FOR SALE

100% LEASED TWO-UNIT PROPERTY

1447 ALBANY, FERNDALE, MICHIGAN

Forward Commercial Group



For Sale: $360,000

2-Unit Bungalow

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

SUMMARY

RESIDENTIAL PORTFOLIO, OAKLAND COUNTY

Forward Commercial Group (FCG) is pleased to present the opportunity to acquire a 100% leased bungalow-style duplex in Ferndale, Oakland County, Michigan. The property generates $36,700 in current gross annual rental income providing immediate cash flow and stable occupancy.

Located near Nine Mile Road and downtown Ferndale, the property offers value-add potential through future rent increases and an attractive opportunity to acquire a manageable residential investment in an established rental market.

Do not disturb tenants.

FINANCIAL SUMMARY

AS OF SEPTEMBER 2026

ADDRESS	ASKING PRICE	UNIT TYPE	ANNUAL RENT	ANNUAL EXPENSES	TOTAL SIZE	LOT SIZE	LEASE END
1447 ALBANY ST FERNDALE, MI 48220	$360,000	DUPLEX / BUNGALOW UPPER / LOWER	$35,700	$10,000	1,536 SF	0.14 ACRES	LOWER: 09/30/2027 UPPER: 05/31/2027

MECHANICALS SUMMARY

ADDRESS	UNIT TYPE	ROOF	FURNACE A/C	HOT WATER HEATER	OTHER
1447 ALBANY ST FERNDALE, MI 48220	DUPLEX / BUNGALOW UPPER / LOWER	2023	BOTH FURNACES 2020 & 2024	1 HWH 2023	KITCHENS AND BATHROOMS 2018

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PHOTOS

1447 ALBANY ST, FERNDALE





1447 ALBANY STREET

Duplex, bungalow

Built: 1924

Square feet: 1,536 SF

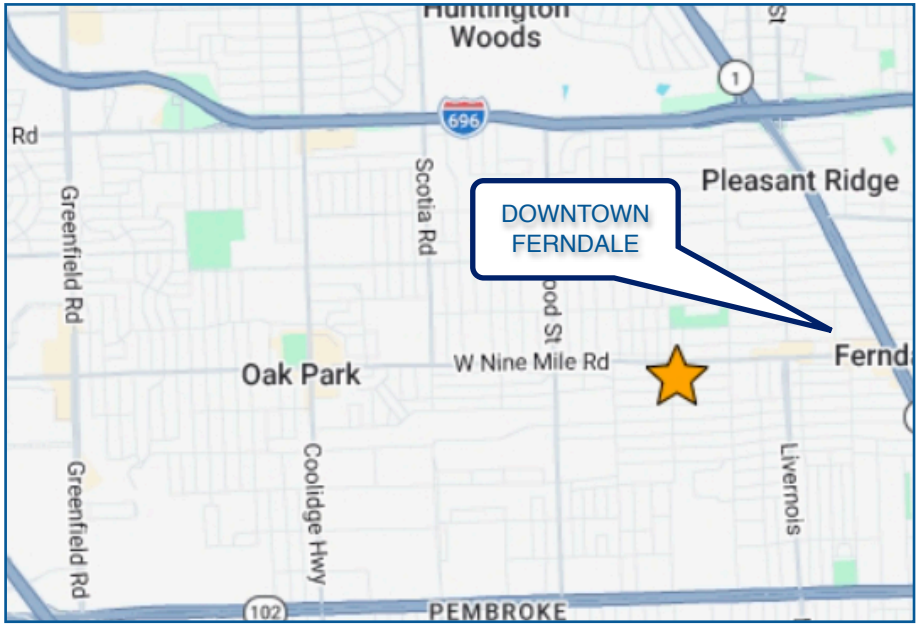
Total lot size: 0.14

Basement: 909 SF

Lower: 2 bedroom / 2 bath / 2 half-bath

Upper: 2 bedroom / 1 bath

Updates: New roof (2023), HWH (2023), furnaces (2020/24), both kitchens & bathrooms gutted & replaced (2018)



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FCG SUMMARY

Forward Commercial Group

At Forward Commercial Group (FCG), we build lasting partnerships that help our clients move forward. Our approach combines exceptional service, local market expertise and a deep understanding of the opportunities that shape commercial real estate across Metro Detroit.

We provide comprehensive commercial real estate services, including property and portfolio representation, sales and leasing, investment sales and acquisitions, off-market opportunities, tenant representation, and support for development, repositioning and project execution. We also provide specialized representation for receiverships, complex dispositions and other unique real estate situations.



RACHELLE CHERKASOV
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I value the relationships I build with clients and the trust that comes with representing their real estate interests. My focus is understanding the property, the client's objectives, and the opportunity in front of us, and helping determine the right strategy for the real estate.

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