

21000 Hubbell St



Manufacturing - Royal Oak
Submarket
Oak Park, MI 48237

8,964 SF RBA	0.62 AC Lot	1961 Built	\$799.9K Sale Price	\$89.24 Price/SF
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Sale

For Sale	\$799,900 (\$89.24/SF)		
Sale Type	Investment or Owner ...	Status	Active
Sold Price	Not Disclosed		
Date	Sep 2018		
Sale Type	Investment or Owner ...		

Building

Type	2 Star Industrial Manufacturing		
Location	Urban		
RBA	8,964 SF	Year Built	1961
Stories	1	Tenancy	Single
Typical Floor Class	8,964 SF C	Owner Occup	No
Docks	None	Clear Height	14'
Drive Ins	1 tot./10' w x 10' h	Elevators	None
Levelers	None	Sprinklers	None
Construction	Masonry	Rail Spots	None
Building Ht	17'	Cranes	None
Truck Wells	None		
CoStar Est. Rent	\$5 - 6/SF (Industrial)		
Property Mix	Industrial 6,500 SF 72.5%	Office 2,000 SF 22.3%	
Power	200a/240v		
Utilities	Heating - Gas, Lighting - Fluorescent		
Taxes	\$0.80/SF (2021)		
Opportunity Zone	Yes		
Walk Score®	Car-Dependent (45)		
Parking Ratio	1.74/1,000 SF		

Parking Type	Spaces
Surface	20

Land

Land Acres	0.62 AC	Land SF	27,007 SF
Bldg FAR	0.33		
Zoning	L-1		

About the Owner

Eronim Hainbuchner
3151 Ridgeway Ct
Commerce Township, MI 48382
United States
(248) 859-4938 (p)
Since May 13, 2019

Market Conditions

<u>Vacancy Rates</u>	Current	YOY Change
Submarket 1-3 Star	1.7%	↓ -0.8%
Subject Property	100.0%	↑ 100.0%
Market Overall	4.0%	↓ -0.3%

<u>Market Rent Per Area</u>		
Submarket 1-3 Star	\$8.31/SF	↑ 6.2%
Subject Property	\$7.02/SF	↑ 4.3%
Market Overall	\$8.21/SF	↑ 5.3%

<u>Submarket Leasing Activity</u>		
Months on Market	5.6	↑ 0.2 mo
12 Mo. Leased	568,595 SF	↓ -60.2%

<u>Submarket Sales Activity</u>	Current	Prev Year
Market Sale Price Per Area	\$89/SF	\$83/SF
12 Mo. Sales Volume	\$19.78M	\$10.91M

Property Contacts

True Owner	Eronim Hainbuchner
Recorded Owner	Hainbuchner Eronim P
Owner Type	Individual
Property Manager	Quinco Tool Products Co.
Sale Broker	ReMax Dream Properties- Remax Commercial

Public Record

<u>2022 Assessment</u>		
Improvements	\$180,000	\$6.66/SF
Land	\$41,600	\$1.54/SF
Total Value	\$221,600	\$8.21/SF

Parcels 25-31-451-002

Demographics

	1 mile	3 miles
Population	13,540	150,486
Households	5,394	59,988
Median Age	40.60	39.90
Median HH Income	\$45,008	\$48,791
Daytime Employees	6,688	46,596
Population Growth '22 - '27	↓ -1.95%	↓ -1.76%
Household Growth '22 - '27	↓ -2.22%	↓ -1.85%

Amenities

Air Conditioning	Fenced Lot
Buss Ducts	Security System

Public Transportation

Airport	Drive	Distance
Detroit City Airport	23 min	12.8 mi
Detroit Metropolitan Airport	39 min	24.7 mi

Location

Zip	48237
Submarket	Royal Oak
Submarket Cluster	Royal Oak/Southfield
Location Type	Urban
Market	Detroit
County	Oakland
State	Michigan
CBSA	Detroit-Warren-Dearborn, MI
DMA	Detroit, MI
Country	United States

Traffic

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
Ardmore St	Norfolk Ave S	700	2022	0.37 mi
Norfolk Ave	Ardmore St E	475	2022	0.40 mi
W 8 Mile Rd	W 8 Mile Svc Rd E	50,176	2022	0.41 mi
8 Mile Road	Audrey St SE	67,479	2022	0.46 mi
M-102 EIGHT MILE	Audrey St	39,655	2020	0.46 mi
W 8 Mile Rd	Coolidge Hwy E	58,830	2022	0.47 mi
W 8 Mile Rd	Greenfield Rd W	63,818	2017	0.48 mi
SCHAEFER HWY	Coolidge Hwy	6,922	2020	0.50 mi
Greenfield Rd	Northland Dr N	40,082	2018	0.53 mi
Schaefer Hwy	Norfolk Ct S	7,198	2022	0.54 mi

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Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	26125C0679F
FIRM ID	26125C
FIRM Panel Number	0679F
FEMA Map Date	Sep 29, 2006

Property ID: 458542

Images



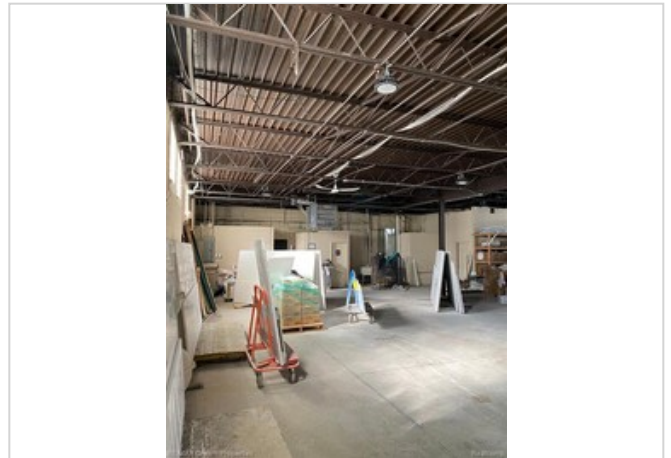
Primary Photo



Parking



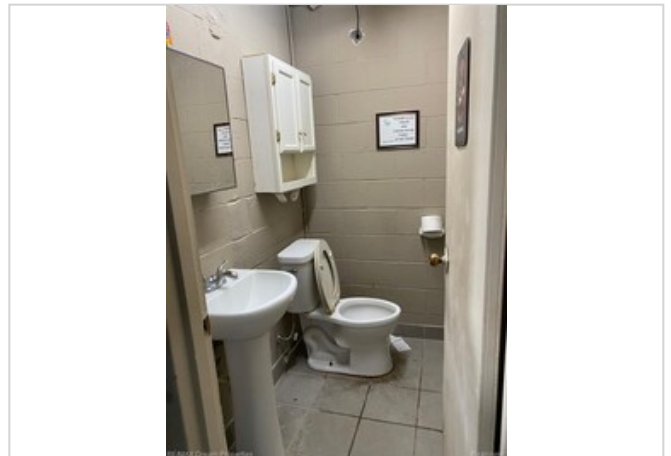
Interior View



Additional space



Building Photo



Restroom