

# 27365 Harper Ave

*Saint Clair Shores, MI*

- Single Story Multi-Tenant Office Building
- Exceptional Owner/User or Investment Opportunity
- Existing Income with Upside Potential
- Prominent Visibility on Harper Ave
- Professionally Owned & Managed Asset
- Up to 2,492 SF Available for Lease
- Excellent Access to I-94 & I-696
- Convenient On-Site Parking

## OFFICE BUILDING FOR SALE OR LEASE

### FOR MORE INFORMATION:

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**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

248.637.9700 | [LMCap.com](http://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.



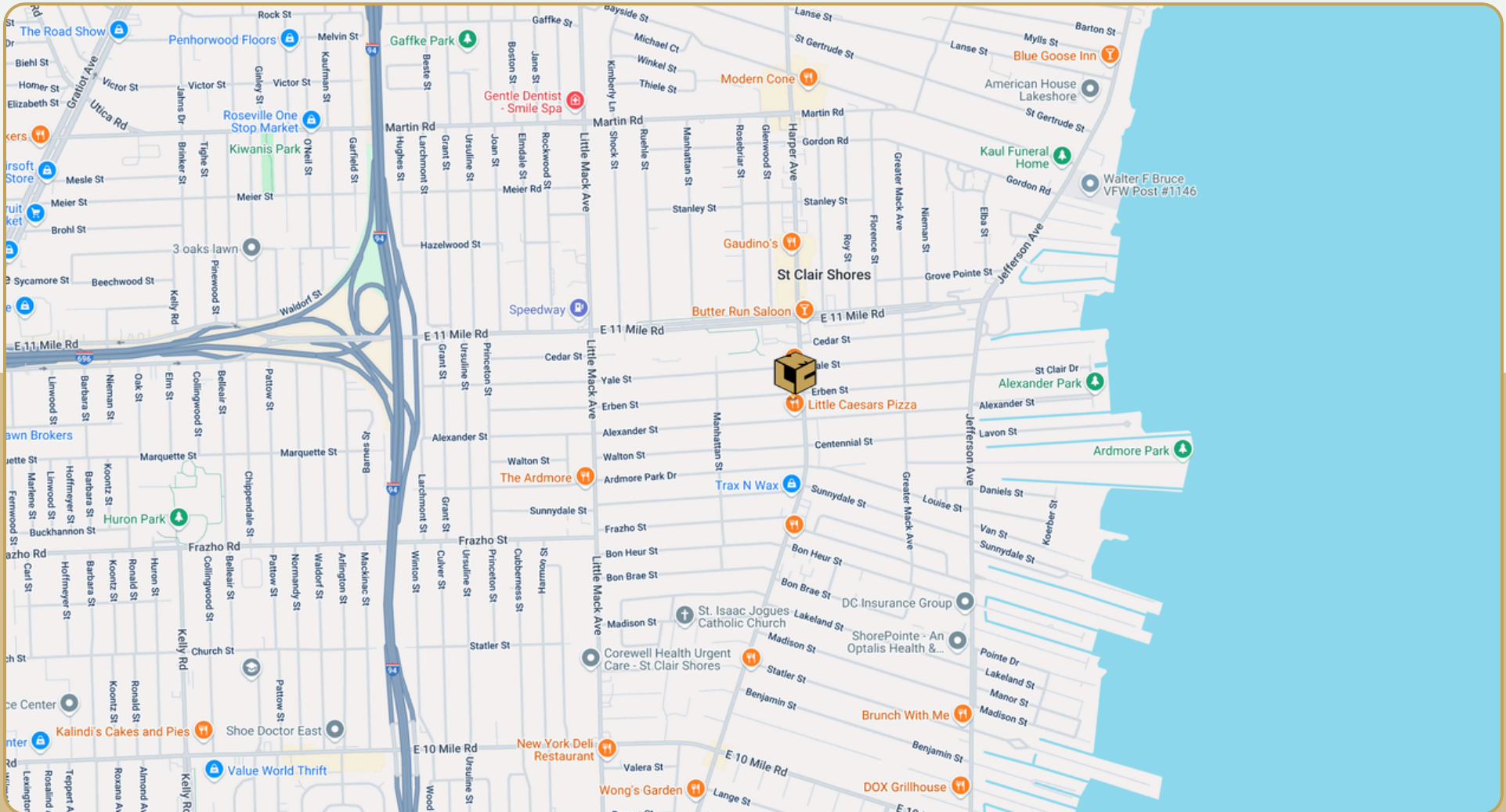
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## Office Property Details:

### Details:

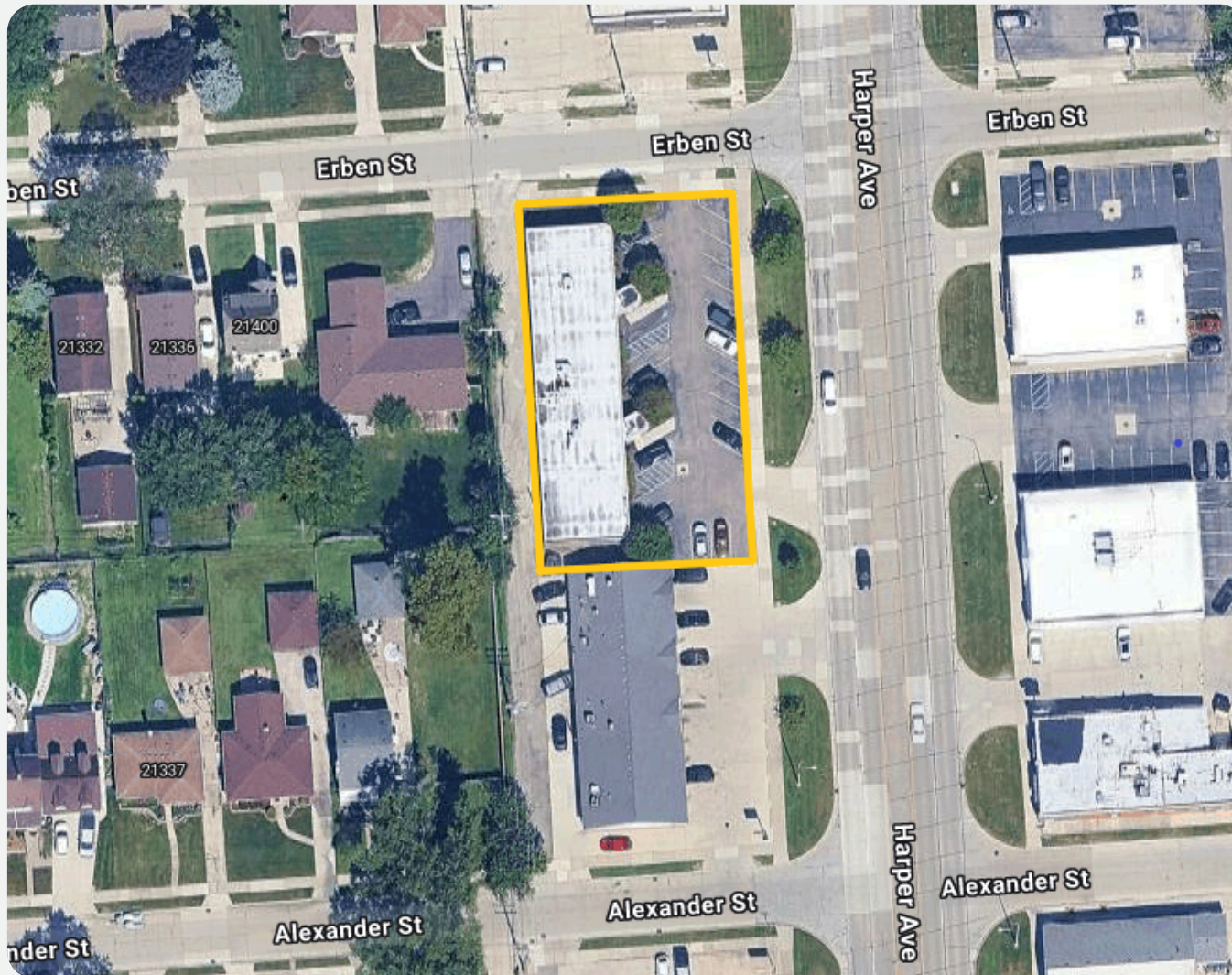
**Location Description:** 11 Mile & Harper Avenue  
**Building Type:** Office  
**Class:** B  
**Zoning:** Office  
**Floors:** B-1  
**Year Built:** 1979  
**Year Renovated:** -  
**Gross SF:** 4,533 SF  
**Total Rentable SF:** 4,533 SF  
**Available SF:** 992 SF - 1,500 SF  
**Acres:** 0.38  
**Multitenant:** Yes  
**Parcel ID:** 09-14-22-128-022  
**Property Description:** Professionlly Owned & Managed Office Complex

### Economic:

**Sale Price:** \$725,000.00  
**Price/SF:** \$129.00  
**Min/Max Rental Rate:** \$16.00/SF  
**Rental Terms:** + Utilities  
**Annual Escalations:** \$0.50/SF  
**Occupancy:** Immediate  
**Parking:** Surface - 24 Spaces  
**Partition Allowance:** Negotiable  
**Signage:** Yes  
**Status:** Existing

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## Available Suites:



**Suite A:** 992 SF

**Suite B:** 1,500 SF

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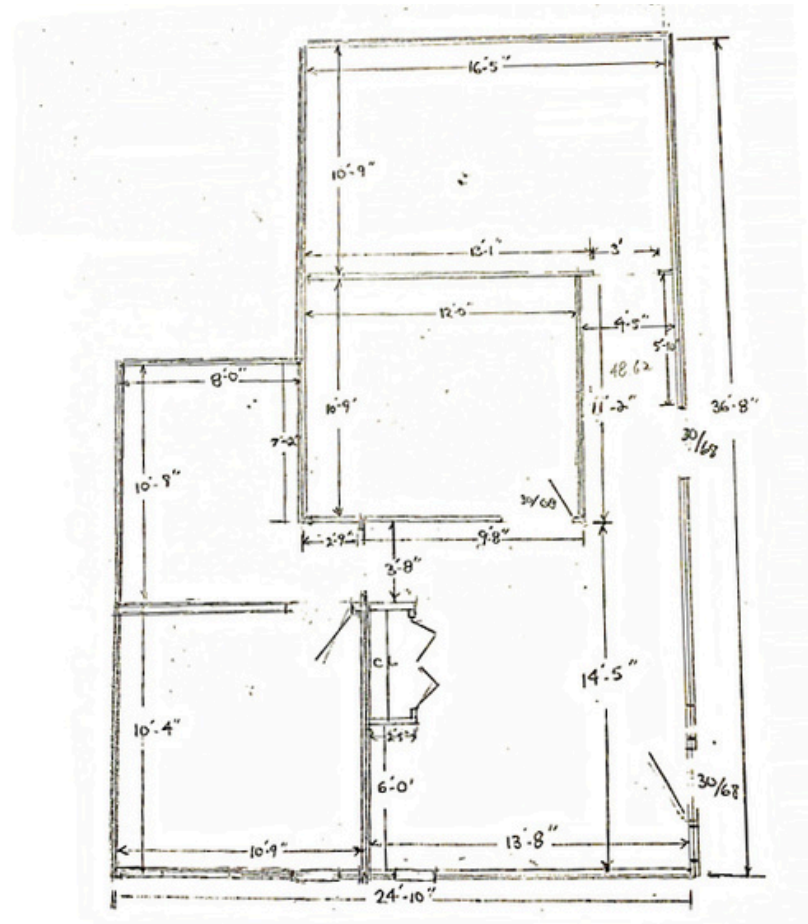
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## Suite A Floor Plan



Suite Number	Square Footage
A	992 SF

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