

EUCLID PLAZA

503 N. EUCLID AVE, BAY CITY, MI 48706



BILT
COMMERCIAL
REAL ESTATE

**25,000 SF OFFICE BUILDING | 64% OCCUPANCY
OWNER-USER OR INVESTMENT OPPORTUNITY**

OFFERING MEMORANDUM

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OFFERING SUMMARY

503 N. EUCLID AVE
BAY CITY, MI 48706

PRICE

\$1,325,000

CAP RATE

11%

GLA

24,631 SF

LOT SIZE

2.03 AC

OCCUPANCY

64%

YEAR BUILT/RENOVATED

1950/1970s



INVESTMENT OVERVIEW

BILT COMMERCIAL REAL ESTATE is pleased to offer the opportunity to acquire the fee simple interest in EUCLID PLAZA (the “Property”), a well-maintained 24,631 SF single story multi-tenant office building located in Bay City, MI.

Euclid Plaza is 64% occupied with a diverse mix of service-orientated professional office tenants including a CPA, Attorney, and Cleaning Service.

With nearly \$150K in annual NOI and approximately 8,800 SF of vacant space, the property is ideal for an owner-user to occupy their own space while collecting over \$17K in monthly rent and potentially managing and maintaining the building to reduce expenses.

The Property is situated on Euclid Ave (26,000 VPD), a main commercial corridor in Bay City, MI with a mix of retail, office, medical, education and single and multifamily buildings

Bay City is part of what is often referred to as the Great Lakes Bay Region comprised of Bay City, Midland, and Saginaw. These cities are within 20 miles of each other and are bisected by I-75, the major north-south highway. The highway, through its connections to I-69 and U.S. 23, link the area to Detroit, Flint, Ann Arbor, Lansing, and other major Michigan cities.



INVESTMENT HIGHLIGHTS

VALUE-ADD INVESTMENT/OWNER-USER OPPORTUNITY

With approximately 16K SF (additional 6,250 SF of space to be vacated in the summer of 2025) of vacant space, an investor can add value through renovation, repositioning, or leasing efforts while an owner-user may operate their business in as little as 250 SF to as much as 4,650 SF (6,250 SF starting summer of 2025).

HIGH TRAFFIC LOCATION

Situated on a main commercial corridor providing high visibility to potential tenants and customers making it easier to attract high-quality tenants, command higher rental rates, and maintain lower vacancy rates.

ATTRACTIVE/HIGHLY VISIBLE PYLON SIGN

Attractive pylon sign with high visibility to passing traffic, pedestrians, and potential clients with a form of continuous advertising increasing awareness of the building and its occupants. The pylon sign also creates a professional and memorable impression, helping to establish a strong identity in the minds of clients, customers, and visitors.

RECESSION PROOF INVESTMENT

Service-oriented businesses that are less susceptible to economic downturns compared to businesses in industries like retail or hospitality. This can provide more stability during challenging economic periods and mitigate risks associated with market fluctuations.

LOW PRICE PER SQUARE FOOT

Euclid Plaza is offered at only \$54 per square foot, offering investors and owner-users the potential for value appreciation over time, a competitive advantage through offering cheaper rental rates, and flexibility to withstand fluctuations in the market and absorb potential losses without jeopardizing their financial stability.



FINANCIALS



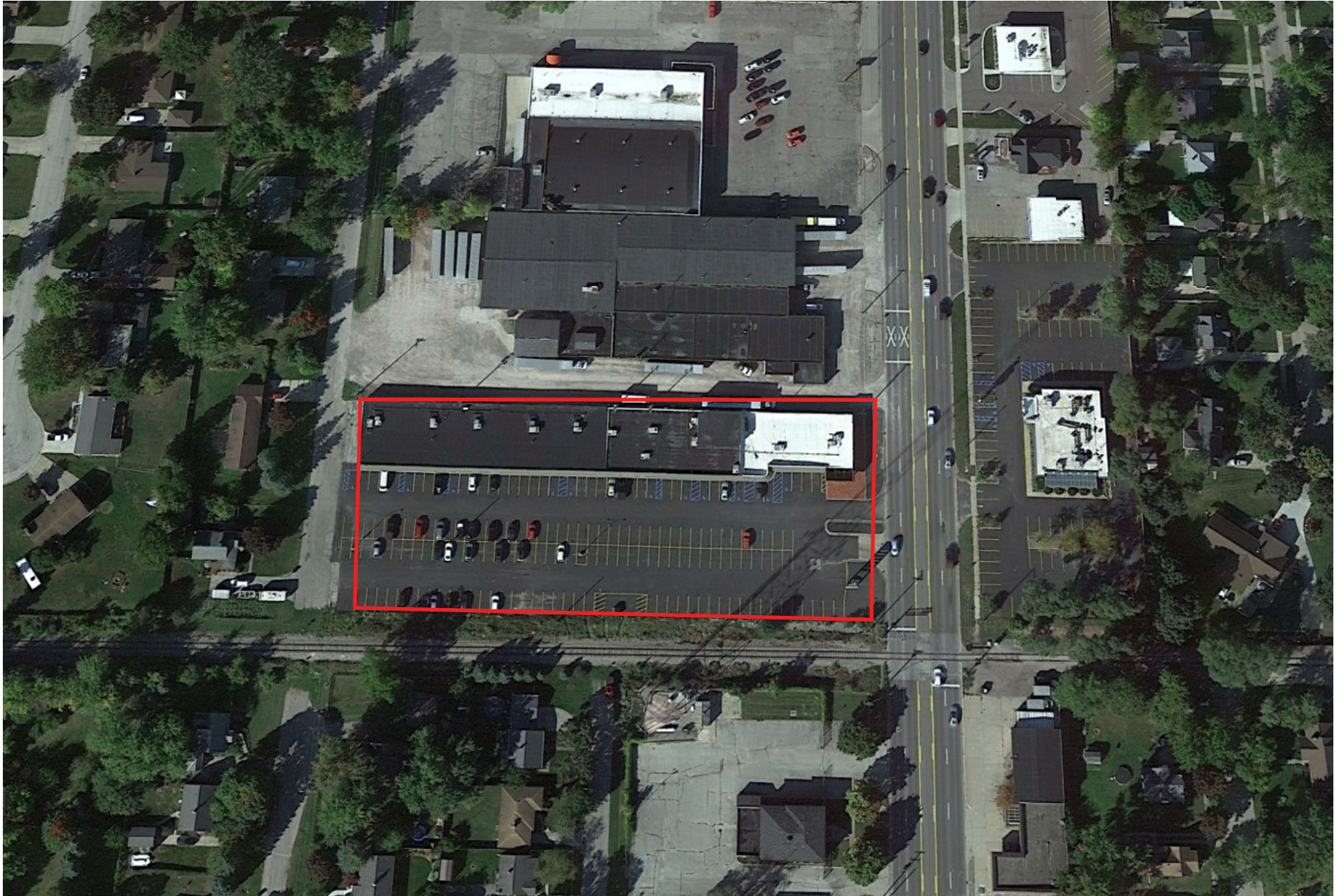
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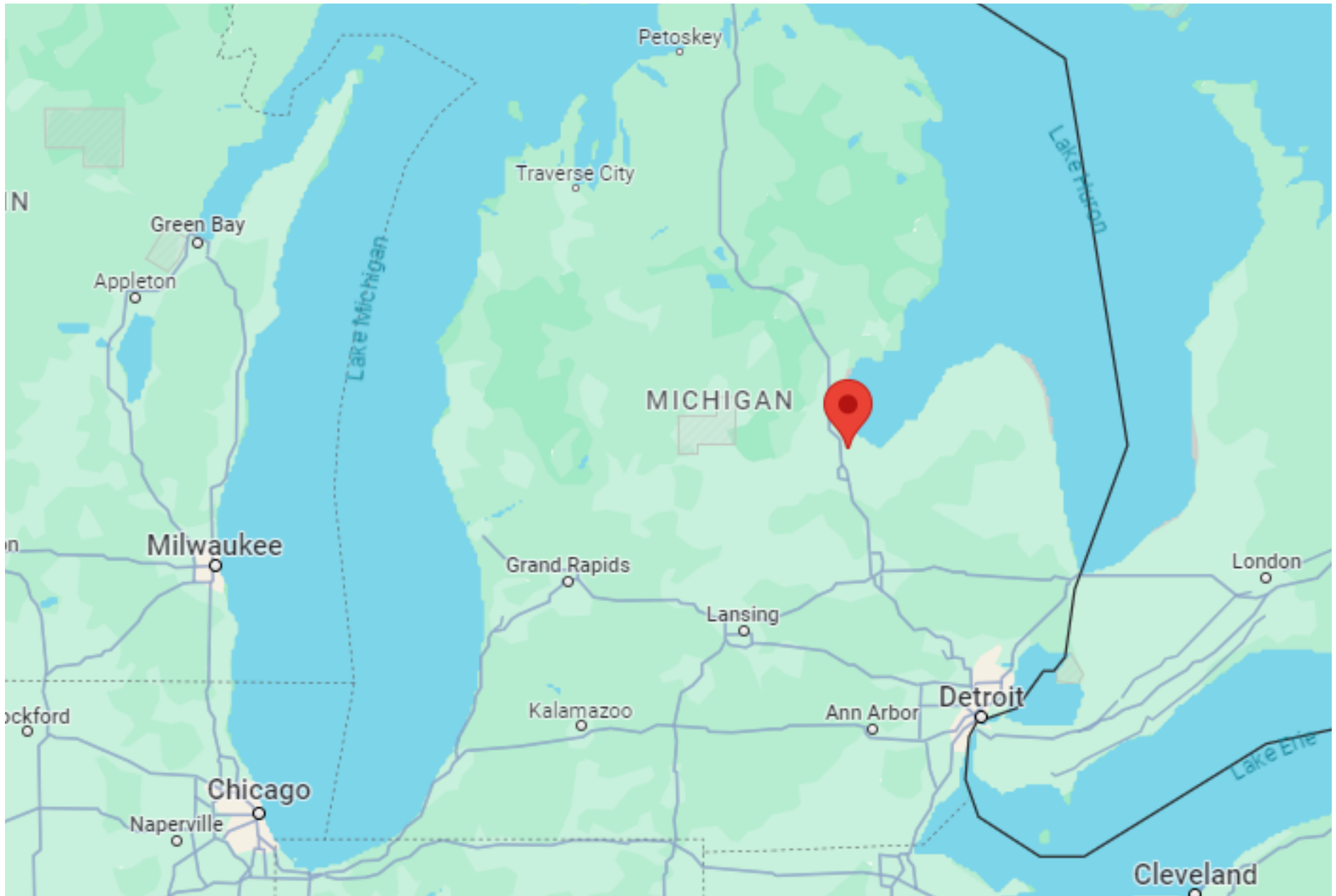
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AERIAL VIEW



REGIONAL MAP



LOCATION OVERVIEW



BAY CITY

MANUFACTURING: Historically, manufacturing has been a significant contributor to Bay City's economy. The city is home to various manufacturing companies, particularly in industries such as automotive parts, machinery, and specialty chemicals.

HEALTHCARE: Bay City has a strong healthcare sector, with several hospitals, medical centers, and healthcare-related businesses serving the local community and surrounding areas. This sector provides employment opportunities and contributes to the city's economic stability.

TOURISM AND RECREATION: Located on the Saginaw Bay of Lake Huron, Bay City attracts visitors with its scenic waterfront, recreational activities, and cultural events. The city hosts popular festivals such as the Tall Ship Celebration and the River Roar, which contribute to tourism revenue and support local businesses.

EDUCATION: Bay City is home to educational institutions such as Delta College and Saginaw Valley State University, which provide higher education opportunities and contribute to workforce development in the region. These institutions also support research and innovation, fostering economic growth.

SMALL BUSINESS GROWTH: Bay City has a thriving small business community, with locally-owned shops, restaurants, and service providers contributing to the city's economic vitality. The support for small businesses fosters entrepreneurship, job creation, and neighborhood development.

PORT AND TRANSPORTATION: Bay City's location on the Saginaw River and proximity to major transportation routes provide access to regional and international markets. The Port of Bay City facilitates the transportation of goods and materials, supporting industries



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