

Now Available for **LEASE** from



815 36TH STREET

Wyoming, MI 49509

(Just off Hard Corner at Clyde Park)

- ◆ Full Basement
- ◆ Considerable Renovations Completed 2022
- ◆ 15,000 ADT in Front of Property (2021 GVMS)
- ◆ All Block & Steel Construction
- ◆ Prominent Signage
- ◆ Extra Large Lot For Storage or Excess Parking

\$12.50 PSF/Gross

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2314 Helen Ave, Portage, MI 49002

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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SALIENT FACTS

PROPERTY DESCRIPTION	Property is located just west of the 36th Street & Clyde Park intersection (at light) and is 1/4 mile west of US-131 highway on/off ramp. Includes full 5,000 SF basement. Oversized 1.1 acre parcel suitable for fenced in storage or extra parking.
AREA	City of Wyoming
LEASE DETAILS	12.50 PSF/Gross. Landlord pays other operating costs and tenant pays direct costs like utilities, trash removal, data etc.
BUILDING SIZE	5,000 sq. ft. Main Floor & 5,000 sq. ft. basement.
LAND SIZE	166' x 103' irregular. Site is shared with a new hair salon.
YEAR BUILT	Original structure constructed in 1949. Commercial renovations completed in 2022 (see capital improvement schedule).
STRUCTURE	Cement block & steel frame.
CONDITIONS	Building has been completely renovated back to 'like new' condition.
UTILITIES	Public water and sewer provide by the City of Wyoming; DTE Energy provides electric; and Consumers Energy provides natural gas. The property has both single and three phase power.
TRAFFIC	36th Street= 15,000 ADT (GWMS 2021) Clyde Park= 20,800 ADT (GWMS 2022)
PARKING	Ample with additional area that could be paved if needed.
SIGNAGE	Road pylon & front sign band on building available.
LISTING AGENT	Contact Midwest Realty Group for more details on this property. Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: Rick@midwestrealty.com

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Front/ North Elevation of Building



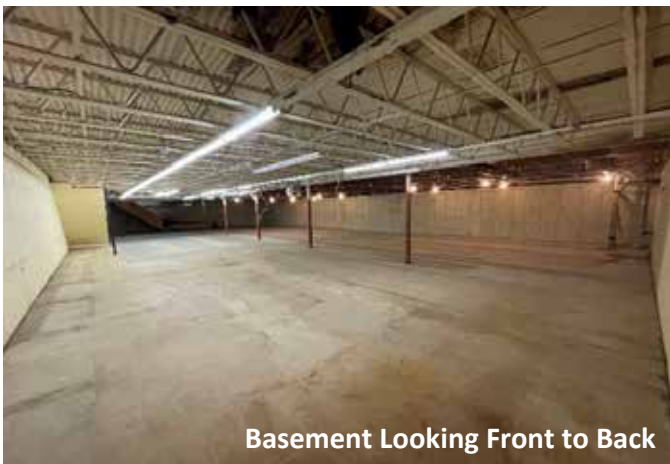
Front/West Side of Building



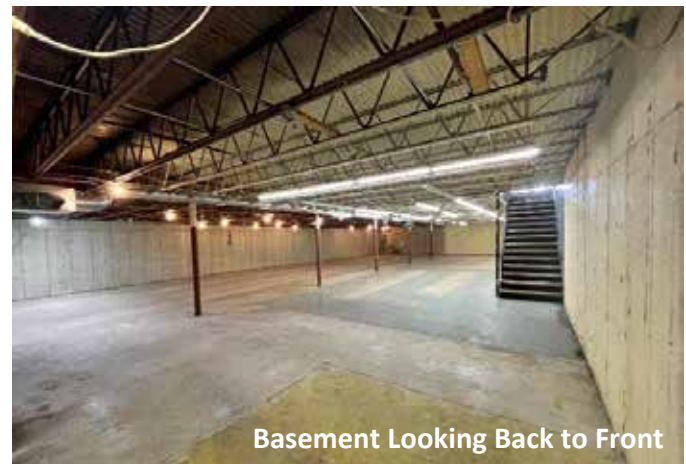
Main Level Looking Front to Back



Main Level Looking Back to Front



Basement Looking Front to Back



Basement Looking Back to Front

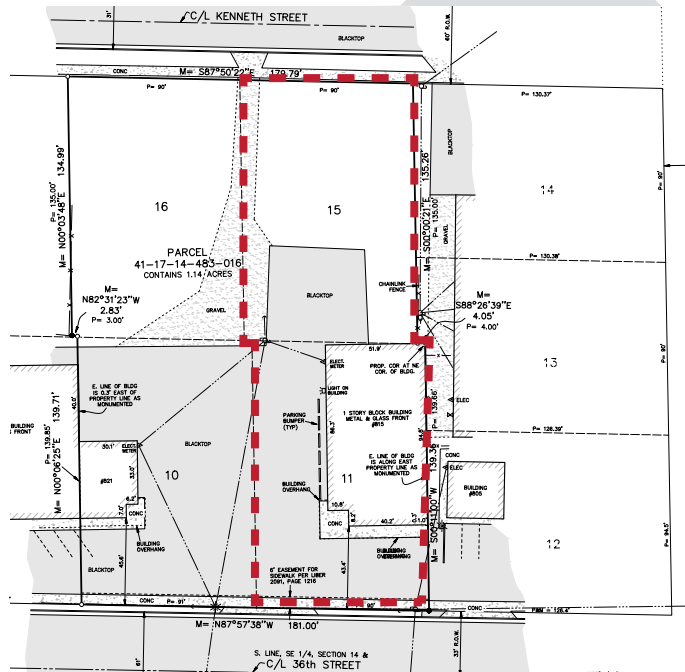
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Site Aerial Photograph



Survey



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Schedule of Capital Improvements

815 36th Street, SW, Wyoming, Michigan

The following capital improvements have been completed in 2022:

- Roof repairs, recoating, & new flashings
- New heat exchanger for one of two existing 10-ton RTU's, the other RTU was already in good working condition, new thermostats, and a new suspended heater in the basement.
- Exterior block repairs, fully sandblasted the exterior, primed and repainted (two coats).
- New water service and meter installed; relocated to rear of building.
- Repaired and bagged the pylon road sign.
- Repaired, primed, and repainted the front facade and soffit.
- Removed all interior partitions, cabinetry, and finishes on both levels.
- Removed the old VCT flooring and glue from the main level floor.
- Scraped, primed, and painted (two coat) the interior main floor demising walls.
- Repaired the main level roof deck, primed, and painted black dryfall.
- Installed new LED lighting throughout the main level.
- Installed new exterior LED lighting sufficient to light the main and rear parking lots.
- Replaced the entire electrical service, panel, and disconnects, removing all non-functioning switches, electric bus bars, and other dated electrical components.
- Installed new interior emergency lighting and "Exit" signs.
- Cut back and cleaned up the rear overgrown lot.
- Completed large parking lot patching and crack filling, before applying new two-coat sand slurry sealcoating and striping.
- Replaced broken front glass door.

Planned improvements to still be completed Q1 2023 include:

- Replace existing men's and women's bathrooms with new modern restrooms completed to meet all ADA and barrier-free building codes.