

PROPERTY FOR SALE

Eureka Plaza Retail Center in Taylor, MI



General Information:



- 24710-24730 Eureka Road, Taylor, MI 48180
- \$899,000 Sale Price
- \$79.56 price per square foot
- Building size 11,300 square feet with 6,000 square feet available
- Rare value add real estate
- Excellent opportunity for owner user
- Abundance of parking
- Great location just west of Telegraph Road with many national retailers in the area
- High traffic volumes on Eureka Road 27,350 VPD
- Current Tenants: Grace Beauty Supply and Pro Body Works Massage

COMMERCIAL REAL ESTATE
BROKERAGE
PROPERTY MANAGEMENT

51863 Schoenherr Road,
Suite 102, Shelby Township,
MI 48315

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RENT ROLL

24710-24730 Eureka Road, Taylor,
Michigan 48180

Address	Tenant	Sq. Ft.	Lease Expiration	Lease Type	Monthly Base Rent	Monthly CAM	Total Monthly Rent	Annual Rent
24710 Eureka Road	Vacant	6000	NA	NA	\$ -	\$ -	\$ -	\$ -
24716 Eureka Road	Grace Beauty Supply	2800	July 31, 2027	Gross	\$ 2,750.00	\$ -	2,750.00	\$ 33,000.00
24710 Eureka Road	Pro Body Works	2500	May 31, 2026	Gross	\$ 2,500.00	\$ -	2,500.00	\$ 30,000.00
		11300			\$ 5,250.00	\$ -	5,250.00	\$ 63,000.00

Annual Expenses

Maintenance	\$1,620.00
Snow Removal	\$885.00
Trash Removal	\$933.67
Insurance	\$4,889.00
Utilities	\$2,051.63
Taxes	\$18,400.53

Total Expenses

\$28,779.83

Annual NOI	\$ 34,220.17	Cap Rate	3.81%
Pro-Forma NOI	\$106,220.17	Pro-Forma Cap Rate	11.82%

LEASE PLAN OVERVIEW



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MAPS



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