

# FOR SALE

2 SOUTH WASHINGTON  
OXFORD, MI 48371



## PROPERTY FEATURES:

- Iconic downtown Oxford building completely renovated
- 100% leased, rent rolls available upon request
- Downtown Oxford's SE quadrant on the hard corner
- Free municipal parking, great frontage on two roads
- Three tenants occupy separately metered suites
- Finishings must be seen on this investment property
- Second floor can be converted to an apartment
- For sale at \$2,099,000.00



FOR MORE INFORMATION PLEASE CONTACT:

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## 2-6 South Washington Oxford MI Financial Analysis

Tenant	Space	Term	Monthly Rent
Modern Marketplace	1,700 ft. Suite 2a	4/30/24	\$2,450.00 average
Victoria's Delight	(Bsmt Storage)	M to M	\$50.00
Willows Edge CC	3,000 ft. 2b (upstairs)	6/30/21	\$2,850.00 average
Allstate Insurance	1,500 ft. 6a	6/30/22	\$2,150.00 average
Total gross monthly income			\$7,500.00
Total gross annual income			\$90,000.00
Annual Taxes:			(\$13,130.00)
Annual Insurance:			(\$2,600.00)
Total net annual income:			\$74,270.00

Note: Water bill includes charges for dumpster and snow removal/maintenance of the parking lot and is paid by tenants.

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