



~ OVER 30 YEARS OF EXCELLENCE ~

ANTON, SOWERBY & ASSOCIATES

79 MACOMB PLACE / MOUNT CLEMENS, MI 48043 / 586 469-8888

**DOWNTOWN
MT. CLEMENS**

FOR SALE



76 S Main St., Mt. Clemens

7,740 SF Office Building

- ◆ Commercial business zoning; use all or lease part for additional income
- ◆ Walking to County/Court buildings, dining, shopping, entertainment and residential
- ◆ New, energy efficient thermostats, windows and doors; newer roof plus newly remodeled, bonus 3,600 SF office space in the basement
- ◆ Plenty of on-site parking; accessible from SB Gratiot Ave.

Only \$499,000

***For further information on this and other properties contact
Sue Blanchard at (586) 469-8888***



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PROFESSIONAL REAL ESTATE BROKERAGE

79 MACOMB PLACE / MT. CLEMENS, MI 48043 / (586) 469-8888

Web site: www.antonsowerby.com

E-mail: info@antonsowerby.com



ADDRESS **76 S Main St.** ZONING **CB**
 CITY **Mt. Clemens** OCCUPANCY
 LOCATION **S of Cass Ave.** AVAILABLE **Yes**

Price and Terms

SALE PRICE **\$499,000.00** PRICE/SF **\$64.47** SALE TERMS **Cash, C.T.N.M.**
 MONTHLY RENT LEASE RATE LEASE TERMS
 TAXES **\$18,768.04** CAM METERED **Y**

Building and Site

AVAIL SF **7,740** TOTAL SF **7,740** OFFICE DIMENSIONS **60 x 128**
 PARKING **On-site** SITE SIZE SF **13,786** SITE DIMENSIONS **Irregular**

General Comments

***7,740 SF commercial business zoning; use all or lease part for additional income**

***Walking to County/Court buildings, dining, shopping, entertainment and residential**

***Newly remodeled, bonus 3,600 SF office space in the basement**

***New, energy efficient thermostats, windows and doors; newer roof**

***Plenty of on-site parking; accessible from SB Gratiot Ave.**

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