

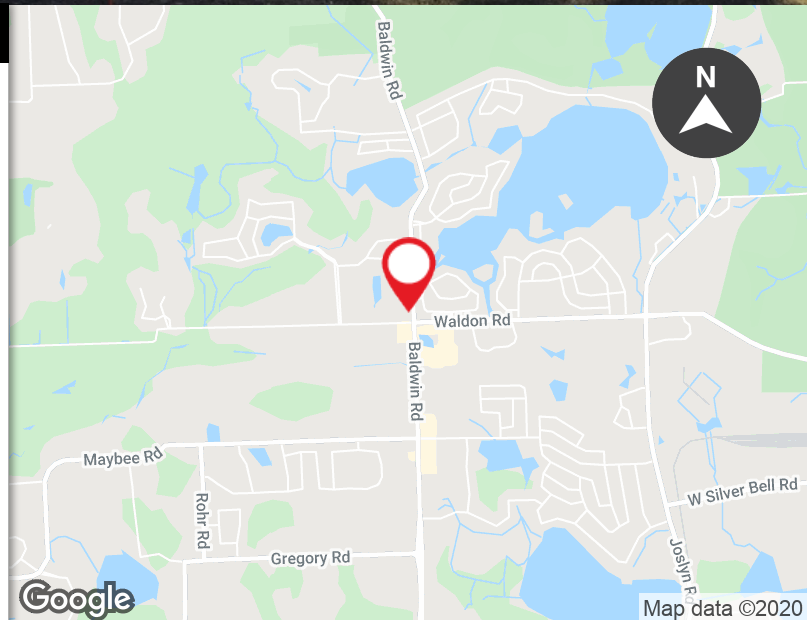
# FOR SALE/LEASE

2970 BALDWIN ROAD  
LAKE ORION, MI 48360



## PROPERTY FEATURES:

- Brand new shell building for sale or lease with frontage to Baldwin Road in Lake Orion
- 3,841 feet office/medical for sale as-is for \$550,000.00 or seller will finish to suit
- Owner will finish to suit for lease at \$19.50 per foot - Upgraded finishings available
- Building is part of a 3 unit condo complex and may be sold or leased - Land Contract Possible
- All units are detached with dedicated parking to each unit
- Curb cuts to both Baldwin Road and Walton Road for easy ingress and egress
- Fire suppression and irrigation for lawn in place
- Finishings may be office, open area floor plan or medical in nature - Plumbing sites flexible
- Great opportunity to own a smaller office or medical facility
- Two miles to I-75, Great Lakes Crossing and Auburn Hill's "Miracle Mile"



FOR MORE INFORMATION PLEASE CONTACT:

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