



Office For Sale or Lease

Property Name: Fill Building East
Location: 27301 Dequindre Road
City, State: Madison Heights, MI
Cross Streets: N. of 11 Mile Road
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 47,208	Total Available Sq. Ft.: 28,949	Class: B
Typical Floor Plate: 15,736	Min / Max Cont. Sq. Ft.: 874 / 8,295	No. of Floors: 3

PROPERTY INFORMATION

Zoning: B-3	Parking: 165
Exterior Construction: N/A	Power: N/A
Structural System: N/A	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Partial
Heating: Yes	Signage: N/A
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 8'	Date Available: Immediate
Year Built: 1970	Acreage: 1.76

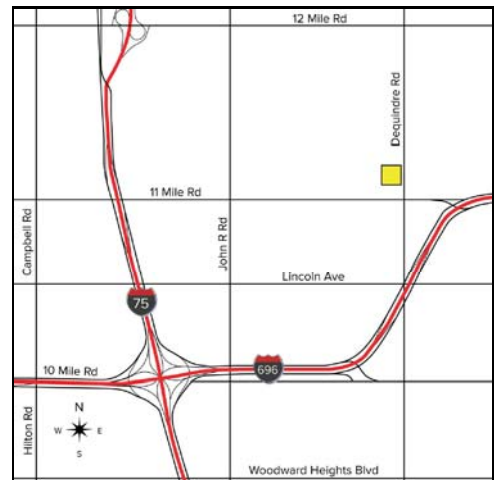
Current Tenants:

PRICING INFORMATION

Lease Rate: \$12.60 G+E	Rentable/Usable: N/A	Lease Term: N/A
Sale Price: \$1,699,000 (\$35.99/sqft)	Total Taxes: \$88,781.22 (2018)	Impr Allowance: N/A
Options: N/A	Parcel #: 44-25-13-426-029	Deposit: N/A

Tenant Responsibility:

Comments: First time on market for sale. Very professional and well maintained medical/office building. Restaurant on premises. Excellent visibility and location, next to St. John Macomb - Oakland Hospital. Recent renovations.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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