

**8635**

**MACK AVENUE  
INDIAN VILLAGE**

**FOR SALE**



*Friendly* **AUTO TECH**  
Complete **AUTO REPAIR**

Call 922-2200

8635

USED **TIRES**

WE BEAT ALL DEALS!  
ENGINE & TRANSMISSIONS

OIL CHANGE STRUTS  
FRONT END TUNE-UP

SHOCKS AXLES  
BRAKES ELECTRIC

MUFFLER BRAKES  
TUNE-UP FRONT ENDS  
AUTO REPAIR  
922-2200

**A.C.**  
Computer  
DIAG.

Property  
Description

**03**

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Exterior  
Photos

**05**

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Interior  
Photos

**06**

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The  
Numbers

**07**

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Neighborhood  
Info

**08**

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Area Map

**09**

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Contact  
Info

**10**

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**O'Connor** Real Estate

O'Connor Real Estate is pleased to offer for sale 8635 Mack Ave., an income-producing property and development site with additional +15,000 square feet of land anchoring the corner of Mack Ave and Fisher Street. Located in the vibrant Indian Village neighborhood and housed within a fully renovated mechanic shop, 8635 Mack Ave is home to Detroit Body Garage, a unique gym and fitness space for the community.



## 8635 Mack Avenue Indian Village

**\$469,000**

2,500 SF BUILDING | 18,590 SF LOT | BUILT IN 1951

8635 Mack Ave is an income producing property and development site with additional land on a well traveled street in the vibrant Indian Village neighborhood. Housed within a converted mechanic shop, 8635 Mack Ave is home to Detroit Body Garage, a unique gym and fitness space for the community. A prime location for a mixed-use or residential development, the property includes over 15,000 square feet of vacant land anchoring the corner of Mack Avenue and Fisher Street. Tenant is secured on a long-term lease with renewal options. Income financials are available upon request. The building was fully renovated with all new systems and structure in 2019/2020.

**Cash Flowing Investment**

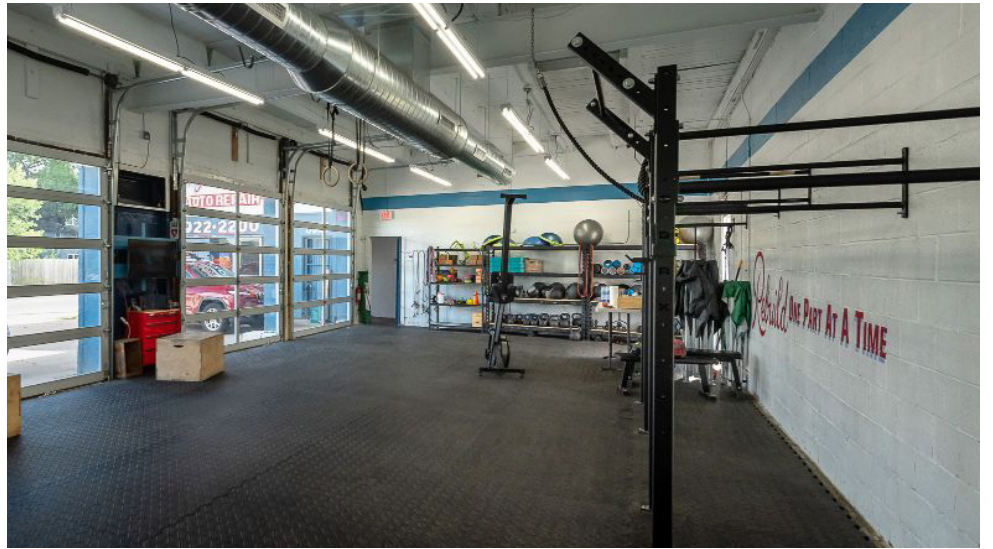
**Tenant Secured Lease w/ Renewal Options**

**Development Site**

**Historic Indian Village Neighborhood**

**Highly Traveled Mack Ave**





	<u>Jan - Dec 20</u>	<u>Jan - Dec 21</u>	<u>Jan - Dec 22</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Rent Income</b>				
8635 Rent Income	<u>37,125.05</u>	<u>38,809.91</u>	<u>43,384.96</u>	<u>119,319.92</u>
<b>Total Rent Income</b>	<u>37,125.05</u>	<u>38,809.91</u>	<u>43,384.96</u>	<u>119,319.92</u>
<b>Total Income</b>	<u>37,125.05</u>	<u>38,809.91</u>	<u>43,384.96</u>	<u>119,319.92</u>
<b>Expense</b>				
<b>Rental Operating Expenses</b>				
<b>Utilities</b>				
8635 Utilities	<u>718.82</u>	<u>0.00</u>	<u>0.00</u>	<u>718.82</u>
<b>Total Utilities</b>	<u>718.82</u>	<u>0.00</u>	<u>0.00</u>	<u>718.82</u>
<b>Total Rental Operating Expenses</b>	<u>718.82</u>	<u>0.00</u>	<u>0.00</u>	<u>718.82</u>
<b>Overhead Expenses</b>				
<b>Property Taxes</b>				
8635 Property Tax Expense	<u>2,202.78</u>	<u>4,072.37</u>	<u>2,550.40</u>	<u>8,825.55</u>
<b>Total Property Taxes</b>	<u>2,202.78</u>	<u>4,072.37</u>	<u>2,550.40</u>	<u>8,825.55</u>
<b>Insurance Expense</b>				
8635 Insurance Expense	<u>3,569.00</u>	<u>1,894.69</u>	<u>4,484.31</u>	<u>9,948.00</u>
<b>Total Insurance Expense</b>	<u>3,569.00</u>	<u>1,894.69</u>	<u>4,484.31</u>	<u>9,948.00</u>
<b>Total Overhead Expenses</b>	<u>5,771.78</u>	<u>5,967.06</u>	<u>7,034.71</u>	<u>18,773.55</u>
<b>Total Expense</b>	<u>6,490.60</u>	<u>5,967.06</u>	<u>7,034.71</u>	<u>19,492.37</u>
<b>Net Ordinary Income</b>	<u>30,634.45</u>	<u>32,842.85</u>	<u>36,350.25</u>	<u>99,827.55</u>
<b>Net Income</b>	<u><u>30,634.45</u></u>	<u><u>32,842.85</u></u>	<u><u>36,350.25</u></u>	<u><u>99,827.55</u></u>

## The Villages

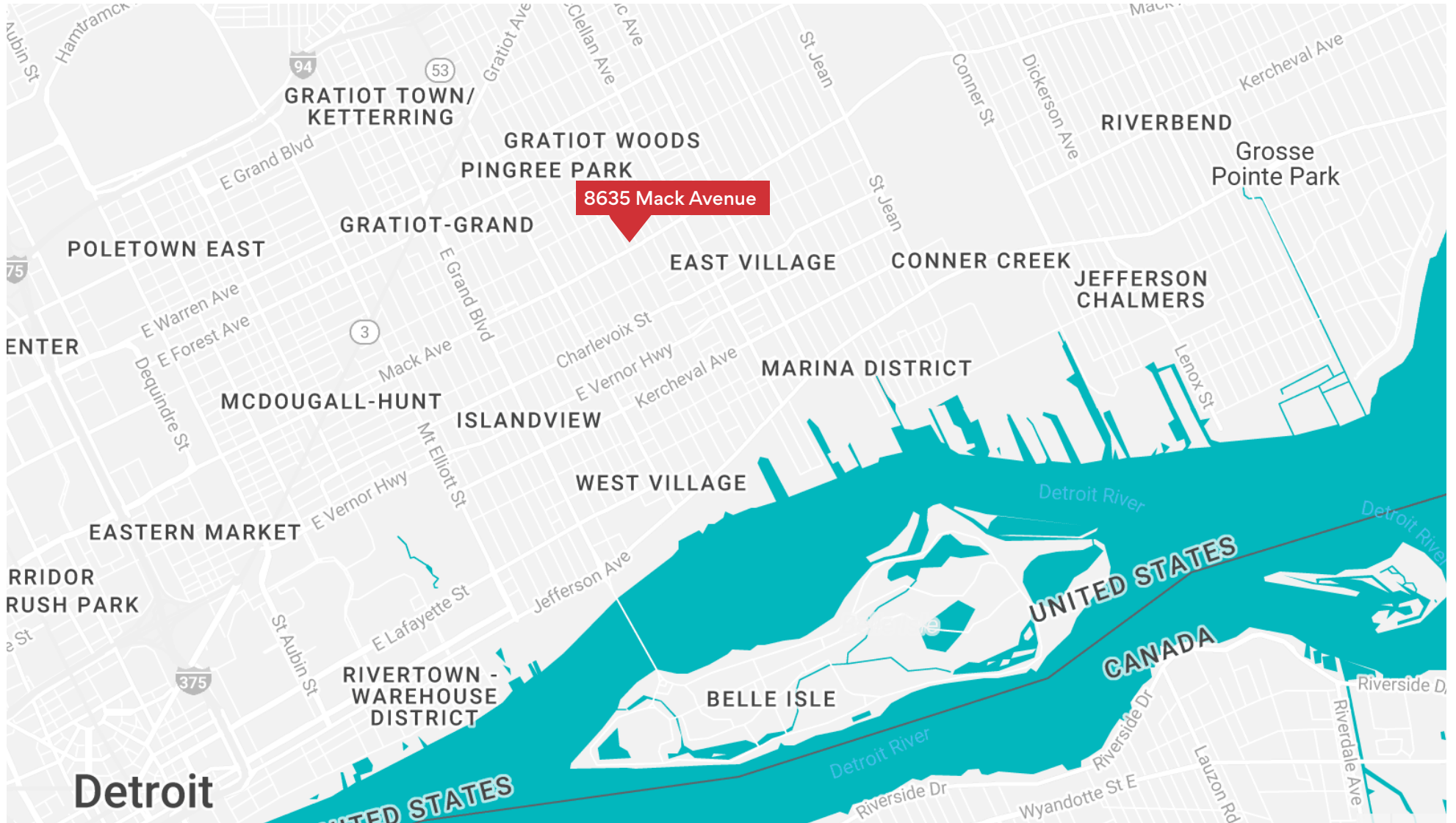
A collection of vibrant neighborhoods on Detroit's east side, The Villages, which include Indian Village and West village, is a designated historic district. Full of beautiful historic homes of a wide range of architectural styles, this walkable community holds a prime location as the eastern gateway to the stunning Detroit Riverwalk and Belle Isle, while also positioned just a few minutes from Downtown. With its unique mix of residential apartments, single- and multiple-family homes and commercial storefronts, The Villages offers a diverse living environment and mixed-housing community to a wide-ranging demographic, from artists and professionals to young families and empty-nesters. A thriving retail community is centered around Kercheval, Agnes, Parker and East Jefferson, including Red Hook Coffee, Sister Pie, Marrow, Two Birds, Metropolitan Bar + Kitchen, Eugenie, Village Parlor, and more.



Part of a comprehensive plan by Detroit Economic Growth Department (DEGC) includes a focus on increasing residential and commercial development in the Villages and connecting the neighborhoods via greenways and public spaces. Multi-million dollar developments have been completed and are currently underway.







LISTING AGENT

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