE RD	08/31/21	\$1,400,000	03-ARM'S LENGTH	Shopping Centers - Neighborhood	2008	11,340	1.75	\$123.46	
02-14-14-303-016	1801 N OPDYKE RD	07/08/20	\$220,000	03-ARM'S LENGTH	Office Buildings	1936	2,364	0.51	\$93.06	
02-14-14-352-010	1509 N OPDYKE RD	11/23/21	\$170,000	03-ARM'S LENGTH	Office Buildings	1953	1,502	0.21	\$113.18	
02-14-14-376-032	1650 N OPDYKE RD	12/29/20	\$5,296,686	03-ARM'S LENGTH	Hotels - Limited Service	1997	54,000	3.16	\$98.09	
02-14-23-101-008	1471 N OPDYKE RD	09/13/21	\$3,750,000	03-ARM'S LENGTH	Motels	1988	37,308	5.83	\$100.51	
02-14-23-102-005	1341 N OPDYKE RD	03/08/21	\$600,000	03-ARM'S LENGTH	Restaurants - Fast Food	1996	2,182	0.74	\$274.98	
02-14-23-151-023	1131 CENTRE RD	05/04/21	\$1,045,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	1986	8,744	0.62	\$119.51	
02-14-23-151-033	1183 CENTRE RD	01/14/22	\$728,516	19-MULTI PARCEL ARM'S LENGTH	Industrial - Light Manufacturing	1986	9,061	0.69	\$80.40	
02-14-23-152-011	1124 CENTRE RD	01/14/22	\$552,668	19-MULTI PARCEL ARM'S LENGTH	Warehouses - Distribution	1986	7,050	0.52	\$78.39	
02-14-23-152-012	1116 CENTRE RD	01/14/22	\$527,546	19-MULTI PARCEL ARM'S LENGTH	Industrial - Light Manufacturing	1986	7,050	0.52	\$74.83	
02-14-23-177-005	1265 DORIS RD	11/30/21	\$752,000	03-ARM'S LENGTH	Office Buildings	1985	6,129	0.90	\$122.70	
02-14-23-326-013	1099 DORIS RD	01/21/22	\$717,453	19-MULTI PARCEL ARM'S LENGTH	Warehouses - Distribution	1966	14,662	1.47	\$48.93	
02-14-23-326-014	1087 DORIS RD	01/21/22	\$573,980	19-MULTI PARCEL ARM'S LENGTH	Industrial - Light Manufacturing	2003	7,975	0.64	\$71.97	
02-14-23-326-015	1055 DORIS RD	01/21/22	\$758,470	19-MULTI PARCEL ARM'S LENGTH	Warehouses - Storage	2006	10,609	0.92	\$71.49	
02-14-25-377-005	3341 PARKWAYS BLVD	06/25/21	\$585,000	03-ARM'S LENGTH	Office Buildings	1950	3,276	0.74	\$178.57	
02-14-35-153-016	521 S OPDYKE RD	10/12/21	\$137,000	03-ARM'S LENGTH	Barber/Beauty Salons	1937	1,780	0.23	\$76.97	

COMMERCIAL VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Occupancy	Yr Blt	Floor Area	Net Acreage	Per Sq Ft	Comments
02-14-11-326-005	2747 LAPEER RD	12/15/2021	\$900,000	03-ARM'S LENGTH	Multiple Residences - Elderly Assisted Living			7.59		

INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Occupancy	Yr Blt	Floor Area	Net Acreage	Per Sq Ft	Comments
02-14-01-100-030	1866 NEW ENERGY WAY	11/16/21	\$1,750,000	03-ARM'S LENGTH	Industrial - Engineering	2022	79,139	6.55	\$22.11	
02-14-02-200-031	2725 COMMERCE PKWY	11/18/20	\$5,000,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	2004	55,271	4.19	\$90.46	
02-14-03-100-051	1751 SUMMIT DR	11/17/20	\$5,250,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	2015	51,541	6.15	\$101.86	
02-14-03-100-051	1751 SUMMIT DR	02/09/22	\$6,935,875	03-ARM'S LENGTH	Industrial - Light Manufacturing	2015	51,541	6.15	\$134.57	
02-14-03-201-015	4400 PURKS RD	04/01/20	\$500,000	19-MULTI PARCEL ARM'S LENGTH				4.22		Improved with fence
02-14-03-201-016	4400 PURKS RD	04/01/20	\$11,775,000	19-MULTI PARCEL ARM'S LENGTH	Industrial - Light Manufacturing	1986	156,154	9.00	\$75.41	
02-14-03-201-024	4300 GIDDINGS RD	08/17/21	\$1,000,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	1988	11,078	0.76	\$90.27	
02-14-04-200-031	4280 N ATLANTIC BLVD	09/15/21	\$7,300,000	03-ARM'S LENGTH	Warehouses - Distribution	2015	76,954	6.21	\$94.86	
02-14-11-126-008	3275 LAPEER RD W	01/21/21	\$3,000,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	1985	45,879	6.32	\$65.39	
02-14-11-201-006	3333 BALD MOUNTAIN RD	10/18/21	\$7,529,557	03-ARM'S LENGTH	Industrial - Light Manufacturing	1998	77,093	14.80	\$97.67	
02-14-13-301-009	1849 POND RUN	01/25/21	\$3,000,000	03-ARM'S LENGTH	Office Buildings	2001	24,016	7.48	\$124.92	
02-14-13-301-009	1849 POND RUN	11/09/21	\$2,600,000	03-ARM'S LENGTH	Office Buildings	2001	24,016	7.48	\$108.26	
02-14-13-351-001	1780 POND RUN	05/12/21	\$6,423,109	03-ARM'S LENGTH	Industrial - Engineering	1999	77,911	5.96	\$82.44	
02-14-14-126-030	2430 E WALTON BLVD	01/12/22	\$10,500,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	1984	125,063	11.08	\$83.96	
02-14-14-451-004	2700 HIGH MEADOW CIR	12/20/21	\$37,300,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	2010	238,755	18.12	\$156.23	
02-14-23-151-032	1187 CENTRE RD	01/14/22	\$703,395	19-MULTI PARCEL ARM'S LENGTH	Industrial - Light Manufacturing	1986	9,061	0.70	\$77.63	
02-14-23-152-025	1140 CENTRE RD	12/17/21	\$1,880,000	19-MULTI PARCEL ARM'S LENGTH	Industrial - Light Manufacturing	1986	20,079	1.85	\$93.63	
02-14-23-152-026	1140 CENTRE RD	12/17/21	\$2,120,000	19-MULTI PARCEL ARM'S LENGTH	Industrial - Light Manufacturing	1994	24,970	1.85	\$84.90	
02-14-23-326-007	1025 DORIS RD	05/12/21	\$3,750,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	1985	49,592	3.21	\$75.62	
02-14-23-326-007	1025 DORIS RD	02/02/22	\$4,300,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	1985	49,592	3.21	\$86.71	
02-14-25-226-011	3800 HAMLIN RD	10/12/21	\$40,200,000	03-ARM'S LENGTH	Office Buildings	1991	337,992	18.96	\$118.94	
02-14-35-228-008	2840 AUBURN CT	06/09/21	\$2,735,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	1984	45,333	3.75	\$60.33	
02-14-35-228-011	2900 AUBURN CT	02/25/21	\$1,700,000	03-ARM'S LENGTH	Industrial - Light Manufacturing	1999	20,685	2.04	\$82.19	

INDUSTRIAL VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Occupancy	Yr Blt	Floor Area	Net Acreage	Per Sq Ft	Comments
02-14-03-100-028	1700 BROWN RD	10/08/21	\$3,700,000	03-ARM'S LENGTH					40.08	
02-14-03-201-023		08/17/21	\$150,000	03-ARM'S LENGTH					0.91	
02-14-03-327-009		01/10/22	\$1,000,000	03-ARM'S LENGTH					4.63	
02-14-25-451-007		06/24/20	\$165,250	19-MULTI PARCEL ARM'S LENGTH					1.91	
02-14-25-451-013		06/24/20	\$147,250	19-MULTI PARCEL ARM'S LENGTH					1.91	

APARTMENT

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Occupancy	Yr Blt	Floor Area	Net Acreage	Per Sq Ft	Comments
02-14-12-401-002	2940 N SQUIRREL RD	8/28/2020	\$247,500	03-ARM'S LENGTH	Multiple Residences	1943	2159		0.87	