

**17600 W 11 MILE Road, Lathrup Village, Michigan 48076-4722**

MLS#: **2210052264**  
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$499,900**  
 OLP: **\$499,900**



Location Information

County: **Oakland**  
 City: **Lathrup Village**  
 Mailing City: **Lathrup Village**  
 MLS Area: **02243 - Lathrup Vlg**  
 School Dist: **Southfield Public Schools**  
 Location: **N of W. 11 Mile / E of Southfield Rd.**  
 Directions: **1/2 block east of Southfield Rd., building on north side of 696 service drive behind Discount Tire.**

Lot Information

Acreage: **0.23**  
 Lot Dim: **50x200x1000x200**  
 Road Frt Feet: **50**  
 Water Frt Ft:  
 Side of Str: **N**

General Information

Year Built/Rmd: **1989/2019**  
 #Units/ \$ Lsd: **0 / 100%**  
 # Loft Units:  
 # Eff/Std Units:  
 # 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:  
 Encroachments: **No**

Business Information

Zoning: **Commercial, Multiple, Office**  
 Current Use: **Medical Billing Office and Hair Salon**  
 Bus Type: **Medical, Office, Retail, Service**  
 Licenses:  
 Rent Incl:  
 Inv List: **No**  
 Inv Incl: **No**  
 APOD Avail: **No**  
 Zone Conform: **Yes**  
 Rent Cert'd: **Yes**  
 Restrictions: **No**

Income and Expenses

Monthly Sales: **\$5,000**  
 Annl Net Inc: **\$24,000**  
 Annl Gross Inc: **\$60,000**  
 Annl Oper Exp: **\$36,000**

Access To / Distance To

Airport:  
 Interstate:  
 Railroad:  
 Waterway:

Square Footage

Est Sqft Ttl: **4,648**  
 Est Sqft Main:  
 Est Sqft Office:

Listing Information

Listing Date: **07/03/2021** Pending Date:  
 Terms Offered: **Cash, Conventional Appointment**  
 Access:  
 Off Mkt Date:  
 Exclusions:  
 Possession: **Negotiable**  
 Trans Type: **Sale**  
 Short Sale: **No**

Features

Arch Level: **1 Story**  
 Foundation: **Slab**  
 Foundation Ft:  
 Exterior: **Brick, Cedar, Composition**  
 Comm Ext Feat: **Awning/Overhang(s), Outside Lighting**  
 Accessibility: **Accessible Approach with Ramp**  
 Exterior Feat:  
 Heating Fuel: **Natural Gas**  
 Wtr Htr Fuel: **High-Efficiency/Sealed Water Heater, Tankless**  
 Water Source:  
 Out Buildings:  
 Entry Location:  
 Foundation Mtrl:  
 Roof Mtrl: **Asphalt**  
 Heating: **Central Air, Forced Air**  
 Plant Heating:  
 Office Heating: **Central Air, Forced Air**  
 Sewer:  
 Road Frontage: **Paved, Pub. Sidewalk**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **2413359056**  
 Tax Summer: **\$8,587** Tax Winter: **\$2,203**  
 SEV: **187,810.00** Taxable Value: **176,880.00**  
 Legal Desc: **T1N, R10E, SEC 13 LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB NO 3 LOTS 1780 TO 1784 INCL**  
 Subdivision: **LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB NO 3**  
 Ownership: **Private - Owned**  
 Other/Spec Asmt: **0**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **Contemporary Multiple Use Ranch Building with 21 private parking spaces. 2 separate & private entrances for each business. The front half of the building currently occupies a medical billing practice with a large reception area, 7 offices (2 are large enough for partitions and multiple desks). A large conference room, separate his/her bathrooms, break room and storage room complete the space. 2 NEW Furnaces & AC units w/1 year old roof. Drive around back and you enter a gorgeous light-filled hair salon/spa with a large reception/waiting area. There are 5 separate rooms that stylist service clients privately, (1 has it's own bathroom). Each room has large skylights and palladium windows for natural light. His/her bathrooms and a spiral stair case leads to a large glass office seen from below. A newer furnace/AC here too. Nearly \$5000 monthly rents. DO NOT DISTURB OR ENTER BUSINESSES. Contact Listing agent for entry. Must forward proof of funds or financials for a scheduled appointment.**