

127-131 E COMMERCE STREET

Milford, MI 48381



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 127-131 E. Commerce Street | Milford, MI 48381



PROPERTY OVERVIEW

Multi-Tenant Office Building located in Downtown Milford.

OFFERING SUMMARY

Sale Price:	\$795,000.00
Building Size:	5,200 SF
Price / SF:	\$152.88
Year Built:	1950
Renovated:	1993
Zoning:	B-2 Central Business District

PROPERTY HIGHLIGHTS

- Located in the heart of Downtown Milford.
- Surrounded by various local and national businesses.
- Heavy pedestrian traffic.
- Ample parking on site.
- Central Business District zoning allows for various office/retail uses.

BUILDING/PROPERTY INFORMATION: 127-131 E. Commerce Street | Milford, MI 48381

BUILDING INFORMATION		PROPERTY INFORMATION	
SALE PRICE:	\$795,000.00	Property Type:	Office
Price/SF:	\$152.88	2026/2025 Taxes:	Twp. Summer - \$5,934.58 Twp. Winter - \$1,708.12 Village: \$1,456.99
Building Size:	5,200 SF	Zoning	B-2 Central Business District
Year Built:	1950	Traffic Count:	E. Commerce St = 8,193 N Main St = 11,915
Last Renovated:	1993	Legal Description:	Available upon request.
Number of Floors:	2	APN:	16-11-104-019
Utilities:	Municipal Water & Sanitary Sewer		
Parking:	3 spaces west of the building. 2 spaces south of the building		

LOCATION INFORMATION
 Located on the north side of E. Commerce Street, just east of Main Street in Downtown Milford.



RENT ROLL: 129 E. Commerce Street | Milford, MI 48381

RENT ROLL

SUITE	TENANT	RENT	EXPIRATION
202/203/204	L&A Studio	\$3,000.00	11/30/2030
203	Valentine Investments LLC	\$1,000.00	11/30/2028
204	Jill Fitzgerald	\$675.00	MTM
129	Wizard Lighting	\$2,335.00	2/28/2027
200	Wizard Lighting	\$450.00	2/28/2027
TOTAL:		\$7,460.00	

EXPENSES

Taxes:	\$8,965.52
Insurance:	\$2,500.00
Maintenance/Utilities:	<u>\$18,000.00</u>
Total Expenses:	\$29,465.52
Total Annual Rents:	\$89,520.00
NOI:	\$60,054.48

ADDITIONAL PHOTOS: 129 E. Commerce Street | Milford, MI 48381



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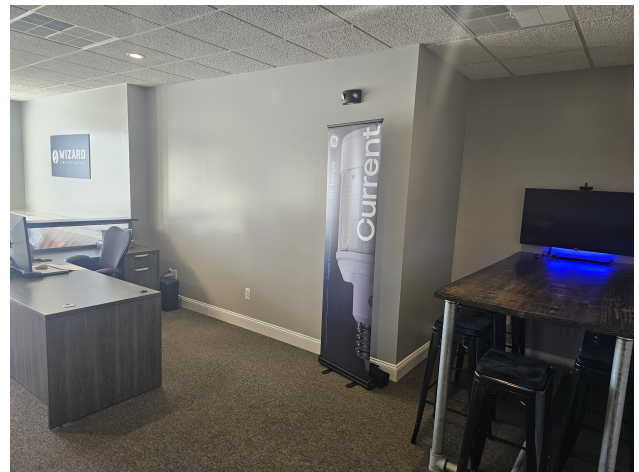
FITZGERALD INTERIOR PHOTOS: 129 E. Commerce Street | Milford, MI 48381



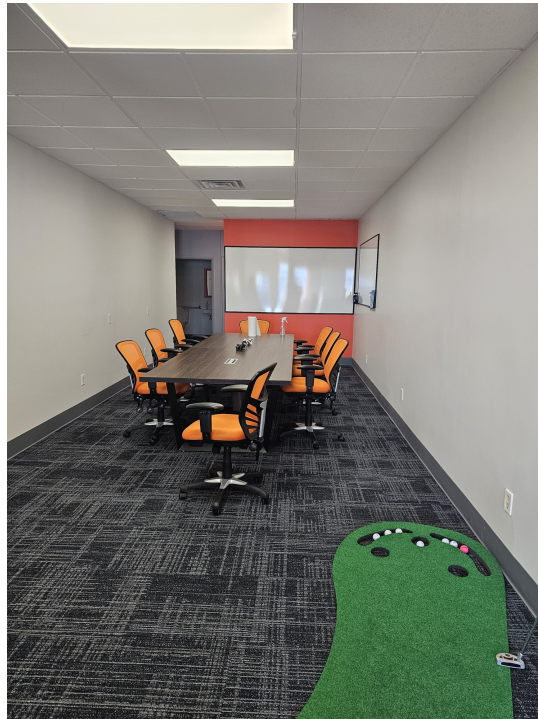
SALON INTERIOR PHOTOS: 129 E. Commerce Street | Milford, MI 48381



WIZARD SPACE INTERIOR PHOTOS: 129 E. Commerce Street | Milford, MI 48381



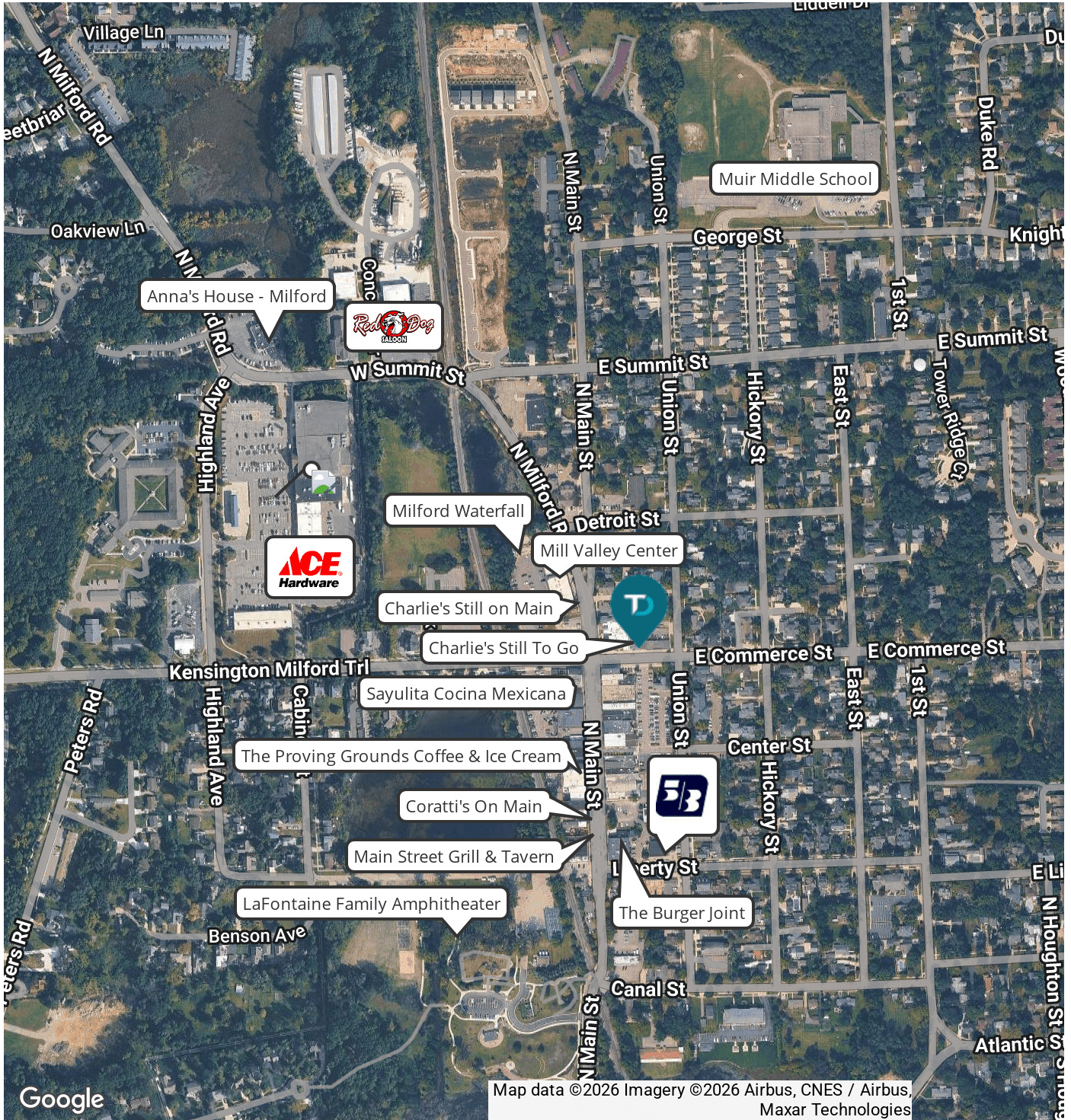
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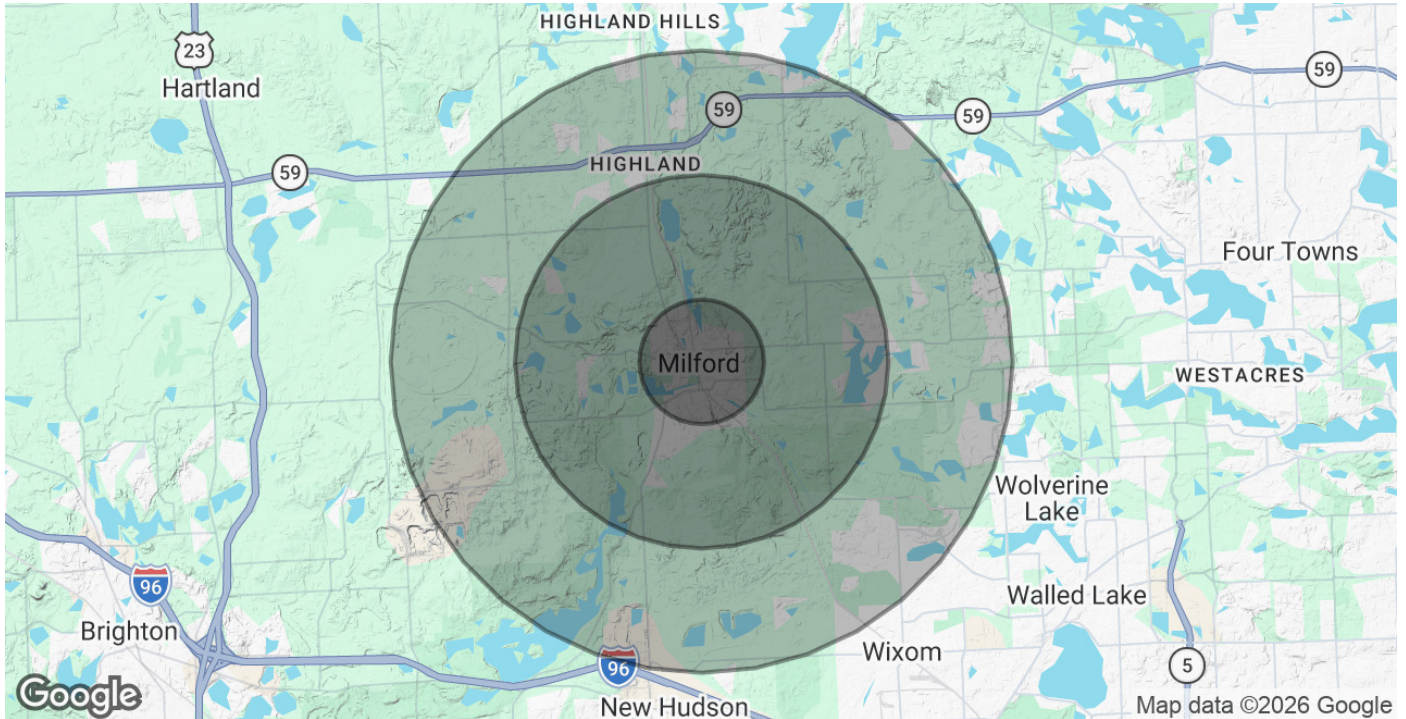
AERIAL MAP: 127-131 E. Commerce Street | Milford, MI 48381



RETAILER MAP: 127-131 E. Commerce Street | Milford, MI 48381



DEMOGRAPHICS MAP & REPORT: 127-131 E. Commerce Street | Milford, MI 48381



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,347	17,010	51,559
Average Age	45	45	42
Average Age (Male)	43	43	42
Average Age (Female)	47	46	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,768	6,762	19,591
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$139,639	\$159,724	\$150,471
Average House Value	\$418,167	\$487,873	\$421,618

2020 American Community Survey (ACS)