



Brokerage
Retail Site Selection
Investment
Development
Project and Construction
Consulting

Available For SALE or LEASE • OFFICE
4211 Division Ave N
Comstock Park, MI 49321

BEAUTIFULLY MAINTAINED WITH CASH FLOW



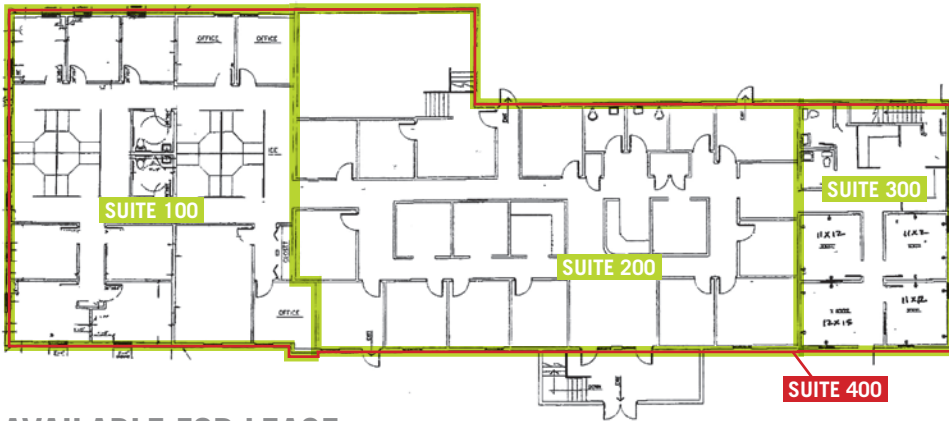
- ARCHITECTURALLY AND MECHANICALLY DESIGNED FOR A SINGLE TENANT OR MULTI-TENANT USER •
 - 9,484 TOTAL SF • SALE PRICE - \$899,000 •
- AVAILABLE FOR LEASE: SUITE 100, 3300 SF @ 15.75/SF | SUITE 200, 4900 SF @ 15.75/SF
SUITE 300, 1284 SF @ 15.75/SF | SUITE 400, 9484 SF @ 15.75/SF •

Current owner has invested in all of the right areas to make this a fantastic building for the next owner! This building lays out perfectly for a single-user or a multi-tenant-user building, all with private entrances and individually zoned mechanicals for each suite. The building is being sold with one tenant in place, and the income generated from this tenant covers all of the building's CAM charges plus more. The remaining vacant spaces or suites are perfect for an owner/user looking to own their building with additional space available if they need to expand. This building boasts wonderful highway access, great visibility, lots of on-site parking, and professional landscaping. Additionally, well over \$100K was recently spent on a new roof, new EIFS exterior, and many mechanical replacements. A turnkey building with such cost-effective operations like this is difficult to find!





FLOOR PLAN



AVAILABLE FOR LEASE:

Suite 100 - 3,300 SF @ 15.75/SF | Suite 200 - 4,900 SF @ 15.75/SF
 Suite 300 - 1,284 SF @ 15.75/SF | Suite 400 - 9,484 SF @ 15.75/SF



BUILDING DETAILS

AMPLE PARKING: 46 SPACES
 (~5 SPACES/1,000 SF)

BUILDING SIZE: 9,484 SF

RECENT RESTORATION INCLUDING:

- New dimensional asphalt shingle roof
- Complete EIFS restoration
- New exterior paint and caulking
- Several new mechanical units

MEET YOUR NEIGHBORS:

FIFTH THIRD BALLPARK **ELK BREWING** **WALMART**
AJ'S FAMILY FUN CENTER **MENARDS** **JET'S PIZZA**
MILL CREEK TAVERN **VITALE'S** **BIGGY COFFEE**
SPEEDWAY **SAM'S CLUB** **VENTURES** **MC DONALD'S**



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