



GREAT EXPRESSIONS DENTAL CENTER

667 MARTIN LUTHER KING JR. BLVD, PONTIAC, MI 48342

AQRE Advisors is pleased to present for sale the subject property known as Great Expressions Dental Centers. The ±5,400 SF single-tenant medical office building is located at 667 Martin Luther King Jr. Blvd, Pontiac, MI 48342 ("Property"). The Property is 100% occupied by Great Expressions Dental Center ("Tenant"). The lease is corporately guaranteed by Great Expressions Dental Center which has more than 350 locations in 8 different states.



BUILDING SIZE

±5,400 SF



OCCUPANCY

100%



LAND SIZE

±0.21 AC



YEAR BUILT

1972

INVESTMENT HIGHLIGHTS

Stabilized Investment Opportunity: The Property is currently 100% occupied with an operating NOI of \$71,496. Great Expressions Dental Center corporately guarantees the lease and has approximately 4 years remaining, providing an investor stable cash flow with annual increases for the remainder of the term.

Long Standing Operating History: The Tenant has operated out of this location for approximately 25+ years. The original lease was signed in 1998 with the most recent lease extension signed in 2021 for an additional 5.5 years, showcasing long-term commitment to the site.

Annual Rent Bumps: The lease features 3% annual increases throughout the remainder of the term, providing compounding growth to the NOI.

Limited Landlord Responsibility: Landlord is responsible for roof and Structure, Tenant pays for CAM, Insurance, and Taxes.

CONTACT

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