



**SIGNATURE ASSOCIATES**  
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## Office For Sale

**Property Name:**  
**Location:** 11 Washington Street  
**City, State:** Monroe, MI  
**Cross Streets:** S. of E. Front Street  
**County:** Monroe

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 12,390	<b>Total Available Sq. Ft.:</b> 12,390	<b>Class:</b> B
<b>Typical Floor Plate:</b> 4,130	<b>Min / Max Cont. Sq. Ft.:</b> 12,390 / 12,390	<b>No. of Floors:</b> 3

### PROPERTY INFORMATION

<b>Zoning:</b> R-1A	<b>Parking:</b> Ample
<b>Exterior Construction:</b> N/A	<b>Power:</b> N/A
<b>Structural System:</b> N/A	<b>Security Systems:</b> No
<b>Roof:</b> N/A	<b>Restrooms:</b> Yes
<b>Floors / Covering:</b> N/A / N/A	<b>Sprinklers:</b> No
<b>Heating:</b> Yes	<b>Signage:</b> N/A
<b>Air-Conditioning:</b> Yes	<b>Delivery Area:</b> N/A
<b>Ceiling Height:</b> 8'	<b>Date Available:</b> Immediate
<b>Year Built:</b> 1970	<b>Acreage:</b> 0.095

**Current Tenants:**

### PRICING INFORMATION

<b>Sale Price:</b> \$499,000 (\$40.27/sqft)	<b>Total Taxes:</b> \$730.02 (2019)	<b>Deposit:</b> N/A
<b>Options:</b> N/A	<b>Impr Allowance:</b> N/A	
<b>Parcel #:</b> 55-39-00170-000		

### Tenant Responsibility:

**Comments:** Signage, location and visibility. Perfect for retail and office. Basement not included in square footage.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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