

2025 Commercial Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code
06-09-13-434-010	36457 ALFRED	12/22/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$39,647	\$220,353	\$164,717	1.338	STORES - RETAIL
07-03-35-477-005	69342 MAIN STREET	10/19/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$10,858	\$77,142	\$69,014	1.118	STORES - RETAIL
13-02-23-226-017	22920 ARMADA CENTER	02/13/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$116,056	\$83,944	\$203,698	0.412	CAR WASH
15-09-14-300-038	33497 23 MILE RD	03/27/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$235,119	\$639,881	\$1,151,171	0.556	MEDICAL - OFFICE BUILDING
20-08-32-300-012	17375 HALL	04/03/23	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$570,866	\$2,129,134	\$2,230,312	0.955	MEDICAL - OFFICE BUILDING
23-07-28-226-051	48825 VAN DYKE	08/29/23	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$300,023	\$999,977	\$929,990	1.075	STORES - WAREHOUSE
24-04-33-426-007	57911 VAN DYKE	04/28/23	\$756,006	WD	03-ARM'S LENGTH	\$756,006	\$204,875	\$551,131	\$592,960	0.929	OFFICE BUILDINGS
25-02-24-157-003	23084 MAIN	03/26/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$15,737	\$34,263	\$199,693	0.172	SHOPPING CENTERS-MIXED W/RESIDENTIAL
26-06-33-226-010	31950 CLARK	05/16/23	\$1,475,092	WD	03-ARM'S LENGTH	\$1,475,092	\$182,305	\$1,292,787	\$1,054,951	1.225	MULTIPLE RESIDENCES - SENIOR CITIZEN
06-09-13-457-011	36011 GREEN	08/24/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$71,245	\$128,755	\$173,441	0.742	MARKETS
07-03-35-477-004	69348 MAIN STREET	07/25/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$8,031	\$46,969	\$53,296	0.881	BARBER/BEAUTY SHOPS
07-06-01-426-022	67240 MAIN STREET	07/12/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$195,720	\$184,280	\$203,604	0.905	RESTAURANTS
07-06-02-251-016	68560 STOECKER LANE	08/04/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$79,612	\$230,388	\$239,335	0.963	MEDICAL - OFFICE BUILDING
23-07-28-226-051	48825 VAN DYKE	08/29/23	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$300,023	\$999,977	\$929,990	1.075	STORES - WAREHOUSE
07-03-35-477-005	69342 MAIN STREET	10/19/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$10,858	\$77,142	\$69,014	1.118	STORES - RETAIL
15-09-21-126-019	29600 23 MILE RD	07/01/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$237,533	\$387,467	\$380,271	1.019	CAR WASH AUTOMATIC
24-04-34-101-005	58990 VAN DYKE	09/16/22	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$107,966	\$298,034	\$181,003	1.647	CAR WASH SELF
23-07-33-276-037	46555 VAN DYKE	10/07/22	\$415,346	WD	03-ARM'S LENGTH	\$415,346	\$158,136	\$257,210	\$154,959	1.660	MARKETS - MINI-MARTS
<b>Totals</b>			<b>\$11,483,444</b>			<b>\$11,483,444</b>		<b>\$8,638,834</b>	<b>\$8,981,419</b>		

E.C.F. => 0.962  
Ave. E.C.F. 0.859

Summary:

Armada Township had one commercial sale within past 4 years, additional information supplied from County ECF study. 18 total sales used in study, commercial property types available in Armada Township were selected.

**ECF Used: 0.962**