



Medical For Sale or Lease

Property Name:
Location: 26210 Harper Avenue
City, State: St. Clair Shores, MI
Cross Streets: N. of Ten Mile Road
County: Macomb

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 15,565	Total Available Sq. Ft.: 10,238	Class: A
Typical Floor Plate: 15,565	Min / Max Cont. Sq. Ft.: 10,238 / 10,238	No. of Floors: 1

PROPERTY INFORMATION

Zoning: B-3	Parking: Paved/Lighted
Exterior Construction: Face Block	Power: 220 Volts, 3-Phase
Structural System: Steel	Security Systems: Yes
Roof: Sloped/Shingles	Restrooms: 8
Floors / Covering: N/A / N/A	Sprinklers: Fully
Heating: Gas Units	Signage: Yes
Air-Conditioning: Fully	Delivery Area: N/A
Ceiling Height: 14'	Date Available: Immediately
Year Built: 1987 (Retrofit: 2009)	Acreage: 0.754

Current Tenants: DCA

PRICING INFORMATION

Lease Rate: \$10.00 NNN	Rentable/Usable: N/A	Lease Term: 3 - 5 Years
Sale Price: \$1,500,000 (\$96.37/sqft)	Total Taxes: \$26,396.04 (2019/20)	Impr Allowance: N/A
Options: N/A	Parcel #: 09-14-22-333-010	Deposit: 2 Months

Tenant Responsibility: CAM

Comments: Class "A" office building. Custom interior. Quality build-out. Lease rate is for one year.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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