



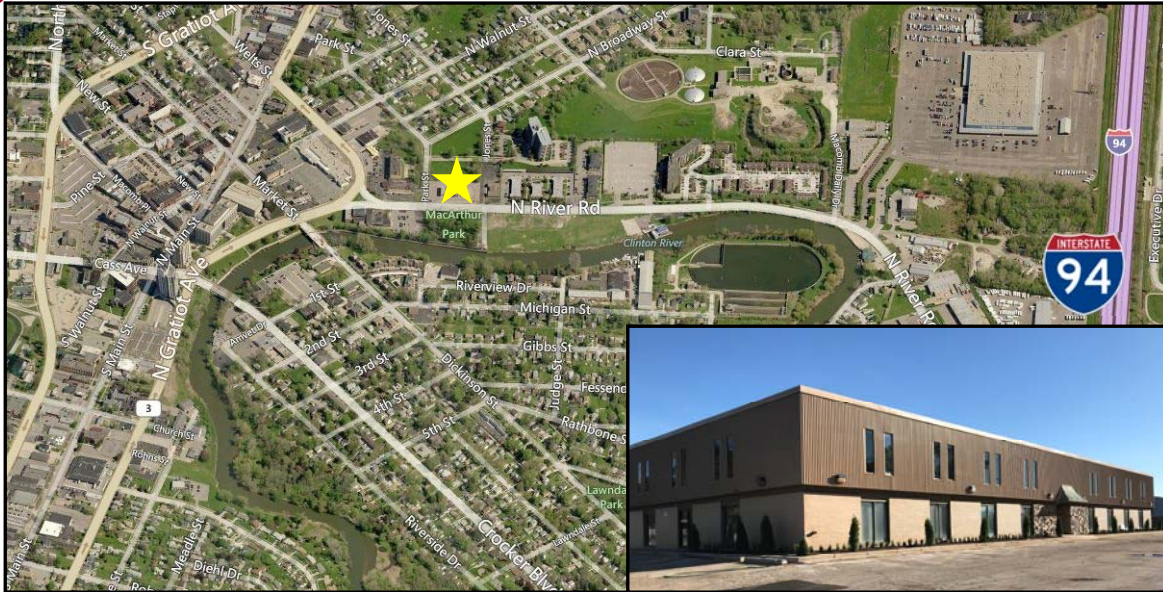
~ OVER 30 YEARS OF EXCELLENCE ~

ANTON, SOWERBY AND ASSOCIATES

79 MACOMB PLACE / MOUNT CLEMENS, MI 48043 / 586 469-8888

**MINUTES FROM
M-59 & I-696**

FOR LEASE **SECONDS FROM I-94**



33 N. River Rd., Mt. Clemens

5,500-22,850 SF Office/Commercial Building

- ◆ Single or multi-tenant; suitable for non-profit, physical therapy; additional uses could also be vocational or charter schools, multi-use office center, call center, record storage
- ◆ Includes elevator and fire suppression system
- ◆ 600 amp service
- ◆ Walking distance to downtown, county/court buildings, dining, shopping and entertainment
- ◆ 30 seconds to/from I-94, 2 minutes to M-59, 5 minutes to I-696

Only \$5.00 SF Absolute NNN

***For further information on this and other properties contact
Sue Blanchard or Joe Sowerby at (586) 469-8888***



ANTON, SOWERBY & ASSOCIATES

PROFESSIONAL REAL ESTATE BROKERAGE

79 MACOMB PLACE / MT. CLEMENS, MI 48043 / (586) 469-8888

Web site: www.antonsowerby.com

E-mail: info@antonsowerby.com



ADDRESS **33 N River Rd.**

ZONING **GC**

CITY **Mt. Clemens**

OCCUPANCY **Immediate**

LOCATION **east of NB Gratiot Ave.**

AVAILABLE **Yes**

Price and Terms

SALE PRICE

PRICE/SF

SALE TERMS

MONTHLY RENT

LEASE RATE **\$5.00**

LEASE TERMS **NNN**

TAXES

CAM

METERED

Building and Site

AVAIL SF

22,850

TOTAL SF

22,850

OFFICE DIMENSIONS

PARKING

Abundant

SITE SIZE SF

57,000

SITE DIMENSIONS

General Comments

***600 amp service**

***Former education and administration building**

***Large parking lot**

***30 seconds from I-94**

***Good condition**

***Single or multi-tenant**

***Suitable for professional, physical therapy, non-profit, heated indoor storage, education or other**

For further information please contact:

Sue Blanchard or Joe Sowerby at (586) 469-8888