



## Office For Sale

**Property Name:** Eagle Business Center  
**Location:** 5454 Eagle Center Drive  
**City, State:** Brighton/Twp., MI  
**Cross Streets:** Grand River Ave.  
**County:** Livingston

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 10,957	<b>Total Available Sq. Ft.:</b> 10,957	<b>Class:</b> A
<b>Typical Floor Plate:</b> 10,957	<b>Min / Max Cont. Sq. Ft.:</b> 10,957 / 10,957	<b>No. of Floors:</b> 1

### PROPERTY INFORMATION

<b>Zoning:</b> B-3	<b>Parking:</b>
<b>Exterior Construction:</b> Block	<b>Power:</b> 240 Volts
<b>Structural System:</b> Steel	<b>Security Systems:</b> No
<b>Roof:</b> N/A	<b>Restrooms:</b> N/A
<b>Floors / Covering:</b> N/A / N/A	<b>Sprinklers:</b> No
<b>Heating:</b> N/A	<b>Signage:</b> N/A
<b>Air-Conditioning:</b> Yes	<b>Delivery Area:</b> N/A
<b>Ceiling Height:</b> 14'	<b>Date Available:</b> Immediately
<b>Year Built:</b> 2003	<b>Acreage:</b> 0.88

**Current Tenants:**

### PRICING INFORMATION

<b>Sale Price:</b> \$1,200,000 (\$109.52/sqft)	<b>Total Taxes:</b> \$15,826.87 (2018/19)	<b>Deposit:</b> N/A
<b>Options:</b> N/A	<b>Impr Allowance:</b> N/A	
<b>Parcel #:</b> 4712-33-303-001		

### Tenant Responsibility:

**Comments:** Perfect for owner/investor. Two credit tenants currently occupy 3,500 sq. ft. Approximately 4,000 sq. ft. warehouse. Beautiful maintained in high-end business park.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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