

OFFICE PROPERTY // FOR SALE

1,924 SF MEDICAL OFFICE BUILDING IN ORCHARD LAKE/BLOOMFIELD HILLS AREA

4085 PONTIAC TRL

ORCHARD LAKE, MI 48323



- Medical office building
- Prime visibility and identity
- Ready for modern updates
- Ample natural light
- Serene location surrounded by nature
- Located in an area with excellent demographics



P.A. COMMERCIAL
Corporate & Investment Real Estate

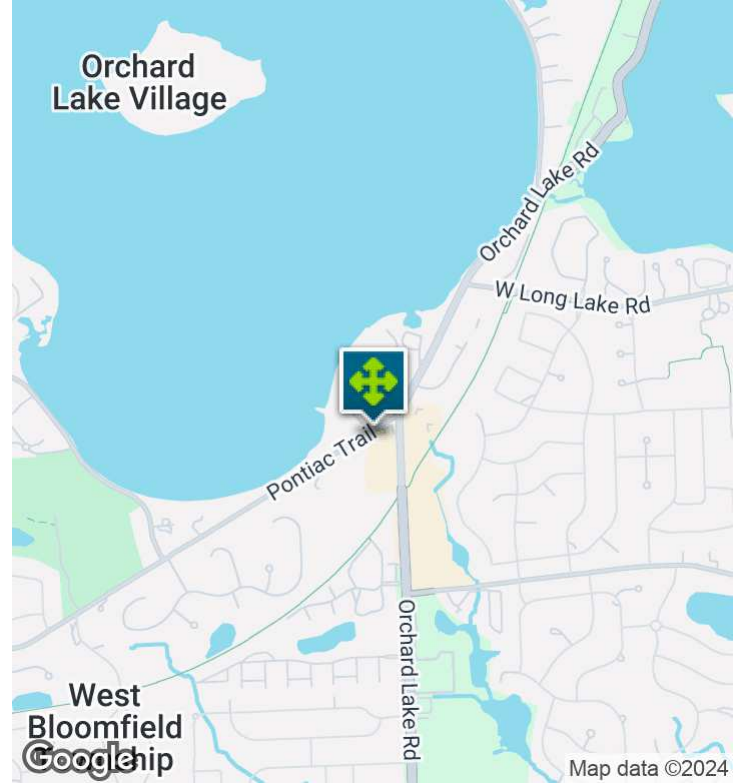
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



Sale Price	\$750,000
-------------------	------------------

OFFERING SUMMARY

Building Size:	1,924 SF
Lot Size:	0.5 Acres
Number of Units:	1
Price / SF:	\$389.81
Year Built:	1962
Zoning:	B1
Market:	Detroit
Submarket:	Lakes Area

PROPERTY OVERVIEW

Commercial building with prime visibility in the affluent City of Orchard Lake at the intersection of Pontiac Trail and Orchard Lake Road. Previously occupied by Family Medicine Practice. The building is vacant and ready for its next chapter. The seller has updated plans for the exterior and interior for a medical office or build-to-suite. The site includes 2 lots totaling .5 acres.

LOCATION OVERVIEW

Nestled in the thriving Orchard Lake community, in the "Lakes Area," 4085 Pontiac Trail is ideally situated for Office/Medical investors seeking a prime location in the Detroit market. The property benefits from its proximity to notable landmarks like Orchard Lake Country Club and Pine Lake, offering a serene environment for employees and clients.

PROPERTY HIGHLIGHTS

- Medical office building
- Prime visibility and identity
- Ready for modern updates
- Ample natural light
- Serene location surrounded by nature

4085 PONTIAC TRL, ORCHARD LAKE, MI 48323 // FOR SALE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

Noor Kalasha ASSOCIATE
D: 248.801.9499 | C: 248.225.3333
noor@pacommercial.com

Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.701.9001
dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4085 PONTIAC TRL, ORCHARD LAKE, MI 48323 // FOR SALE

ADDITIONAL PHOTOS



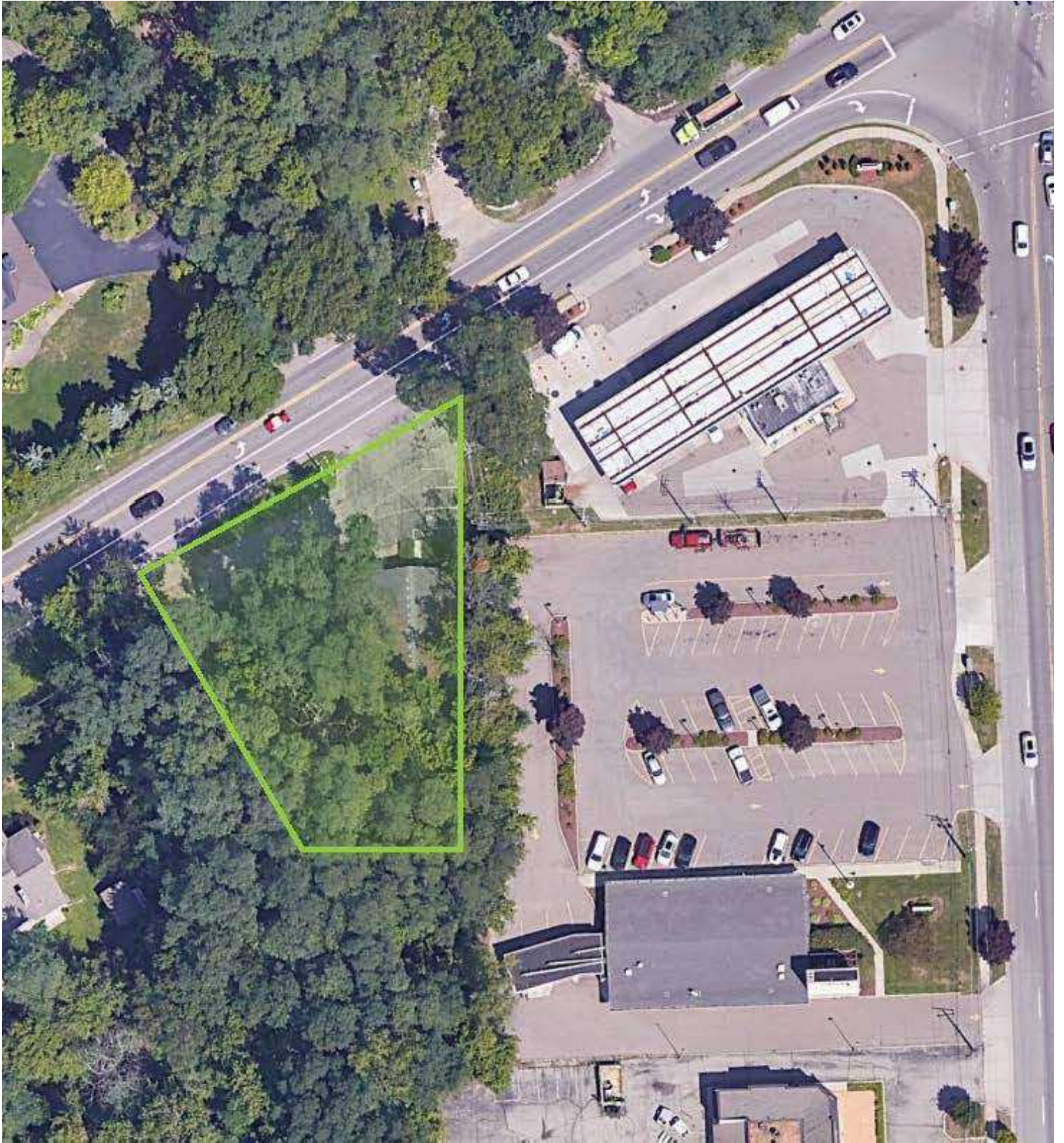
Noor Kalasho ASSOCIATE
D: 248.801.9499 | C: 248.225.3333
noor@pacommercial.com

Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.701.9001
dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4085 PONTIAC TRL, ORCHARD LAKE, MI 48323 // FOR SALE

AERIAL MAP



P.A. COMMERCIAL
Corporate & Investment Real Estate

Noor Kalasho ASSOCIATE
D: 248.801.9499 | C: 248.225.3333
noor@pacommercial.com

Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.701.9001
dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

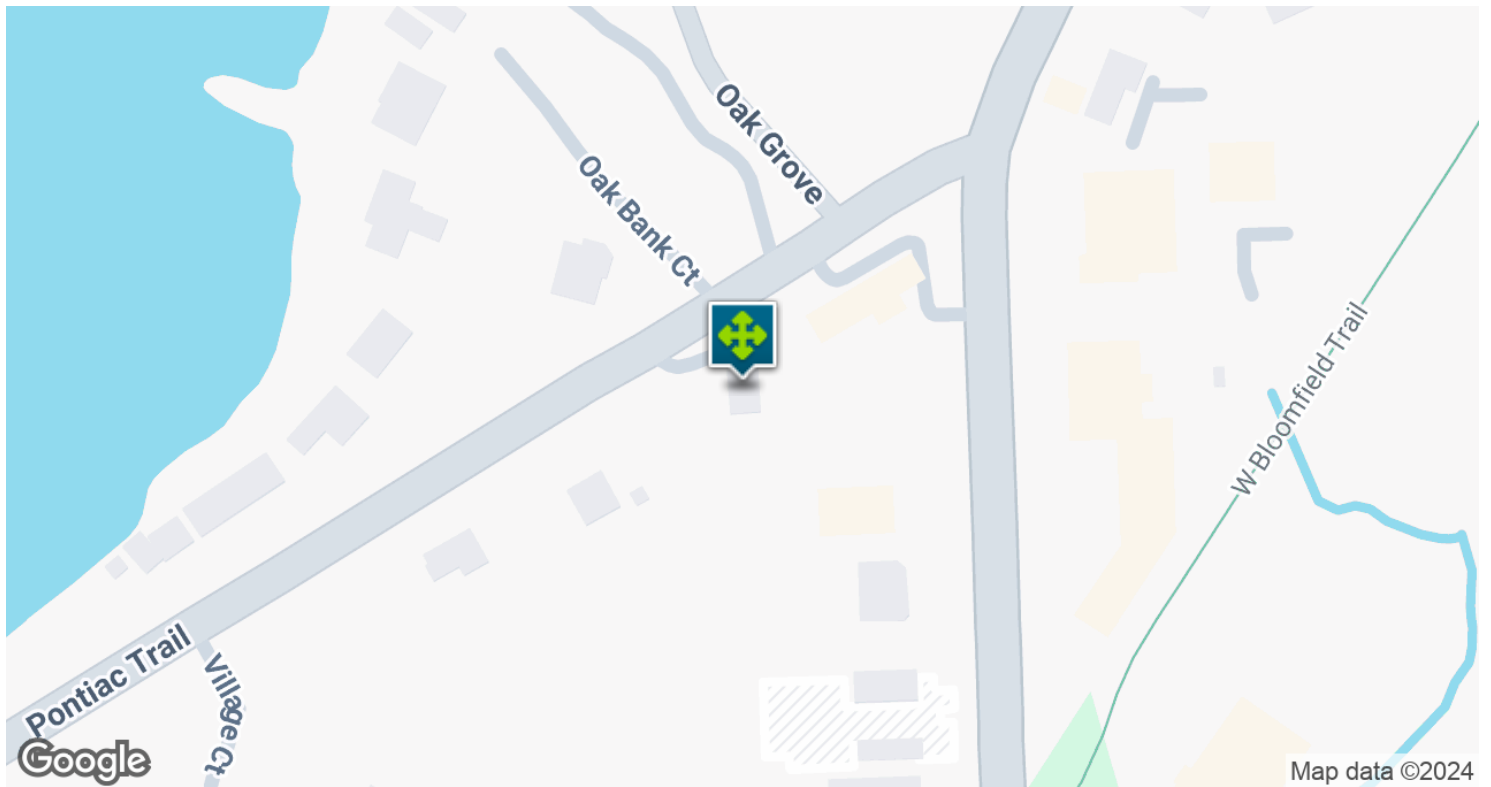
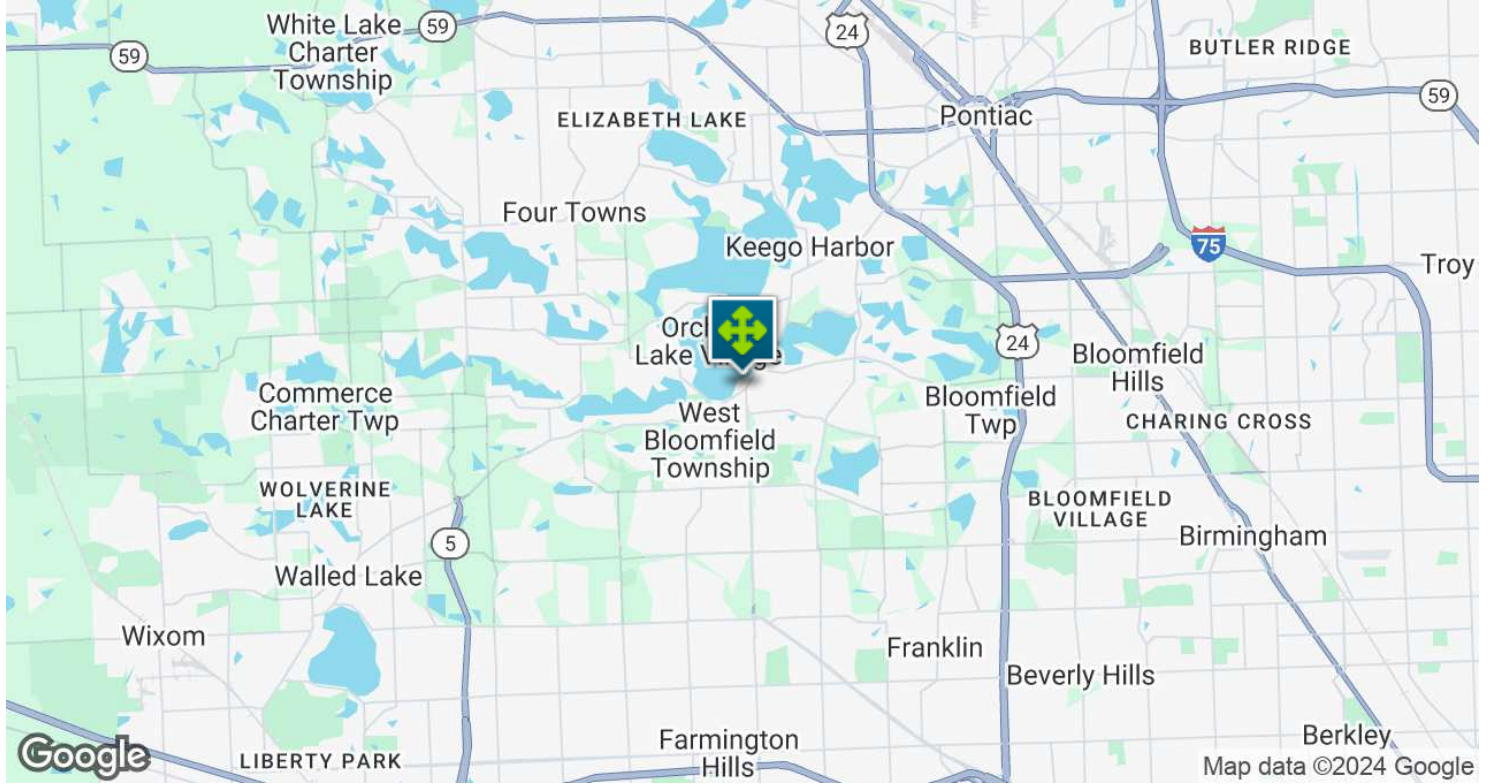
SECTION 11.02 PERMITTED USES - ZONE 5

- A. Business, professional and governmental offices, including executive, administrative, professional, accounting, real estate, clerical, stenographic and drafting. The above uses shall not be constructed to eliminate offices of recognized manufactures' agents, provided that no display will be in an exterior show window, and the total area devoted to display, including the objects, shall not exceed fifteen percent (15%) of the usable floor area of the establishment using the display of an actual product for sale as a sales procedure; provided that there shall be no outdoor storage of goods or material, irrespective of whether or not they are for sale, and provided further, that there shall be no warehousing or indoor storage of goods or material, irrespective of whether or not they are for sale beyond that normally incidental to the above permitted office type uses.
- B. Medical or dental centers, clinics, not including veterinarian hospital.
- C. Professional office of a medical doctor, osteopath, chiropractor, dentist, optometrist, architect, lawyer, professional engineer, land surveyor, landscape architect or community planner.
- D. Any use similar to the above provided that no use in this classification shall involve the receipt, storage, sale or display of personal property items.
- E. Off-street parking in accordance with the requirements in Article VI.
- F. Public, Parochial, and private elementary, middle and high schools.
- G. Fire Station.



4085 PONTIAC TRL, ORCHARD LAKE, MI 48323 // FOR SALE

LOCATION MAP

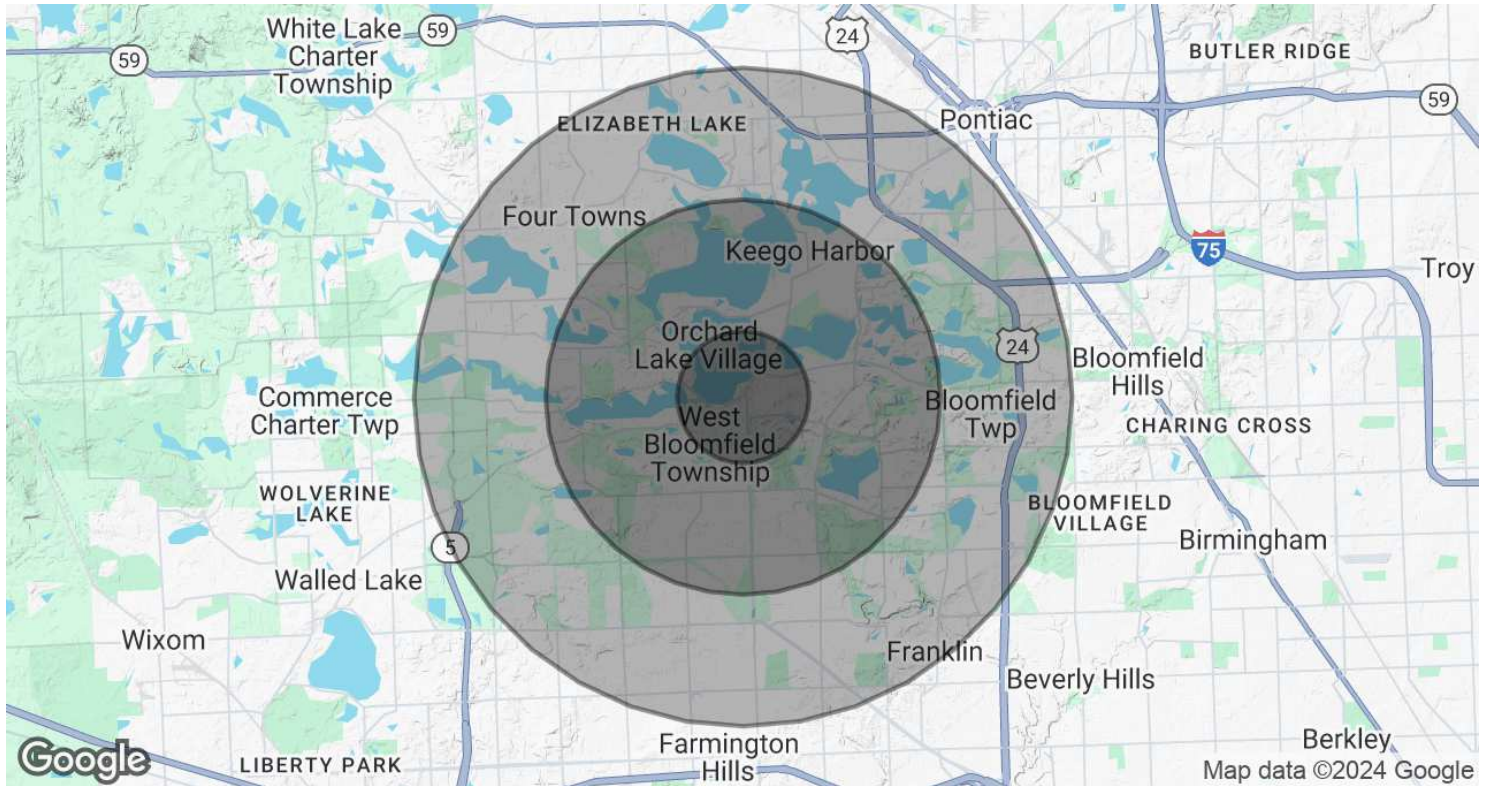


Noor Kalasho ASSOCIATE
D: 248.801.9499 | C: 248.225.3333
noor@pacommercial.com

Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.701.9001
dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,862	51,419	155,548
Average Age	44	45	44
Average Age (Male)	44	44	43
Average Age (Female)	45	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,786	20,121	62,078
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$213,446	\$182,249	\$152,993
Average House Value	\$624,817	\$569,320	\$482,769

Demographics data derived from AlphaMap

4085 PONTIAC TRL, ORCHARD LAKE, MI 48323 // FOR SALE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



Noor Kalasho

ASSOCIATE

D: 248.801.9499

C: 248.225.3333

noor@pacommercial.com



Dan Blugerman, CCIM

SENIOR ASSOCIATE

D: 248.987.5418

C: 248.701.9001

dan@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.