

Commercial/Industrial Sales Study
4/1/2022 to 12/31/2024



Commercial											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Net Acreage	# C/I Bldgs	Occupancy	Stories	Yr Blt	Floor Area	Notes
02-14-02-401-005	3700 LAPEER RD	01/20/23	\$1,500,000	03-ARM'S LENGTH	2.42	1	Automotive Centers	1	1972	8,772	
02-14-04-101-014	700 BROWN RD	08/27/24	\$2,090,000	03-ARM'S LENGTH	1.60	0					Building on Leased Land
02-14-05-151-030	4131 BALDWIN RD	05/08/24	\$8,950,000	03-ARM'S LENGTH	5.28	1	Shopping Centers - Neighborhood	1	2001	48,364	
02-14-11-126-007	3285 LAPEER RD W	06/30/22	\$1,262,500	03-ARM'S LENGTH	5.86	1	Office Buildings	1	1989	10,948	
02-14-11-304-007	2705 LAPEER RD	06/10/24	\$677,500	03-ARM'S LENGTH	1.21	1	Restaurants	1	1975	4,000	
02-14-11-352-019	2635 LAPEER RD	08/04/22	\$550,000	03-ARM'S LENGTH	0.73	1	Office Buildings	1	1998	4,032	
02-14-11-352-019	2635 LAPEER RD	05/13/24	\$610,000	03-ARM'S LENGTH	0.73	1	Office Buildings	1	1998	4,032	
02-14-11-353-012	2638 LAPEER RD	06/05/23	\$255,000	03-ARM'S LENGTH	0.42	2	Office Buildings	1	1942	2,638	
02-14-12-401-004	2770 PINE KNOLL DR	05/18/22	\$30,240,000	03-ARM'S LENGTH	14.55	5	Multiple Residences	2	1990	100,488	
02-14-13-301-012	3250 UNIVERSITY DR	06/01/23	\$7,898,160	03-ARM'S LENGTH	9.45	2	Office Buildings	2	1999	133,398	
02-14-14-151-034	2083 PONTIAC RD	03/20/24	\$2,392,500	03-ARM'S LENGTH	1.36	1	Warehouses - Distribution	1	2000	22,431	
02-14-14-177-007	2391 PONTIAC RD	05/13/22	\$475,000	03-ARM'S LENGTH	2.16	3	Office Buildings	1	1960	12,642	
02-14-14-351-018	1565 N OPDYKE RD	12/06/23	\$2,924,000	03-ARM'S LENGTH	5.57	1	Hotels - Limited Service	3	1999	36,237	
02-14-23-126-011	1420 N OPDYKE RD	12/27/23	\$849,165	03-ARM'S LENGTH	1.20	1	User-Defined	1	1984	3,325	
02-14-23-176-012	2550 INNOVATION DR	07/21/23	\$4,950,000	03-ARM'S LENGTH	5.89	1	Restaurants	1	1997	27,455	
02-14-24-476-005	900 N SQUIRREL RD	12/21/22	\$7,157,500	03-ARM'S LENGTH	7.24	1	Office Buildings	3	2000	118,935	
02-14-25-201-007	3501 HAMLIN RD	07/24/23	\$3,900,000	03-ARM'S LENGTH	3.49	2	Banks - Branch	1	1990	31,510	
02-14-25-378-016	3279 AUBURN RD	03/13/24	\$600,000	03-ARM'S LENGTH	0.30	2	Stores - Retail	1	1976	2,400	
02-14-25-478-006	3915 AUBURN RD	07/25/22	\$250,000	03-ARM'S LENGTH	1.78	1	Office Buildings	1	1955	2,080	
02-14-25-478-010	3851 AUBURN RD	05/15/24	\$1,800,000	03-ARM'S LENGTH	2.14	1	Industrial - Light Manufacturing	1	1988	13,569	
02-14-35-352-041	2191 SOUTH BLVD	07/07/22	\$2,350,000	03-ARM'S LENGTH	2.31	1	Medical - Office Buildings	2	2006	18,631	
02-14-36-129-005	61 S SQUIRREL RD	03/16/23	\$740,000	03-ARM'S LENGTH	0.40	1	Office Buildings	1	1962	5,340	
Vacant Commerical											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Net Acreage	# C/I Bldgs	Occupancy	Stories	Yr Blt	Floor Area	Other Parcels in Sale
02-14-04-153-005		08/11/23	\$3,300,000	03-ARM'S LENGTH	4.90	0					
02-14-14-401-003	2705 CAMBRIDGE CT	09/13/22	\$1,350,000	03-ARM'S LENGTH	8.87	0					
Industrial											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Net Acreage	# C/I Bldgs	Occupancy	Stories	Yr Blt	Floor Area	Other Parcels in Sale
02-14-03-100-024	1750 BROWN RD	06/15/22	\$7,900,000	03-ARM'S LENGTH	23.12	1	Garages - Service/Fleet Facilities Repair	1	1984	53,894	
02-14-03-100-024	1750 BROWN RD	05/30/24	\$11,500,000	03-ARM'S LENGTH	23.12	1	Garages - Service/Fleet Facilities Repair	1	1984	53,894	
02-14-03-100-028	1700 BROWN RD	09/05/24	\$59,000,000	03-ARM'S LENGTH	40.08	0					Demo of Old Humane Society
02-14-03-100-043	1681 HARMON RD	11/10/22	\$9,450,000	03-ARM'S LENGTH	9.69	1	Industrial - Light Manufacturing	1	2015	90,005	
02-14-03-327-010	1700 ATLANTIC BLVD	04/26/24	\$12,600,000	03-ARM'S LENGTH	8.32	2	Industrial - Engineering	2	1992	107,849	
02-14-03-351-008	1426 PACIFIC DR	03/03/23	\$14,535,000	03-ARM'S LENGTH	10.57	2	Industrial - Engineering	2	1995	119,798	
02-14-04-201-001	4225 N ATLANTIC BLVD	10/03/22	\$4,150,000	03-ARM'S LENGTH	2.09	1	Industrial - Light Manufacturing	1	2004	34,838	
02-14-11-201-006	3333 BALD MOUNTAIN RD	06/23/23	\$8,670,000	03-ARM'S LENGTH	14.80	1	Industrial - Light Manufacturing	1	1998	77,093	
02-14-14-101-008	2238 E WALTON BLVD	01/10/23	\$880,000	03-ARM'S LENGTH	0.43	1	Industrial - Light Manufacturing	1	1968	9,718	
02-14-14-126-029	2333 COMMERCIAL DR	04/04/22	\$2,010,000	03-ARM'S LENGTH	1.51	1	Industrial - Light Manufacturing	1	1985	25,649	
02-14-23-151-019	1163 CENTRE RD	02/24/23	\$955,000	03-ARM'S LENGTH	0.62	1	Industrial - Light Manufacturing	1	1998	7,679	

02-14-23-151-021	1147 CENTRE RD	01/26/23	\$1,024,000	03-ARM'S LENGTH	0.62	1	Industrial - Light Manufacturing	1	1986	8,738
02-14-23-177-003	1259 DORIS RD	10/17/22	\$1,551,000	03-ARM'S LENGTH	1.32	1	Warehouses - Distribution	1	1977	14,400
02-14-23-377-005	2455 FEATHERSTONE RD	08/24/22	\$4,700,000	03-ARM'S LENGTH	2.16	1	Industrial - Engineering	1	2000	35,934
02-14-26-126-028	2021 EXECUTIVE HILLS BLVD	03/03/23	\$18,445,000	03-ARM'S LENGTH	9.56	1	Industrial - Engineering	1	1999	128,010
02-14-26-226-004	2630 FEATHERSTONE RD	07/26/22	\$18,500,000	03-ARM'S LENGTH	67.00	1	Office Buildings	3	1985	131,817
02-14-26-451-008	255 REX BLVD	10/03/24	\$7,425,000	03-ARM'S LENGTH	5.15	1	Industrial - Engineering	2	1989	68,974
02-14-35-101-013	85 S OPDYKE RD	06/14/22	\$15,760,000	03-ARM'S LENGTH	10.10	2	Industrial - Engineering	1	1998	111,085
02-14-35-228-012	2960 AUBURN CT	12/29/22	\$727,811	03-ARM'S LENGTH	2.06	1	Industrial - Light Manufacturing	1	1984	17,440
02-14-35-228-014	2700 AUBURN CT	09/26/23	\$1,900,000	03-ARM'S LENGTH	2.63	1	Industrial - Light Manufacturing	1	1985	22,500

Vacant Industrial											
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Net Acreage	# C/I Bldgs	Occupancy	Stories	Yr Blt	Floor Area	Other Parcels in Sale
02-14-01-100-031	4322 NEW ENERGY WAY	02/28/23	\$4,439,635	03-ARM'S LENGTH	12.95	0					
02-14-03-401-008		05/05/22	\$1,400,000	03-ARM'S LENGTH	12.40	0					
02-14-35-202-005		12/06/22	\$200,000	03-ARM'S LENGTH	1.66	0					
02-14-36-102-005		06/30/22	\$70,000	03-ARM'S LENGTH	0.49	0					