

INDUSTRIAL BUILDING FOR SALE

2658 W. WINSTON ROAD
ROTHBURY, MI 49452



\$179,000

This 17,055 SF industrial building is situated on 2.4 acres as legally described in the Order Appointing Receiver. Purchase is subject to finalized legal description of boundaries, approval of municipality for potential split, if needed, or court approval of additional land area. 440v 3-phase electric with 200 amp service. 10-ton Wolverine Crane included.

- 17,055 SF Total
- 14'-26' ceiling height
- 3 OHD's & 10-ton crane
- 0.5 acres + 1.9 acres (POLP) = 2.4 acres
- PPN # 045-700-017-00, (POLP) 200-30
- Village of Rothbury, Oceana County
- AV (2017) \$90,900 & TV (2017) \$88,521
- 2015 Property Taxes - \$5,245.76
- Summer, Winter, and Village Tax



Chad Razmus, CCIM
crazmus@amicusmanagement.com

Amicus Management, Inc • 977 Ada Place Dr. SE • Grand Rapids, MI 49546 • (616) 954-2000

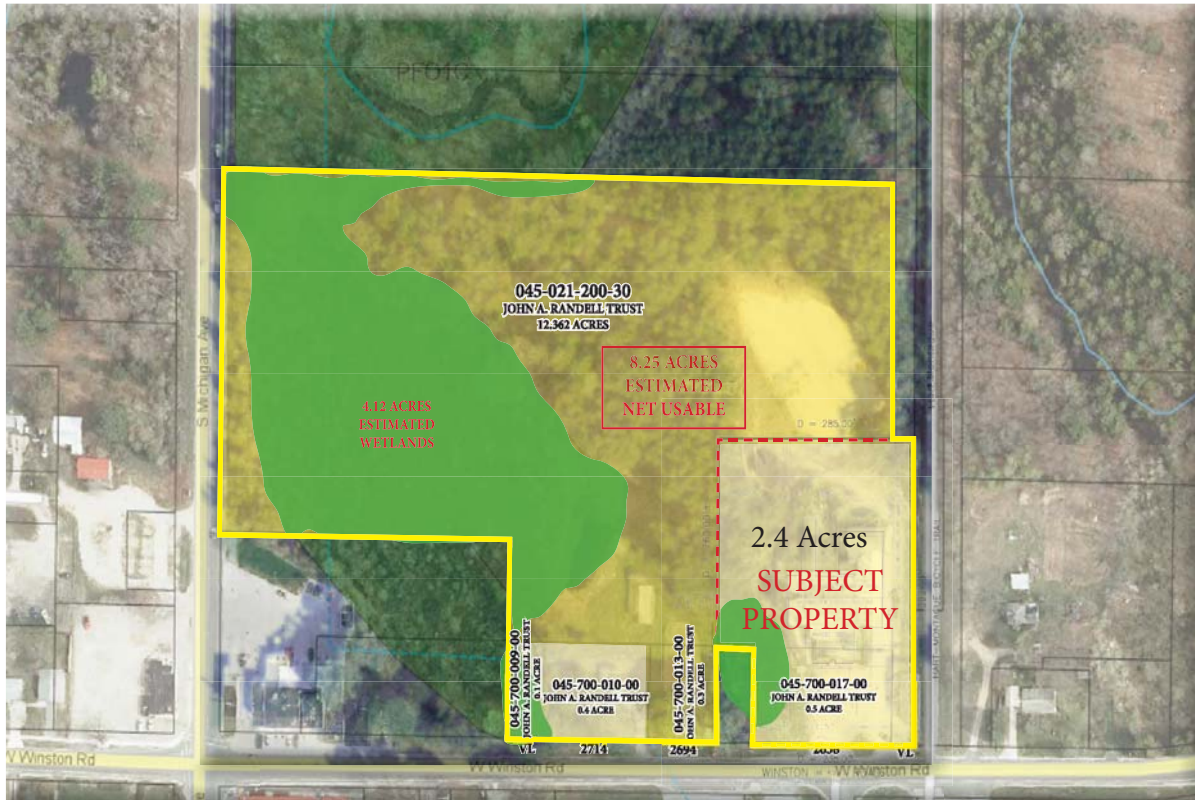
* ATTENTION: Please be advised that this property is subject to a court appointed receivership and all sales are contingent upon Court approval. Cooperating brokerage fees will only be paid to brokers who represent a client that closes on the transaction. A full price offer does not entitle a cooperating broker to a commission unless its client is the party approved by the Court and closes on the transaction. All information provided is deemed reliable but is not guaranteed and should be independently verified.



AMICUS
MANAGEMENT

EXTERIOR PHOTOS







Demographic and Income Profile

2658 W Winston Rd, Rothbury, Michigan, 49452
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 43.50691
 Longitude: -86.34434

Summary	Census 2010	2017	2022			
Population	845	830	821			
Households	316	309	305			
Families	231	223	219			
Average Household Size	2.66	2.67	2.68			
Owner Occupied Housing Units	244	234	231			
Renter Occupied Housing Units	72	75	74			
Median Age	36.8	37.5	39.1			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	-0.22%	0.21%	0.83%			
Households	-0.26%	0.23%	0.79%			
Families	-0.36%	0.11%	0.71%			
Owner HHS	-0.26%	0.22%	0.72%			
Median Household Income	1.32%	1.58%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	30	9.7%	29	9.5%		
\$15,000 - \$24,999	33	10.7%	31	10.2%		
\$25,000 - \$34,999	40	12.9%	35	11.5%		
\$35,000 - \$49,999	69	22.3%	64	21.0%		
\$50,000 - \$74,999	56	18.1%	54	17.7%		
\$75,000 - \$99,999	40	12.9%	41	13.4%		
\$100,000 - \$149,999	30	9.7%	36	11.8%		
\$150,000 - \$199,999	6	1.9%	8	2.6%		
\$200,000+	5	1.6%	8	2.6%		
Median Household Income		\$45,011		\$48,064		
Average Household Income		\$59,092		\$67,637		
Per Capita Income		\$21,929		\$25,037		
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	62	7.3%	55	6.6%	53	6.5%
5 - 9	59	7.0%	59	7.1%	55	6.7%
10 - 14	67	7.9%	57	6.9%	61	7.4%
15 - 19	70	8.3%	51	6.1%	54	6.6%
20 - 24	49	5.8%	53	6.4%	40	4.9%
25 - 34	100	11.8%	114	13.7%	103	12.5%
35 - 44	101	12.0%	98	11.8%	107	13.0%
45 - 54	146	17.3%	118	14.2%	92	11.2%
55 - 64	93	11.0%	111	13.4%	130	15.8%
65 - 74	61	7.2%	76	9.2%	76	9.3%
75 - 84	26	3.1%	29	3.5%	41	5.0%
85+	11	1.3%	9	1.1%	9	1.1%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	754	89.3%	717	86.2%	694	84.4%
Black Alone	13	1.5%	26	3.1%	34	4.1%
American Indian Alone	15	1.8%	16	1.9%	16	1.9%
Asian Alone	2	0.2%	3	0.4%	3	0.4%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	30	3.6%	34	4.1%	36	4.4%
Two or More Races	30	3.6%	36	4.3%	39	4.7%
Hispanic Origin (Any Race)	107	12.7%	118	14.2%	126	15.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

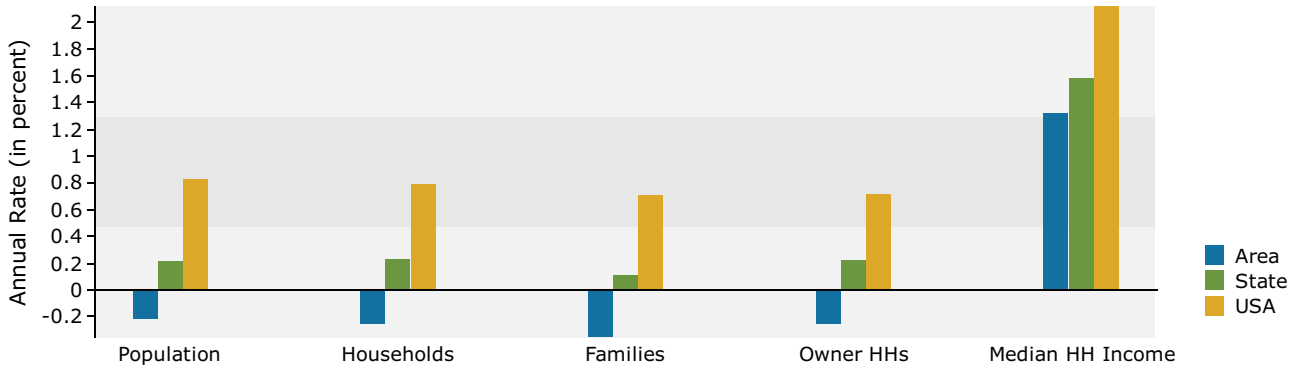


Demographic and Income Profile

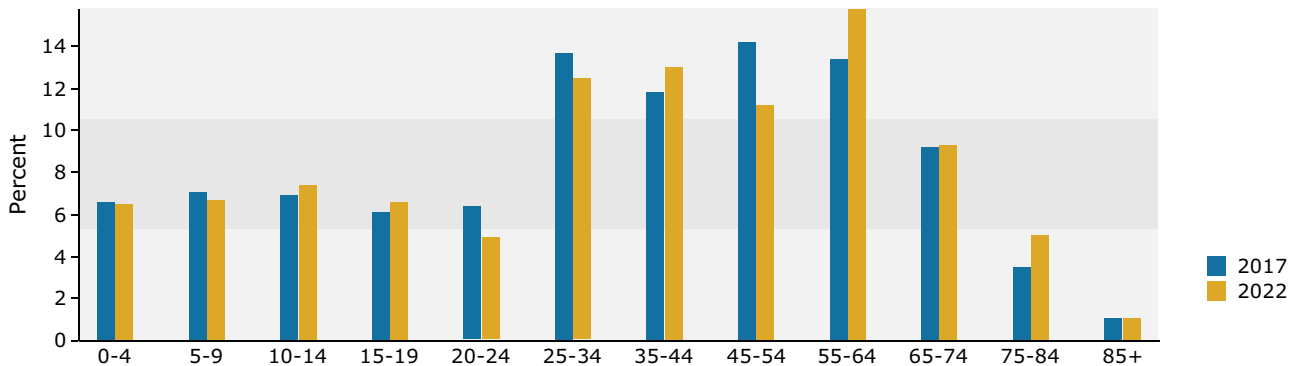
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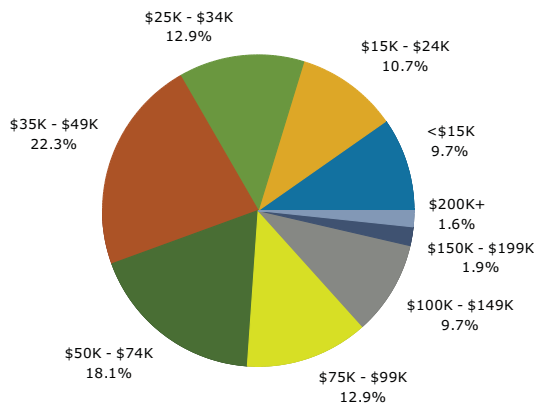
Trends 2017-2022



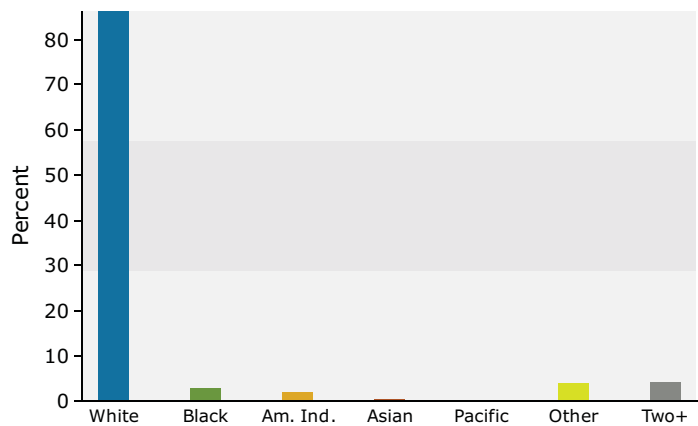
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 14.2%



Demographic and Income Profile

2658 W Winston Rd, Rothbury, Michigan, 49452
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 43.50691
 Longitude: -86.34434

Summary	Census 2010	2017	2022
Population	5,905	5,948	5,980
Households	2,207	2,218	2,228
Families	1,642	1,632	1,631
Average Household Size	2.66	2.67	2.67
Owner Occupied Housing Units	1,878	1,860	1,868
Renter Occupied Housing Units	329	358	360
Median Age	40.3	41.5	42.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.11%	0.21%	0.83%
Households	0.09%	0.23%	0.79%
Families	-0.01%	0.11%	0.71%
Owner HHS	0.09%	0.22%	0.72%
Median Household Income	1.80%	1.58%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	220	9.9%	215	9.6%
\$15,000 - \$24,999	247	11.1%	229	10.3%
\$25,000 - \$34,999	257	11.6%	228	10.2%
\$35,000 - \$49,999	446	20.1%	401	18.0%
\$50,000 - \$74,999	431	19.4%	414	18.6%
\$75,000 - \$99,999	293	13.2%	319	14.3%
\$100,000 - \$149,999	253	11.4%	320	14.4%
\$150,000 - \$199,999	48	2.2%	67	3.0%
\$200,000+	24	1.1%	34	1.5%

Median Household Income	\$47,256	\$51,657
Average Household Income	\$59,235	\$67,793
Per Capita Income	\$22,075	\$25,234

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	392	6.6%	358	6.0%	349	5.8%
5 - 9	414	7.0%	376	6.3%	360	6.0%
10 - 14	414	7.0%	389	6.5%	389	6.5%
15 - 19	465	7.9%	364	6.1%	381	6.4%
20 - 24	312	5.3%	332	5.6%	274	4.6%
25 - 34	610	10.3%	710	11.9%	667	11.2%
35 - 44	724	12.3%	675	11.3%	727	12.2%
45 - 54	976	16.5%	844	14.2%	712	11.9%
55 - 64	797	13.5%	906	15.2%	959	16.0%
65 - 74	484	8.2%	646	10.9%	727	12.2%
75 - 84	250	4.2%	264	4.4%	345	5.8%
85+	68	1.2%	84	1.4%	89	1.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,456	92.4%	5,391	90.6%	5,357	89.6%
Black Alone	51	0.9%	94	1.6%	125	2.1%
American Indian Alone	69	1.2%	73	1.2%	76	1.3%
Asian Alone	14	0.2%	18	0.3%	20	0.3%
Pacific Islander Alone	4	0.1%	4	0.1%	4	0.1%
Some Other Race Alone	177	3.0%	202	3.4%	215	3.6%
Two or More Races	136	2.3%	167	2.8%	184	3.1%
Hispanic Origin (Any Race)	548	9.3%	623	10.5%	673	11.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

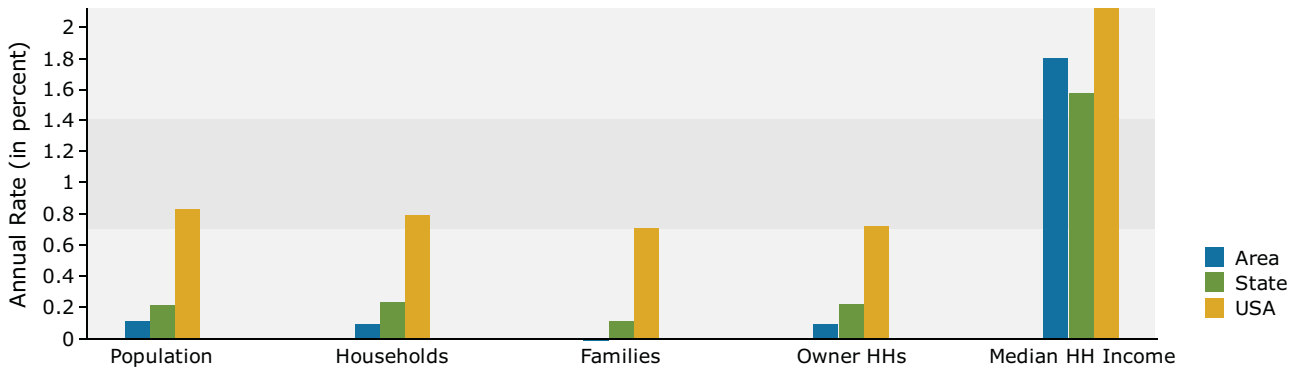


Demographic and Income Profile

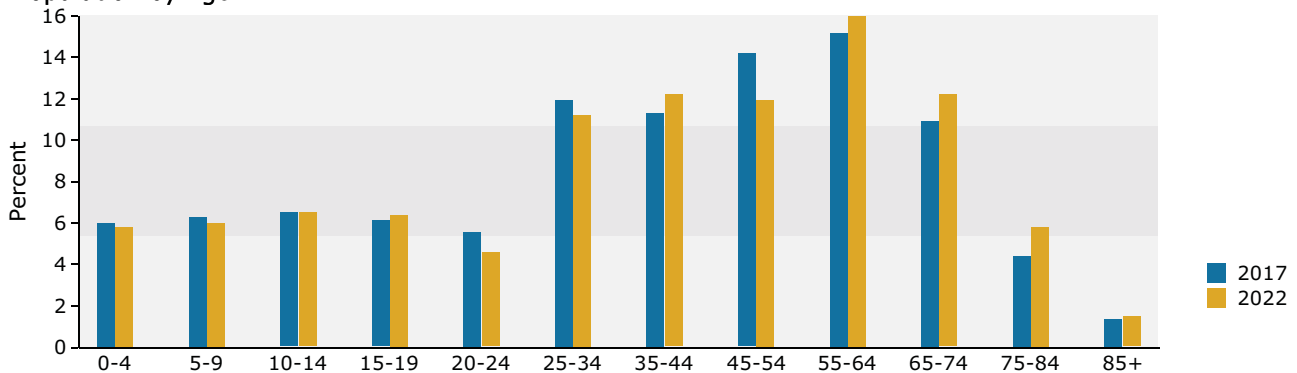
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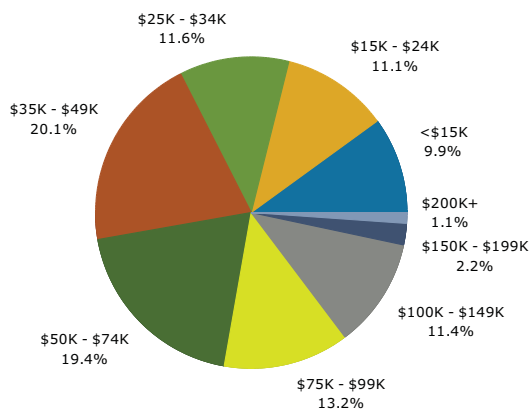
Trends 2017-2022



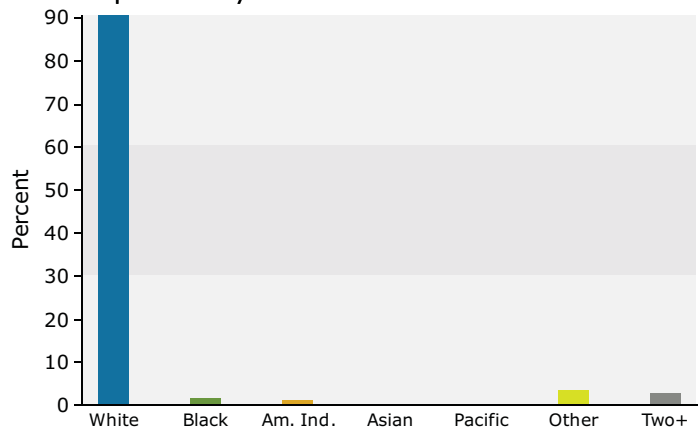
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 10.5%



Demographic and Income Profile

2658 W Winston Rd, Rothbury, Michigan, 49452
 Ring: 10 mile radius

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Summary	Census 2010	2017	2022			
Population	23,779	24,156	24,413			
Households	9,121	9,257	9,355			
Families	6,545	6,559	6,594			
Average Household Size	2.58	2.58	2.58			
Owner Occupied Housing Units	7,450	7,411	7,494			
Renter Occupied Housing Units	1,671	1,846	1,861			
Median Age	41.2	42.7	43.7			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	0.21%	0.21%	0.83%			
Households	0.21%	0.23%	0.79%			
Families	0.11%	0.11%	0.71%			
Owner HHS	0.22%	0.22%	0.72%			
Median Household Income	1.45%	1.58%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	950	10.3%	925	9.9%		
\$15,000 - \$24,999	1,002	10.8%	928	9.9%		
\$25,000 - \$34,999	1,072	11.6%	957	10.2%		
\$35,000 - \$49,999	1,473	15.9%	1,318	14.1%		
\$50,000 - \$74,999	2,133	23.0%	2,040	21.8%		
\$75,000 - \$99,999	1,192	12.9%	1,326	14.2%		
\$100,000 - \$149,999	1,026	11.1%	1,325	14.2%		
\$150,000 - \$199,999	250	2.7%	331	3.5%		
\$200,000+	158	1.7%	206	2.2%		
Median Household Income	\$50,961		\$54,770			
Average Household Income	\$62,040		\$71,003			
Per Capita Income	\$24,115		\$27,559			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,478	6.2%	1,393	5.8%	1,374	5.6%
5 - 9	1,642	6.9%	1,476	6.1%	1,446	5.9%
10 - 14	1,687	7.1%	1,577	6.5%	1,572	6.4%
15 - 19	1,767	7.4%	1,503	6.2%	1,548	6.3%
20 - 24	1,123	4.7%	1,320	5.5%	1,171	4.8%
25 - 34	2,492	10.5%	2,705	11.2%	2,634	10.8%
35 - 44	2,870	12.1%	2,714	11.2%	2,830	11.6%
45 - 54	3,717	15.6%	3,256	13.5%	2,907	11.9%
55 - 64	3,379	14.2%	3,695	15.3%	3,657	15.0%
65 - 74	2,045	8.6%	2,745	11.4%	3,167	13.0%
75 - 84	1,163	4.9%	1,272	5.3%	1,590	6.5%
85+	416	1.7%	497	2.1%	517	2.1%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,850	91.9%	21,867	90.5%	21,957	89.9%
Black Alone	185	0.8%	254	1.1%	301	1.2%
American Indian Alone	265	1.1%	295	1.2%	308	1.3%
Asian Alone	74	0.3%	97	0.4%	103	0.4%
Pacific Islander Alone	8	0.0%	11	0.0%	11	0.0%
Some Other Race Alone	889	3.7%	1,015	4.2%	1,072	4.4%
Two or More Races	507	2.1%	617	2.6%	661	2.7%
Hispanic Origin (Any Race)	2,159	9.1%	2,481	10.3%	2,648	10.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

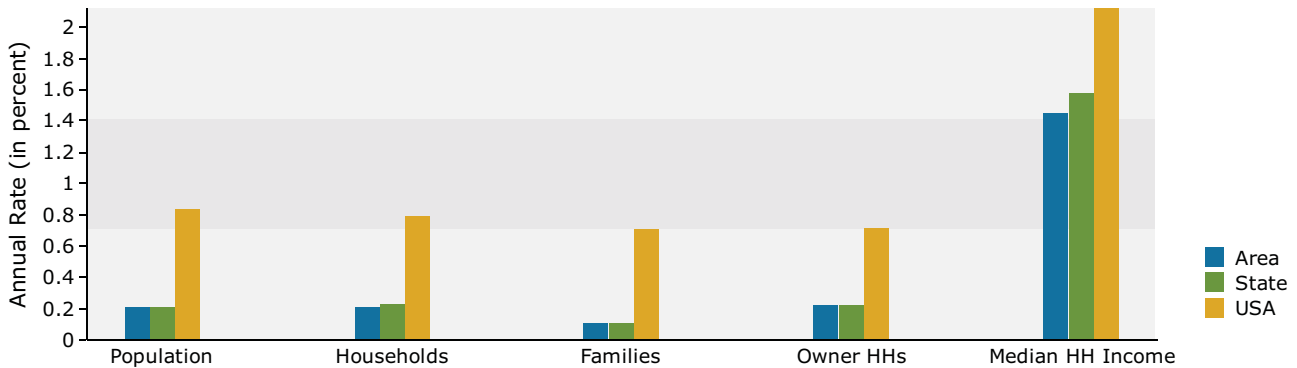


Demographic and Income Profile

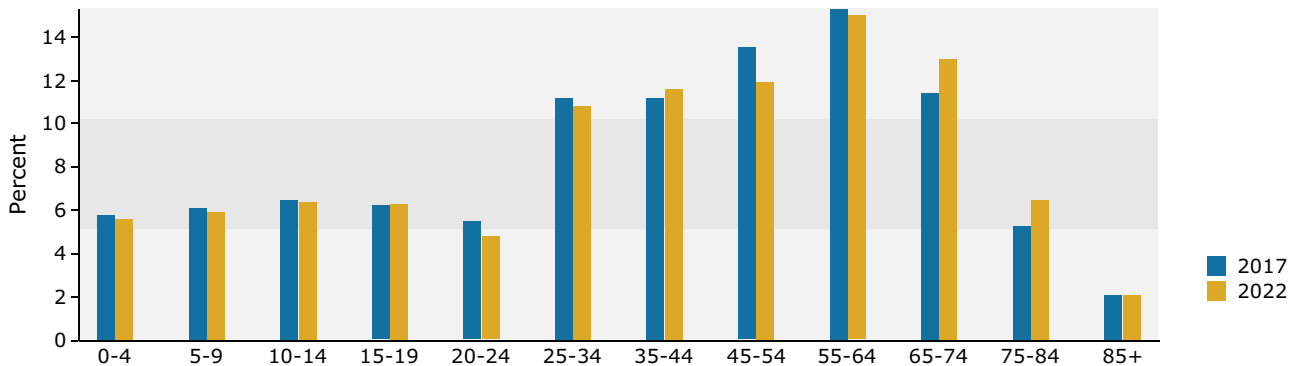
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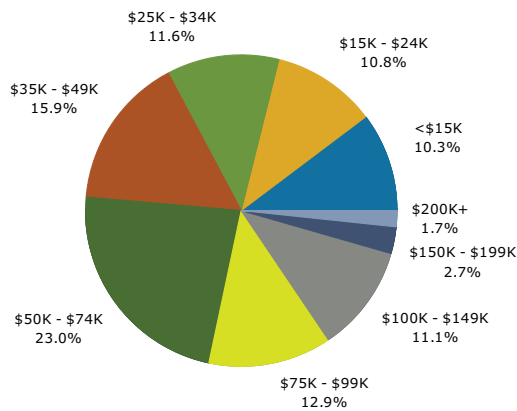
Trends 2017-2022



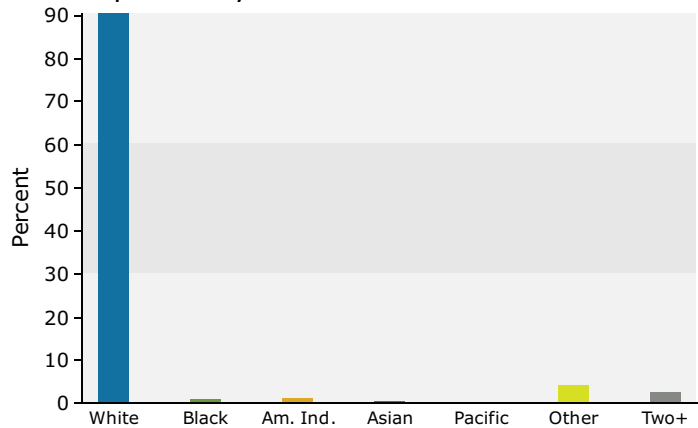
Population by Age



2017 Household Income






















2017 Population by Race



2017 Percent Hispanic Origin: 10.3%

Market Reach

All of our listings are populated to all of these websites for maximum internet exposure. The websites, in turn, produce many opportunities to be found by various search engines based on keywords distinctly featuring your property. Many details are gathered on a lease or purchase opportunity before ever calling the agent representing the property.

 <p>CPIX http://www.cpix.net A commercial information exchange (CIE), serving The State of Michigan.</p>	49,950	 <p>Commercial IQ http://commercialiq.com A national commercial real estate search engine, drawing thousands of visitors daily.</p>	41,983
 <p>SiteLink Companies http://southlandcommercial.catylist.com Members that use SiteLink to display listings on their company websites.</p>	23,473	 <p>Oodle Classifieds http://oodle.com One of the world's largest classifieds services.</p>	3,183
 <p>Google http://google.com The world's leading search engine.</p>	2,439	 <p>MEDC http://michigan.catylist.com A local Economic Development organization.</p>	1,430
 <p>Rofo http://rofo.com A tenant-focused search engine for office, retail, and industrial space.</p>	881	 <p>CIMLS http://cimls.com A national commercial/investment MLS with over 100,000 registered members.</p>	820
 <p>LinkedIn http://linkedin.com A business-oriented social network with over 100 million members worldwide.</p>	584	 <p>OfficeSpace http://officespace.com A tenant-focused search engine for office, retail, and industrial space.</p>	334
 <p>Yahoo http://yahoo.com One of the world's largest search engines.</p>	276	 <p>DEGC http://degc.catylist.com A local Economic Development organization.</p>	239
 <p>Pensacola AoR http://www.gulfcoastcmls.com A commercial information exchange (CIE), serving the Gulf Coast Region.</p>	2	 <p>KAAR http://www.kaarcie.com A commercial information exchange (CIE), serving The Knoxville Area.</p>	2
 <p>PropBot http://propbot.com A national search engine for commercial real estate.</p>	2	 <p>LACDB http://www.lacdb.com A commercial information exchange (CIE), serving The State of Louisiana.</p>	1
 <p>MFCRE http://www.mfcre.com A commercial information exchange (CIE), serving Central and SW FL.</p>	1	 <p>PAR http://www.parcie.com A commercial information exchange (CIE), serving The State of Pennsylvania.</p>	1
 <p>WCIE http://www.ciewisconsin.com A commercial information exchange (CIE), serving The State of Wisconsin.</p>	1	 <p>PropertyShark http://propertyshark.com A property research database covering major markets.</p>	1



Bing

<http://bing.com>
A search engine powered by Microsoft.

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Vast Classifieds

<http://vast.com>
A leading vertical search platform for real estate with millions of users a month.

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ICREX

<http://www.icrex.net>
A commercial information exchange (CIE), serving The State of Indiana.

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Catylist

<http://sitefinder.catylist.com>
A commercial information exchange (CIE), serving the State of Michigan.

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Oakland County BDS

<http://globaloakland.catylist.com>
A local Economic Development organization.

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Monroe County IDC

<http://monroecountyidc.catylist.com>
A local Economic Development organization.

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GRCC

<http://thegrcc.catylist.com>
A local Economic Development organization.

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REMATRIX

<http://rematrix.com>
A Canadian commercial real estate portal.

48



Wayne County EDGE

<http://waynecounty.catylist.com>
A local Economic Development organization.

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City of Fenton

<http://cityoffenton.catylist.com>
A local Economic Development organization.

39



Enterprise Group of Jackson

<http://enterprisegroup.catylist.com>
A local Economic Development organization.

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Ann Arbor SPARK

<http://annarborusa.catylist.com>
A local Economic Development organization.

26



City of Novi

<http://investnovi.catylist.com>
A local Economic Development organization.

26



City of Auburn Hills

<http://auburnhills.catylist.com>
A local Economic Development organization.

24



LEAP

<http://leapinc.catylist.com>
A local Economic Development organization.

23



CALV

<http://www.calv.org>
A commercial information exchange (CIE), serving The Greater Las Vegas Area.

22



East Lansing

<http://eastlansing.catylist.com>
A local Economic Development organization.

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NICAR

<http://www.nicarx.com>
A commercial information exchange (CIE), serving Northern Illinois.

7



The RCA of MA

<http://www.masscie.com>
A commercial information exchange (CIE), serving The State of Massachusetts.

5



NECPE

<http://www.newenglandcommercialproperty.com>
A commercial information exchange (CIE), serving New Hampshire, Maine, Vermont, Massachusetts.

3



KCREA

<http://www.kcrea.com>
A commercial information exchange (CIE), serving The State of Kentucky.

3



OAR

<http://www.ohiocommercialsources.com>
A commercial information exchange (CIE), serving The State of Ohio.

3



Pikes Peak RSC

<http://www.coloradospringscommercialproperties.com>
A commercial information exchange (CIE), serving The Colorado Springs Area.

2



The MEDC

<http://medc.catylist.com>
A commercial information exchange (CIE), serving the State of Michigan.

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