

# 25201-25211 Coolidge Hwy



Medical Office - Royal Oak  
Submarket  
Oak Park, MI 48237

2,660 SF RBA    0.2 AC Lot    1950 Built    \$750K Sale Price    \$281.96 Price/SF

## Sale

For Sale	\$750,000 (\$281.96/SF)		
Sale Type	Investment	Status	Active
Sold Price	Not Disclosed		
Date	May 2019	Cap Rate	10.00%
Sale Type	Investment		

## Building

Type	1 Star Office		
Location	Urban		
RBA	2,660 SF	Year Built	1950
Stories	1	Tenancy	Multi
Typical Floor	2,660 SF	Owner Occup	No
Class	C		
Construction	Masonry		
CoStar Est. Rent	\$18 - 22/fs (Office)		
Taxes	\$1.69/SF (2021)		
Walk Score®	Somewhat Walkable (65)		
Parking Ratio	3.38/1,000 SF		

Parking Type	Spaces
Surface	9

## Land

Land Acres	0.20 AC	Land SF	8,712 SF
Bldg FAR	0.31		
Zoning	BI		

## Tenants

Name	SF Occupied
A Head Of Exsalonce	659
Innovative Hearing Service	-
Innovative Hearing Services	-

Source: CoStar Research

## About the Owner

**Kresch Ari**  
2000 Town Ctr  
Southfield, MI 48075  
United States  
Since Dec 23, 2004

## Building Amenities

Signage

## Leasing Activity

Sign ...	Leased	Use	Rent	Services	Rent T...
Nov 2...	1,500 SF	Off/Med	-	MG	-
Jul 2011	1,000 SF	Medical	-	-	-

## Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 1-2 Star	8.5%	↓ -0.4%
Subject Property	0.0%	↔ 0.0%
Market Overall	12.1%	↑ 0.9%

### Market Rent Per Area

Submarket 1-2 Star	\$19.85/SF	↑ 1.4%
Subject Property	\$19.76/SF	↑ 1.0%
Market Overall	\$21.18/SF	↑ 0.4%

### Submarket Leasing Activity

Months on Market	11.6	↑ 0.2 mo
12 Mo. Leased	177,467 SF	↑ 78.1%

### Submarket Sales Activity

	Current	Prev Year
Market Sale Price Per Area	\$119/SF	\$117/SF
12 Mo. Sales Volume	\$30.38M	\$15.73M

## Property Contacts

True Owner	Kresch Ari
Recorded Owner	Kresch Ari
Primary Leasing	Centre Group
Sale Broker	Jeff Glover & Associates Keller Williams

## Public Record

### 2022 Assessment

Improvements	\$114,800	\$13.05/SF
Land	\$17,200	\$1.95/SF
Total Value	\$132,000	\$15.00/SF

Parcels 25-19-477-021

## Demographics

	1 mile	3 miles
Population	19,575	138,836
Households	7,974	60,436
Median Age	39.10	41.30
Median HH Income	\$59,582	\$69,230
Daytime Employees	4,752	67,631

Population Growth '22 - '27	↓ -1.29%	↓ -0.99%
Household Growth '22 - '27	↓ -1.27%	↓ -1.02%

### Public Transportation

Airport	Drive	Distance
Detroit City Airport	22 min	13.3 mi
Detroit Metropolitan Airport	43 min	27.2 mi

### Location

Zip	48237
Submarket	Royal Oak
Submarket Cluster	Royal Oak
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
Coolidge Hwy	Wales St S	20,346	2022	0.06 mi
W 10 Mile Rd	Coolidge Hwy W	4,511	2022	0.11 mi
I- 696	Coolidge Hwy E	197,064	2022	0.13 mi
W 10 Mile Rd	Coolidge Hwy E	5,927	2022	0.14 mi
W 10 Mile Rd	Westhampton St S	5,558	2022	0.14 mi
Coolidge Hwy	W 10 Mile Rd N	21,586	2022	0.16 mi
W 10 Mile Rd	Kipling St W	6,845	2022	0.20 mi
10 MILE RD	Kipling St	5,511	2020	0.21 mi
10 Mile Road	Kipling St E	5,898	2022	0.21 mi
I- 696	W 10 Mile Rd N	5,591	2022	0.28 mi

Made with TrafficMetrix® Products

### 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	26125C0681F
FIRM ID	26125C
FIRM Panel Number	0681F
FEMA Map Date	Sep 29, 2006

Property ID: 7998464

Images



Primary Photo



Building Photo



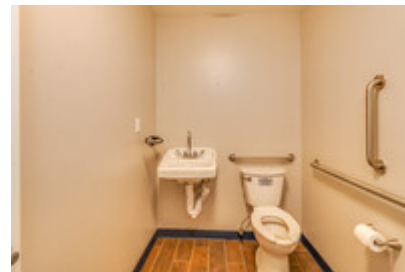
Building Photo



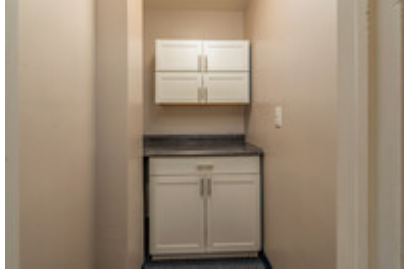
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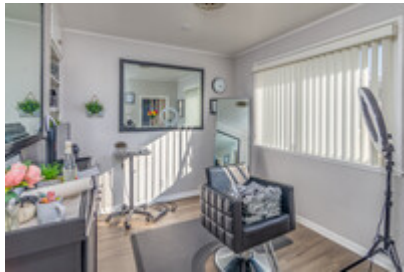
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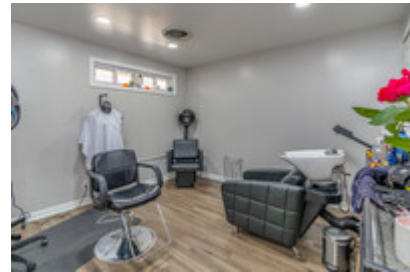
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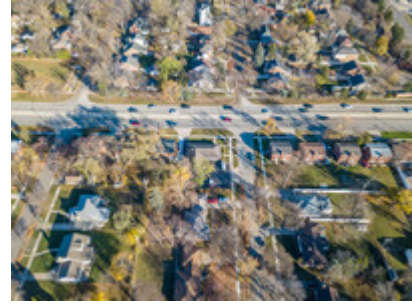
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