



38345 West 10 Mile Rd., Suite 390  
 Farmington, MI 48335  
 Phone: 248-536-2888  
 Fax: 248-536-2811  
 WWW.BURGERCOLLC.COM

**Sale or Lease:** Both      **Sq. Ft.:** 15,608      **Zoned:** Office

**Address:** 3968 Mt. Elliott      **City:** Detroit      **State:** MI

**Location:** At Gratiot      **Dimensions:**      **Lot Size:** .36 AC

**Office**

**Size:** 15,608      **Dimensions:**      **Floor:** Carpet/Tile

**Heat:** Gas Forced Air/AC      **Lights:** Fluorescent

**Ceiling:** Suspended      **Lavs:**      **Partitions:**

**Shop**

**Size:** 0      **Dimensions:**

**Ceiling Height:**      **Shop Floor:**

**Lights:**      **Electricity:**

**Door Comments:**

**Cranes:**      **Bays:**

**Heat:**      **Shop Lavs:**      **Floor Drains:**

**General:**

**Available:** Immediately      **Parking:** TBD      **Age:** 2007

**Construction:** Brick/Block/Steel      **Roof:**

**Railroad:**      **Sprinklers:** Yes

**Financial:**

**Rate:** \$8.50      **Monthly:** \$11,055.67      **Terms:** NNN

**Price:** \$795,000      **Per Sq. Ft.** \$50.94

**Terms:** Cash or terms acceptable to Seller

**Taxes:** \$41,696.00 (2016)

Beautiful modern updated office space.

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## Aerial Views



### Property Highlights

- 15,608 Square Feet
- Great for any type of General Office Use
- Immediate Occupancy

### Financials

Lease Rate: \$8.50 / PSF

Monthly: \$11,055.67

Sale Price: \$795,000.00

Terms: Cash, or those acceptable to Seller



### Agent Contact

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*Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.  
Boundaries shown are subject to verification of survey.*



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PROJECT ASK

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