



# FOR SALE

## RETAIL/OFFICE SPACE FOR SALE

98 KERCHEVAL AVENUE  
GROSSE POINTE FARMS, MICHIGAN 48236

### PROPERTY HIGHLIGHTS

Avison Young is pleased to present 98 Kercheval for sale. The building comprises of 4,000 sf over a first/second floor and does not include a 1,400 sf basement which is currently being used by the first floor tenant, Café Nini. Café Nini, a Da Edoardo restaurant, has been in the building for 15 plus years and recently signed a new lease extension. The second floor is in immaculate shape and has: four floor-to-ceiling private glass offices, one board-sized conference room, a kitchenette, two bathrooms - one with a shower, two private stairways, a private elevator, skylights, an in-building garage, and a walkout balcony which overlooks Kercheval Avenue.

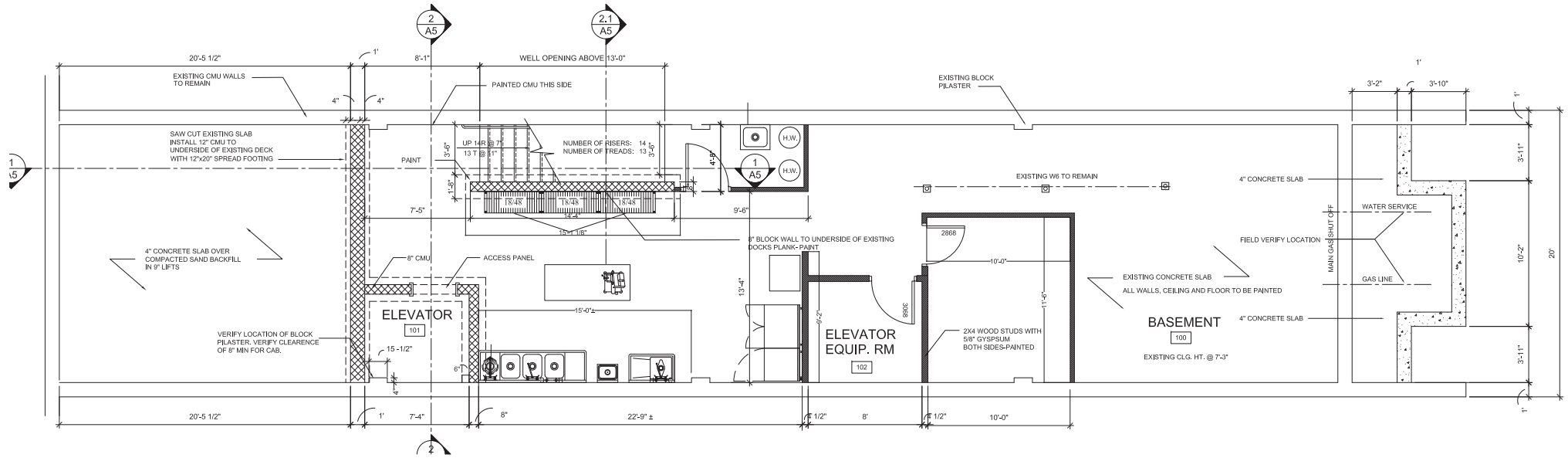
#### Building Snapshot

Building Size	4,000 SF
Second Floor	2,300 SF - AVAILABLE - Built out for a wealth management office - currently owner occupied
First Floor	1,700 SF - Built out as restaurant - Leased by Café Nini
Basement	1,400 SF - not included in the above RSF numbers, used as storage by Café Nini
Parking	One garage covered space
Construction	Masonry
Estimated Annual Taxes, Insurance, Common Area Maintenance Expenses 2020	Estimated \$26,000 per year or \$6.50 psf

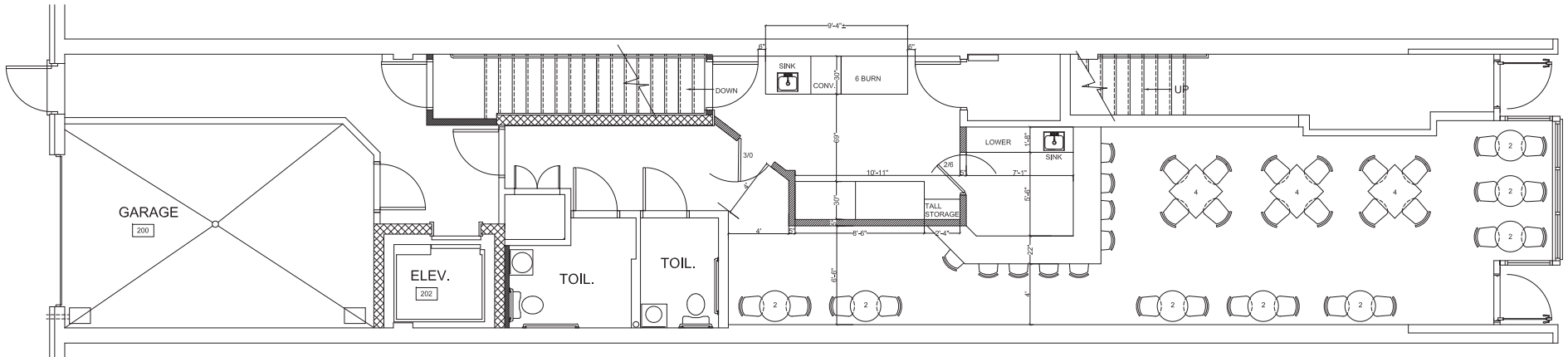
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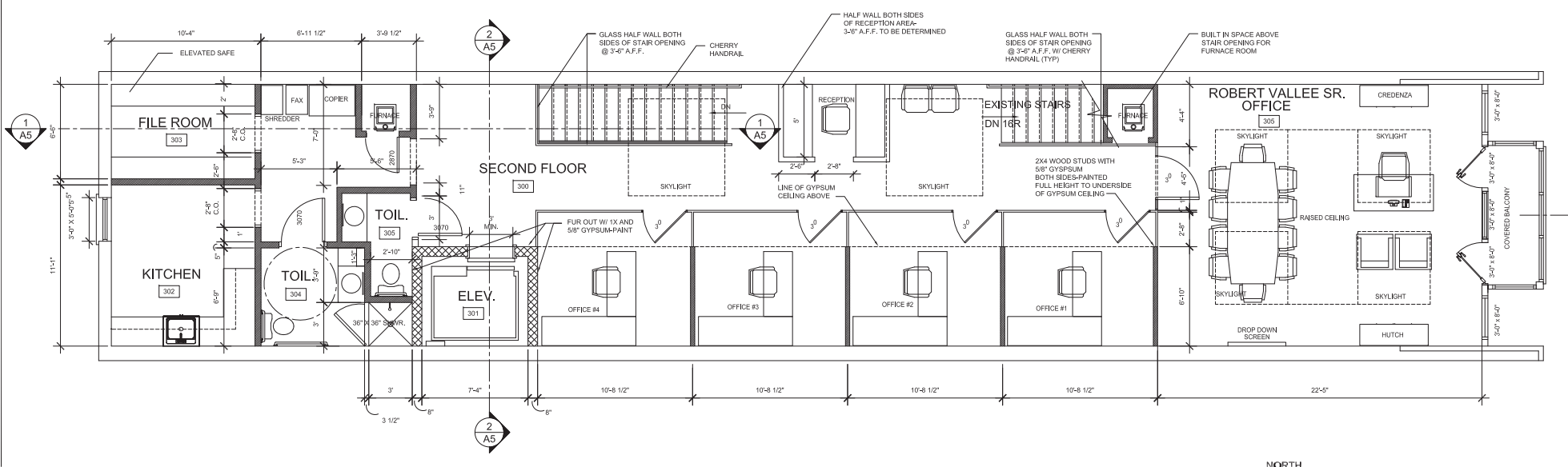
# Floor Plans | Basement



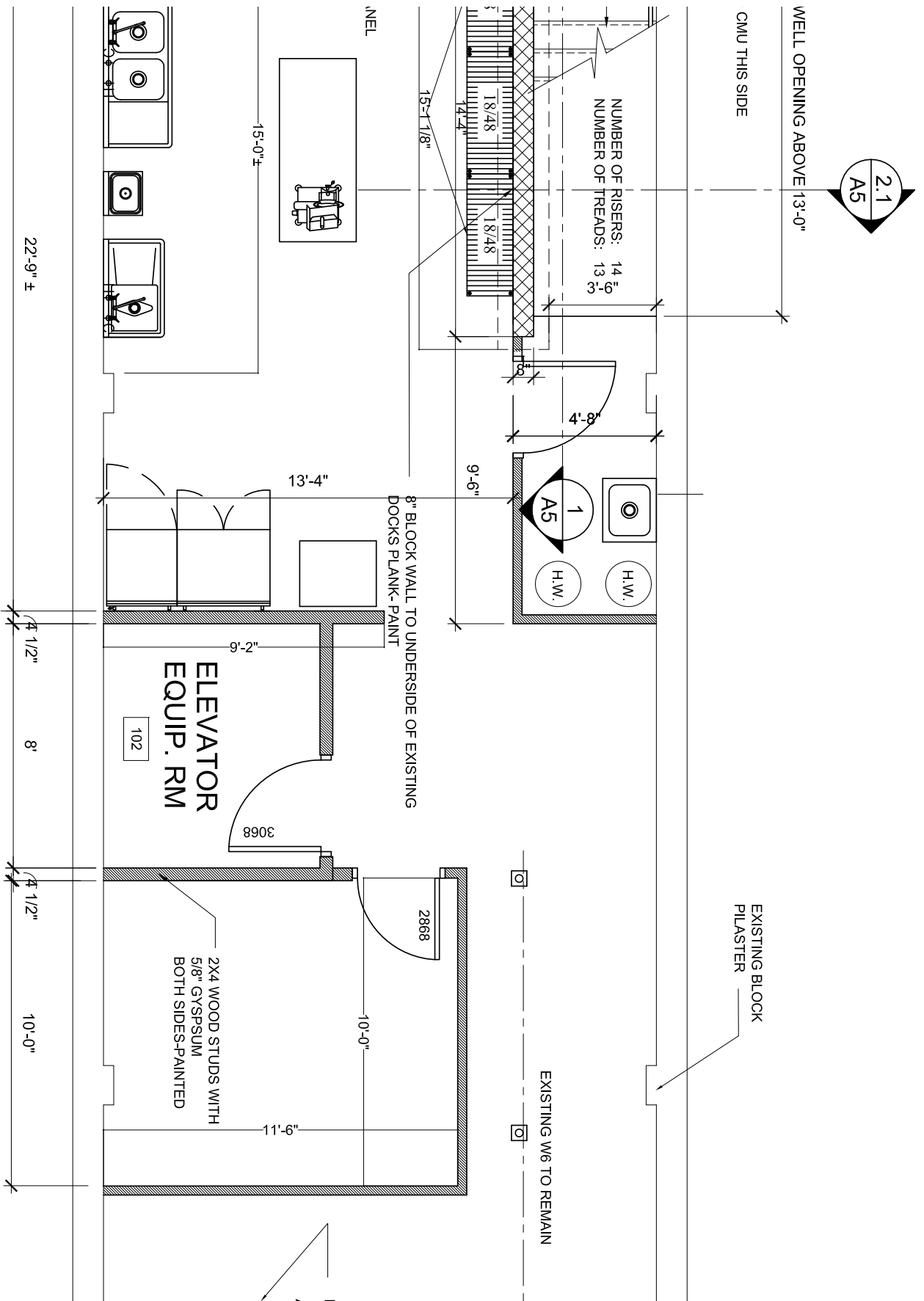
# First Floor

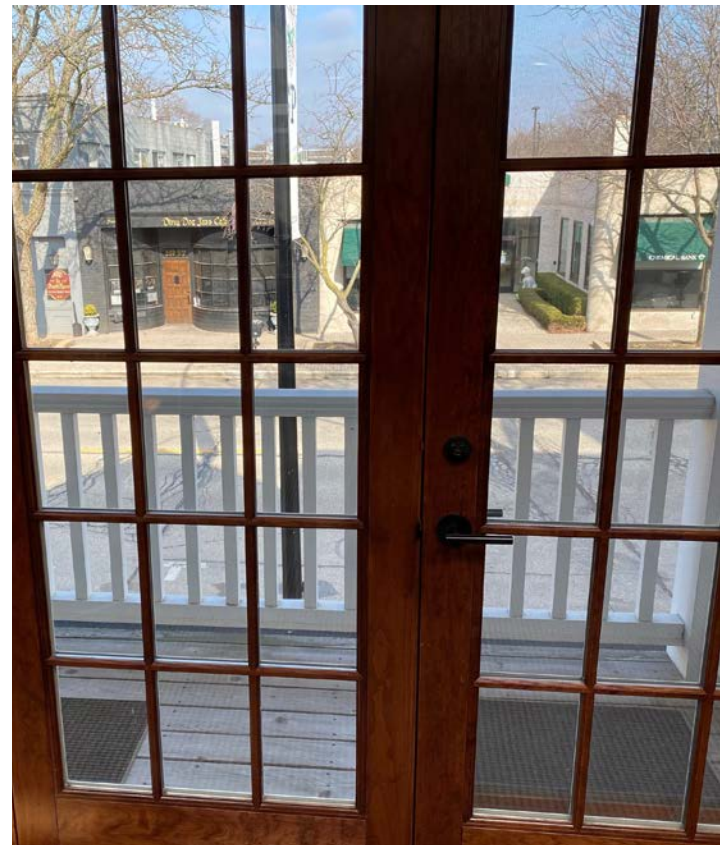


# Second Floor



Floor Plan







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Properties 

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