

PROPERTY FOR SALE / LEASE

22100 Greater Mack Ave
Saint Clair Shores, MI 48080



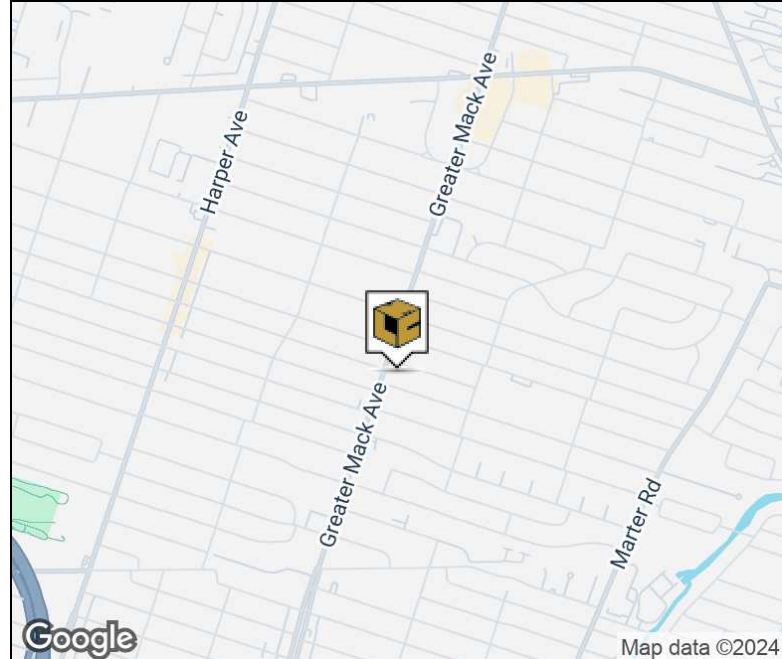
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Professional Office Building For Sale or Lease
- Very Desirable St. Clair Shores/Grosse Pointe Location
- Plug & Play Office Suite Up To 7,018 Sq. Ft.
- Entire Building Available - 12,996 SF
- Suites Ranging from 2,245 - 9,263 SF
- Free Basement Storage
- Common Area Lunch Room
- Available for Medical or Dental Conversion
- Zoned CLD - Commercial
- Corner to Corner Lot - Redevelopment Opportunity



FOR MORE INFORMATION:

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248.637.7791
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CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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OFFICE PROPERTY DETAILS

Location Information

Street Address	22100 Greater Mack Ave
City, State, Zip	Saint Clair Shores, MI 48080
County	Macomb
Cross-Streets	Greater Mack Ave
Nearest Highway	I-94

Building Information

Building Size	12,996 SF
Building Class	B
Occupancy %	79.5%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	12,996 SF
Year Built	1985
Gross Leasable Area	12,996 SF
Load Factor	N/A
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Sale Price	\$1,695,000
Price/SF	\$130.00/SF

Lease Rate:	\$16.50 SF/yr Gross + Utilities + Janitorial
Annual Escalations:	\$0.50/SF

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	CLD
Lot Size	0.86 Acres
APN #	09-14-34-330-001

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	50

Available Suites

Suite 101 - 4,288 SF	\$16.50 Gross + Utilities +Janitorial
Suite 102 - 2,245 SF	\$16.50 Gross + Utilities +Janitorial
Suite 103 - 2,730 SF	\$16.50 Gross + Utilities +Janitorial
Suite 101/103 - 7,018 SF	\$16.50 Gross + Utilities +Janitorial
Suite 101/102/103 - 9,263 SF	\$16.50 Gross + Utilities +Janitorial

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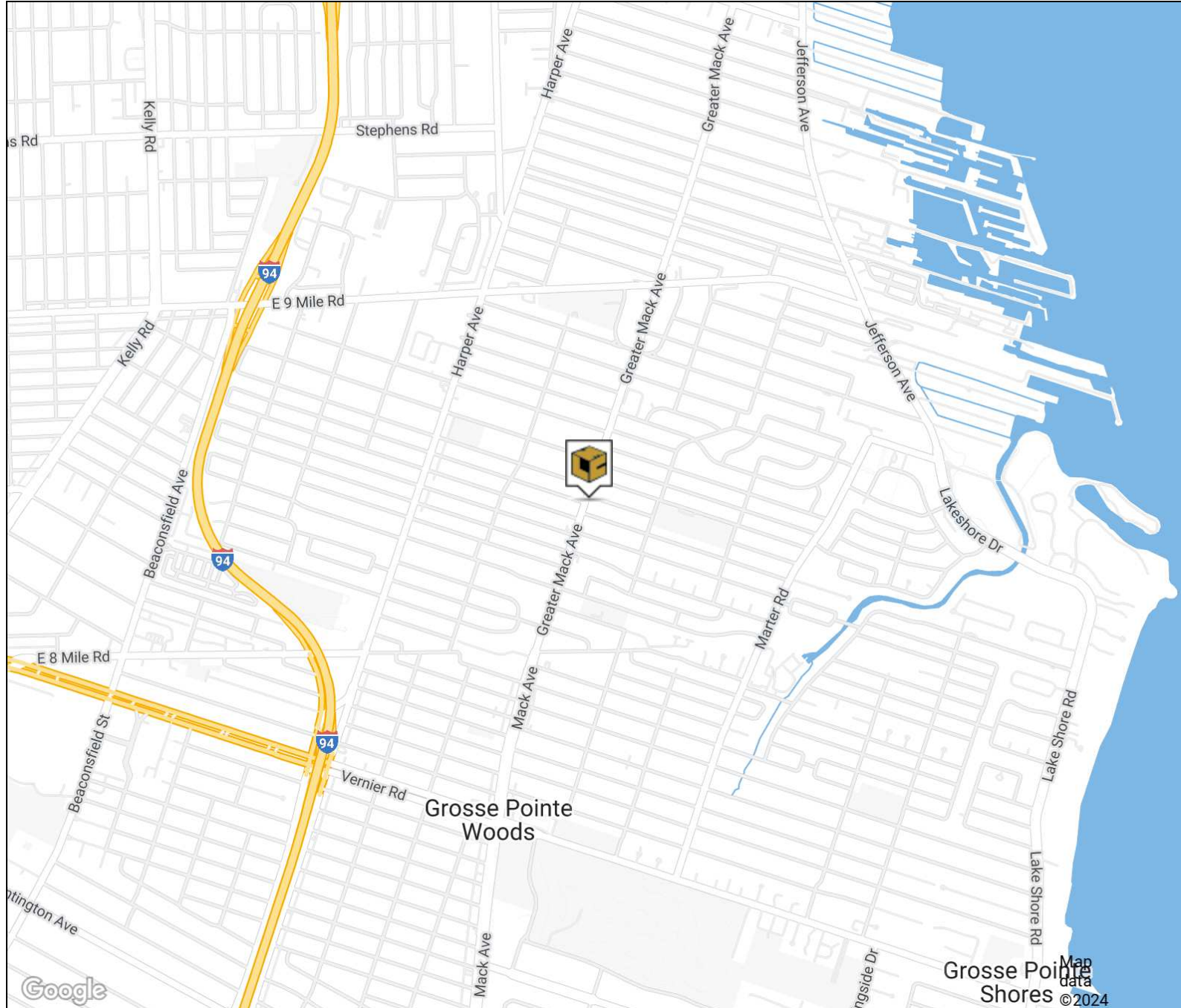
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FLOOR PLAN



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 101	Available	4,288 SF	Gross + Utilities +Janitorial	\$16.50 SF/yr
Suite 102	Available	2,245 SF	Gross + Utilities +Janitorial	\$16.50 SF/yr
Suite 103	Available	2,730 SF	Gross + Utilities +Janitorial	\$16.50 SF/yr
Suite 101/103	Available	7,018 SF	Gross + Utilities +Janitorial	\$16.50 SF/yr
Suite 101/102/103	Available	9,263 SF	Gross + Utilities +Janitorial	\$16.50 SF/yr

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INTERIOR PHOTOS



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