

# East Bay Township Commercial & Industrial Sale Study 4-01-2020 to 12-31-2022

Neigh.	Class	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Comments	Other Parcels in Sale	Stories	# Bldgs	Yr Blt	Floor Area	Price Per SF
20011	202	03-218-017-21	E SOUTH AIRPORT RD	07/23/21	\$315,000	WD	ARM'S LENGTH	4.00	Vacant - Commercial						\$1.81
20011	201	03-218-037-00	960 WOODCREEK BLVD	07/29/20	\$695,000	WD	ARM'S LENGTH	1.00	Warehouse/Storage		1	2	2002-2003	7,904	\$87.93
20011	202	03-229-002-07	CHARTWELL DR	12/08/22	\$1,166,000	WD	ARM'S LENGTH	18.29	Vacant - Commercial						\$1.46
20011	201	03-230-004-00	1750 TOWNLINE RD	11/10/21	\$1,730,000	WD	MULTI PARCEL	227.92	Golf Course and Vacant Land	230-006-00 - 230-009-00	1	5			\$0.17
20011	202	03-735-173-00	MAPLEWOOD LN	12/30/21	\$175,000	WD	ARM'S LENGTH	3.47	Vacant - Commercial						\$1.16
20011	202	03-735-173-00	MAPLEWOOD LN	09/23/22	\$350,000	WD	ARM'S LENGTH	3.47	Vacant - Commercial						\$2.31
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20012	202	03-207-026-20	1050 US 31 NORTH	12/02/21	\$3,050,000	WD	ARM'S LENGTH	4.34	Vacant - Commercial						\$16.15
20012	201	03-320-035-00	2227 US 31 NORTH	04/22/22	\$1,200,000	WD	ARM'S LENGTH	0.65	Demo House - Vacant - Bayside						\$42.19
20012	201	03-320-036-10	2215 US 31 NORTH	05/21/21	\$2,700,000	LC	ARM'S LENGTH	0.63	Multiple Residences - Bayside		1	1	1991 - Est	13,302	\$202.98
20012	201	03-390-018-00	890 MUNSON AVE	08/10/21	\$355,000	WD	ARM'S LENGTH	0.29	Retail		1	2		3,376	\$105.15
20012	201	03-791-000-55	2155 US 31 NORTH	02/08/22	\$2,325,000	WD	ARM'S LENGTH	0.96	Retail - Bayside		1	1	1985	7,722	\$301.09
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20013	201	03-207-037-00	876 MUNSON AVE	11/01/22	\$2,500,000	WD	ARM'S LENGTH	0.93	Culvers - Fast Food		1	1	2011	4,197	\$595.66
20013	201	03-208-048-00	1764 US 31 NORTH	11/05/21	\$795,000	WD	ARM'S LENGTH	1.45	Demo Ruby Tuesdays-Land Value						\$12.57
20013	201	03-208-057-10	1840 US 31 NORTH	09/15/20	\$1,150,000	WD	ARM'S LENGTH	1.59	Demo Hooters - Land Value						\$16.65
20013	201	03-208-062-00	1942 US 31 NORTH	01/12/21	\$725,000	WD	ARM'S LENGTH	1.70	Demo Wendys - Land Value						\$9.79
20013	201	03-320-003-00	2030 US 31 NORTH	06/01/22	\$1,050,000	LC	ARM'S LENGTH	0.64	Don's Drive Inn - Restaurant		1	1	1950	2,016	\$520.83
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20014	201	03-208-009-00	1529 US 31 NORTH	03/11/21	\$7,000,000	WD	MULTI PARCEL	2.41	Hotel - Baywatch Resort - Bayside	03-208-010-00	4	1	2017	27,300	\$256.41
20014	201	03-208-021-00	1489 US 31 NORTH	03/11/21	\$2,125,000	WD	MULTI PARCEL	1.61	Hotel - Beach Haus Resort - Bayside	03-208-040-00	3	1	1968	16,221	\$131.00
20014	201	03-208-050-10	1773 US 31 NORTH	03/02/22	\$13,561,197	WD	ARM'S LENGTH	3.80	Hotel - Sugar Beach Resort - Bayside		3	1	1989	69,459	\$195.24
20014	201	03-320-012-00	2300 US 31 NORTH	06/28/21	\$1,750,000	WD	ARM'S LENGTH	1.89	Motel - Traverse Bay Inn		1	1	1985	9,488	\$184.44
20014	201	03-759-000-50	1683 US 31 NORTH	03/02/22	\$14,588,803	WD	ARM'S LENGTH	3.50	Hotel - Grand Beach Resort - Bayside		3	1	1989	67,257	\$216.91
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20015	201	03-555-001-00	815 BUSINESS PARK DR	05/27/21	\$650,000	WD	ARM'S LENGTH	1.54	Office Building		1	1	1998	4,396	\$147.86
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2600	401	03-217-019-10	3126 N THREE MILE RD	09/02/20	\$430,200	WD	ARM'S LENGTH	1.73	Multiple Residence - 4 Units		2	1	1999	4,472	\$96.20
2600	402	03-221-031-00	N FOUR MILE RD	12/04/20	\$90,000	WD	ARM'S LENGTH	2.16	Vacant						\$0.96
2600	401	03-222-001-25	3924 PROUTY RD	01/06/22	\$525,000	WD	ARM'S LENGTH	1.83	Multiple Residence - 4 Units		2	1	1981	3,456	\$151.91
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2610	202	03-220-049-50	1831 BRIGANTINE BLVD	04/28/21	\$1,300,000	LC	ARM'S LENGTH	38.57	Vacant						\$0.77
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30011	307	03-523-003-00	781 INDUSTRIAL CIR	05/01/20	\$260,000	WD	ARM'S LENGTH	0.32	Industrial - Light Manufacturing		1	1	2002	3,474	\$74.84
30011	307	03-524-005-00	2444 MEADOWLANDS DR	06/05/20	\$58,000	WD	ARM'S LENGTH	1.28	Vacant - Industrial						\$1.04
30011	307	03-524-012-10	880 INDUSTRIAL CIR	04/22/22	\$205,000	LC	ARM'S LENGTH	1.89	Vacant - Industrial						\$2.49
30011	307	03-524-014-00	960 INDUSTRIAL CIR	12/30/20	\$71,750	WD	ARM'S LENGTH	1.58	Vacant - Industrial						\$1.04
30011	207	03-526-001-00	789 INDUSTRIAL CIR	06/30/20	\$266,000	WD	ARM'S LENGTH	0.29	Industrial - Light Manufacturing		1	1	2017	3,000	\$88.67
30011	301	03-555-010-00	1023 BUSINESS PARK DR	05/02/22	\$525,000	WD	ARM'S LENGTH	1.18	Industrial		1	1	1992	5,666	\$92.66

Information Deemed Reliable but not Guaranteed