



## OFFERING SUMMARY

<b>Lease Rate</b>	<del>\$14.50</del> <b>Now Only \$12.00</b>
<b>Lease Terms</b>	Gross
<b>Available SF</b>	2,850 SF
<b>Total SF</b>	6,027 SF
<b>Sale Terms</b>	Gross
<b>Zoning</b>	O-1

## PROPERTY OVERVIEW

Located directly across from senior living;  
1,425 SF to 2,850 SF available ideal for accounting,  
legal, insurance and other professional uses.

## PROPERTY HIGHLIGHTS

- ◆ **Includes all utilities** except phone and internet
- ◆ Walking distance to restaurants and shopping
- ◆ In the heart of St. Clair Shores, just south of 9 Mile Road
- ◆ Minutes to I-94 and I-696
- ◆ Abundant on-site parking



**Anton, Sowerby & Associates**  
79 Macomb Place  
Mount Clemens, MI 48043  
586-469-8888  
www.anton-sowerby.com



**LISTING AGENT:**  
**Sue Blanchard**  
**Direct Dial 586-300-6119**  
sblanchard@anton-sowerby.com