

FOR SALE

617 E. BENNETT AVENUE | FERNDALE, MICHIGAN



Forward
Commercial Group

For Sale: \$225,000
Bungalow Duplex

SUMMARY

617 E. BENNETT AVE, FERNDALE

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 \$24,000 in current gross annual rental income providing immediate cash flow and stable occupancy.

Located near Eight Mile Road, 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

ADDRESS	ASKING PRICE	UNIT TYPE	ANNUAL RENT	ANNUAL EXPENSES	TOTAL SIZE	LOT SIZE	LEASE END
617 E. BENNETT AVE FERNDALE, MI 48220	\$225,000	DUPLEX / BUNGALOW UPPER / LOWER	\$24,000	\$11,000	1,559 SF	0.12 ACRES	LOWER: 09/30/2027 UPPER: MTM

MECHANICAL SUMMARY

ADDRESS	UNIT TYPE	ROOF	FURNACE A/C	HOT WATER HEATER	OTHER
617 E. BENNETT AVE FERNDALE, MI 48220	DUPLEX / BUNGALOW UPPER / LOWER	~ 20 YEARS	FURNACE 2020 FURNANCE 2017	BOTH UNITS 2017	UPPER UNIT KITCHEN 2017

PHOTOS

617 E. BENNETT AVE, FERNDALE



617 E. BENNETT AVENUE

Duplex, bungalow

Built: 1925

Square feet: 1,559 SF

Total lot size: 0.12

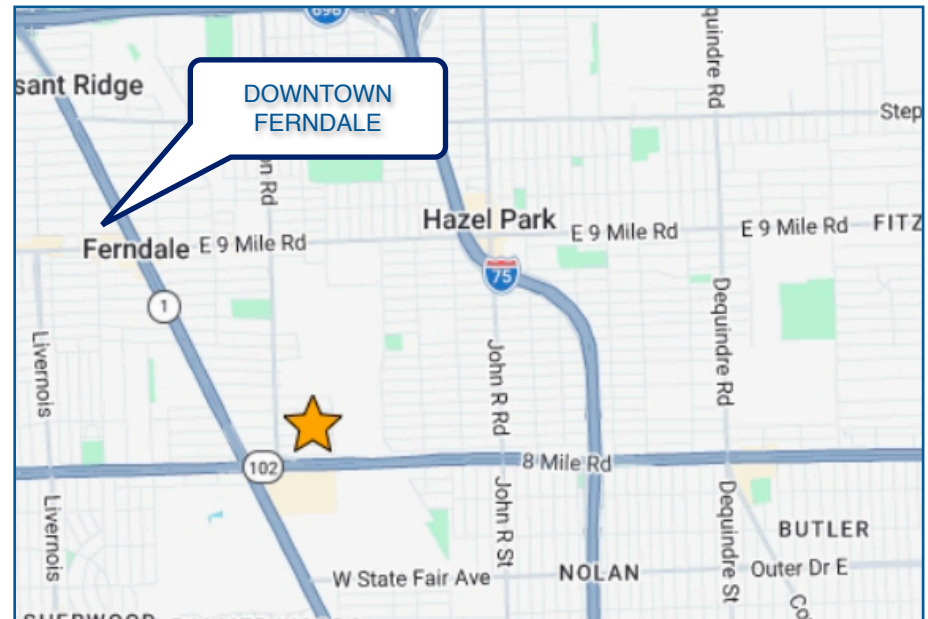
Basement: Finished, 891 SF (for lower tenant use)

Garage: 1-car (for lower tenant use)

Lower: 2 bedroom / 1 bath + half-bath basement

Upper: 1 bedroom / 1 bath

Updates: both HWH (2017), furnaces (2020 & 2017), newer kitchen (upper unit).



FCG SUMMARY



At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



RACHELLE CHERKASOV
SENIOR ASSOCIATE

rachelle@forwardcommercial.com
248.662.5066 Office

Being part of FCG gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.

FORWARD COMMERCIAL GROUP
240 MARTIN STREET, SUITE 200
BIRMINGHAM, MI 48009
www.forwardcommercial.com

