



For Sale

Property Highlights

106 S Lafayette Street | South Lyon, MI

- 6,800 SF Retail Building Available for Sale in the Heart of Downtown South Lyon
- Purchase Price: \$1,650,000
- Two Tenant Building with 5 and 8 Year Leases Commencing in October 2024
- Current NOI +/- \$108,186 with Annual Rent Increases
- Building Has Been Completely Renovated with a New Roof, Split Electrical System, New HVAC, and All City Code Improvements Complete
- City Parking Lot Adjacent to the Property with Free Parking



Michael Koenigbauer
Mobile | 248 770 1362
michael.koenigbauer@colliers.com

Property Photos



Interior Photos



Interior Photos

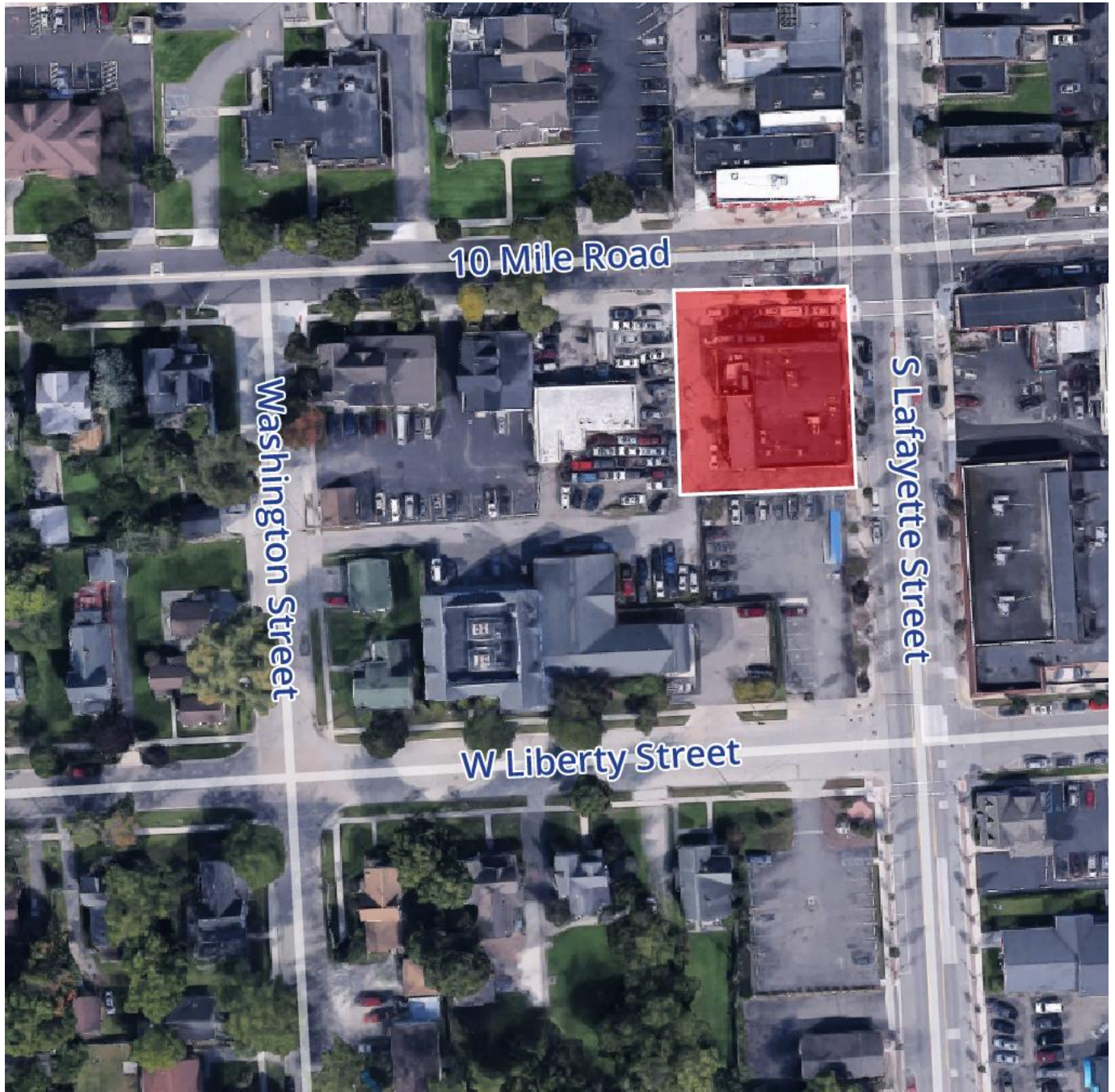


6,800 SF Retail Building

106 S Lafayette Street | South Lyon, MI



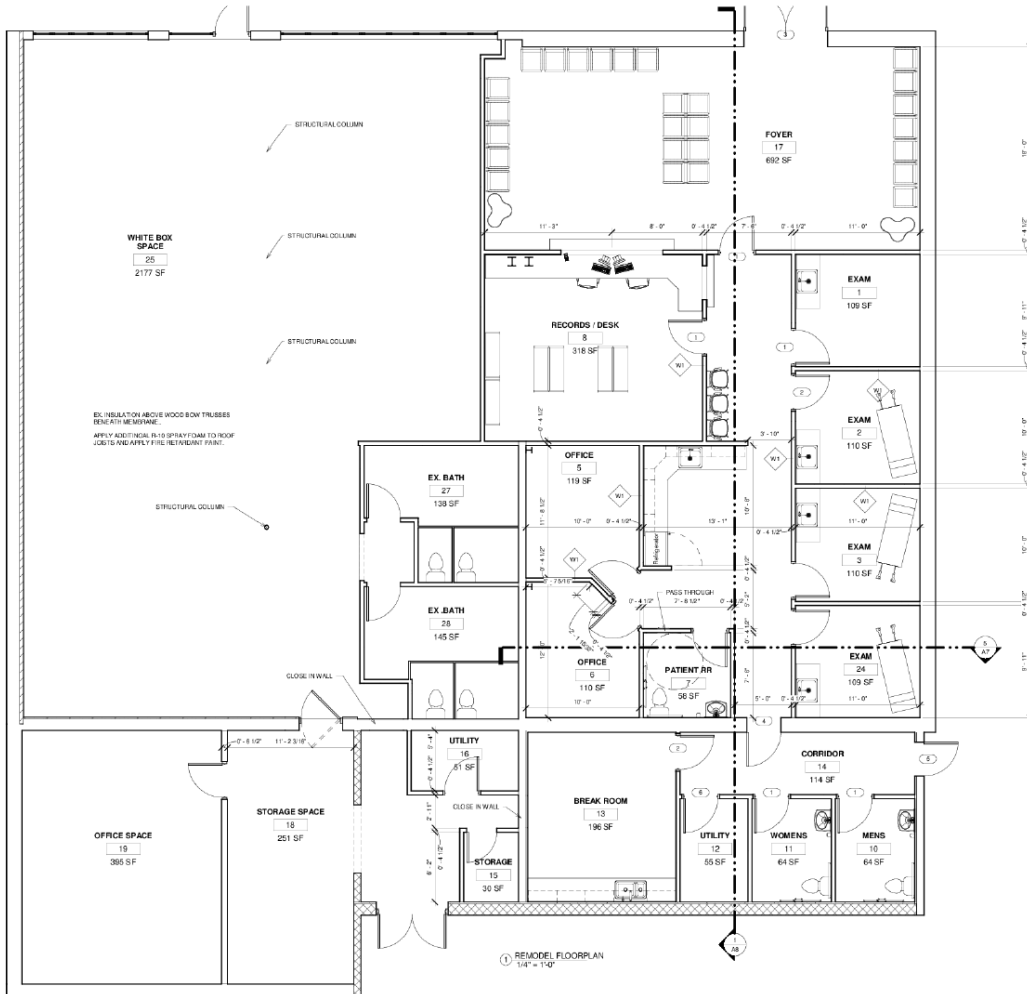
Aerial



6,800 SF Retail Building 106 S Lafayette Street | South Lyon, MI



Floor Plan



REVISIONS:

SJW ENGINEERING LLC
P.O. BOX 2
NORTH STREET, MI 48049
www.sjwengineering.com
+1 (810) 292-9258
steven@sjwengineering.com

CUSTOMER DATA

SOUTH LYON INVESTMENT BUILDING
106 SOUTH LAFAYETTE ST
SOUTH LYON, MI 48178

DRAWN
STEVEN WHITMAN P.E.

CHECKED

APPROVED

SCALE
NOTED

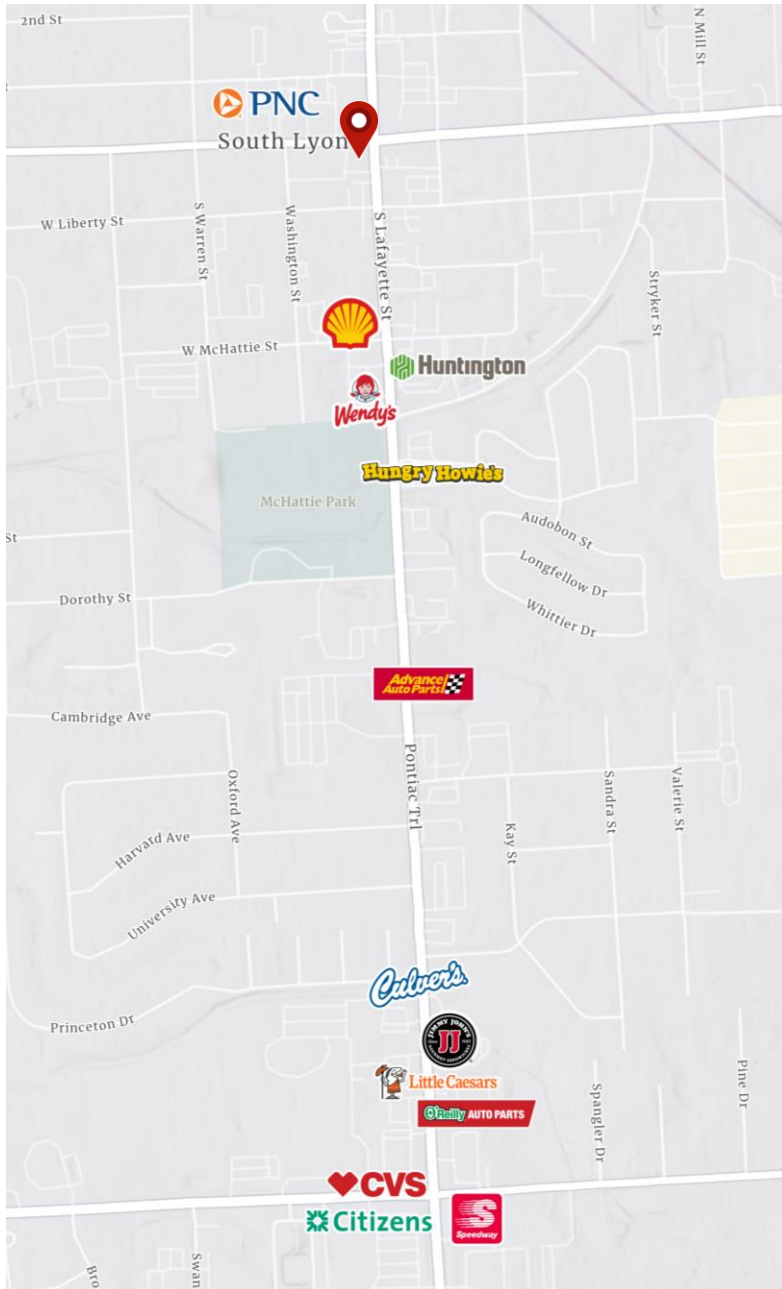
DATE
11/27/2020

SHEET NO.
A5

6,800 SF Retail Building 106 S Lafayette Street | South Lyon, MI



Merchant Map



Traffic Counts

Intersection	Cars Per Day
S Lafayette & Elm PL S	15,478
E Lake St & W Lake St W	9,552
N Lafayette St & Whipple St N	15,654
W Lake ST & Washington St W	12,548

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	9,295	28,700	45,446
Total Households	3,796	10,844	16,983
Average HH Income	\$68,373	\$80,109	\$83,932



Michael Koenigbauer
Mobile | 248 770 1362
michael.koenigbauer@colliers.com