



Retail For Sale or Lease

Property Name:

Location: 2600 N. Monroe Street
City, State: Monroe, MI
Cross Streets: Cole Rd.
County: Monroe
Zoning: Commercial
Year Built: 2000

Total Building Sq. Ft.:	5,250	Property Type:	Street Retail
Available Sq. Ft.:	5,250	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	5,250	Total Acreage:	1.62
Max Cont. Sq. Ft.:	5,250	Land Dimensions:	N/A
Ceiling Height:	10'5"	Parking:	12+/-, Paved
Overhead Door(s) / Height:	3: 10 x 10	Curb Cuts:	1
Exterior Construction:	Siding	Power:	Ample
Structural System:	Wood	Restrooms:	1
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Monument
Basement:	No	Roof:	Gable
Number of Stories:	1	Floors:	Tile/Concrete
Condition:	Good	Delivery Area:	N/A

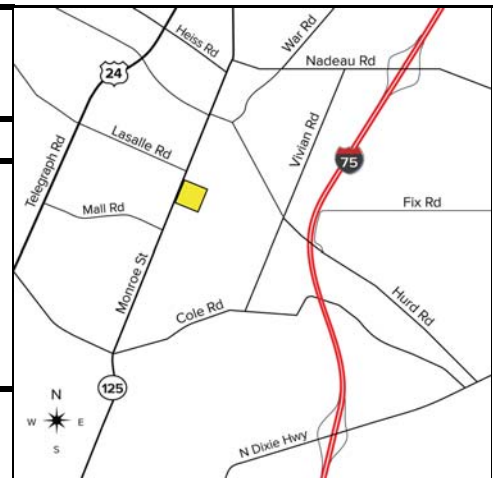
Population:	Median HH Income:	Traffic:	Yr: 2017	Count: 22,009	W. 12 Mile Rd. E. of Inkster Rd. 2-Way
1 Mile: 1,913	1 Mile: \$57,452	Yr: 2017	Count: 17,994		W. 12 Mile Rd. W. of Inkster Rd. 2-Way
3 Miles: 25,303	3 Miles: \$51,259	Yr: 2017	Count: 6,534		Inkster Rd. N. of W. 12 Mile Rd. 2-Way
5 Miles: 53,140	5 Miles: \$54,140	Yr: 2017	Count: 8,438		Inkster Rd. S. of W. 12 Mile Rd. 2-Way
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$8.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$5,354.41 (2018)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	07-353-003-00
Sale Price:	\$350,000 (\$66.67/sqft)	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Main-road multi-use building available. Perfect for contractor or retailer with 1+/- acre storage yard, 3,000 sq. ft. retail showroom, and 2,250 sq. ft. warehouse with loading dock.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com
Robert Keleghan, (419) 249-6323, rkeleghan@signatureassociates.com