

42490 Garfield Road, Clinton Twp, Michigan 48038

MLS#: **20240022364**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **03111 - Clinton Twp**
 DOM: **N/2/2**

Short Sale:
 Trans Type:

No Lease
ERTL/FS

LP: **\$4,500**
 OLP: **\$4,500**



Location Information

County: **Macomb**
 Township: **Clinton Twp**
 Mailing City: **Clinton Township**
 School Dist: **Chippewa Valley**
 Location: **19 Mile & Garfield**
 Directions: **South of 19 Mile & East of Garfield**

Side of Str:

Lot Information

Acres: **2.49**
 Rd/Wtr Frt Ft: **485 /**
 Lot Dim: **485x274**

General Information

Year Blt/Rmd: **2000**
 #Units/ % Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial**
 Current Use: **Commercial**
 Bus Type: **Medical, Office**
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc:
 Annl Gross Inc: **0**
 Annl Oper Exp:

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **2,400** (LP/SqFt: \$1.88)
 Est Sqft Main: **2,400**
 Est Sqft Ofc:
 Sqft Source:

Recent CH: **04/29/2024 : New : PS->ACTV**

Listing Information

Listing Date: **04/29/2024** Off Mkt Date: Pending Date: BMK Date:
 Exclusions: ABO Date: Contingency Date:
 Terms Offered: **Lease** Possession: **At Close**
 Lease Length: **12 Months, 13-24 Months** MLS Source: **REALCOMP** Originating MLS# **20240022364**
 Access: **Appointment** LB Location:

Features

Arch Level: Exterior: **Brick**
 Foundation: **Slab** Foundation Mtrl:
 Accessibility: Heating: **Forced Air**
 Fencing: Office Heating:
 Wtr Htr Fuel: **Natural Gas** Sewer: **Public Sewer (Sewer-Sanitary)**
 Water Source: **Public (Municipal)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **00000000** Ownership: **Standard (Private)**
 Tax Summer: Tax Winter: Oth/Sp Assmnt:
 SEV: Taxable Value: Existing Lease: **No** Occupant: **Owner**
 Legal Desc: **50-11-08-102-014 2000 CONDO GARLAND COMMONS CONDO UNIT 14, BUILDING 2 2ND AMENDMENT MACOMB COUNTY CONDO PLAN NO. 432 RECORDED IN MCR, L 8727 P 502-510 INCL. SPLIT ON 02/01/2000 FROM 011-008-031-10 50-11-08-102-011 2000 CONDO GARLAND COMMONS CONDO UNIT 11, BUILDING 2 2ND AMENDMENT MACOMB COUNTY CONDO PLAN NO. 432 RECORDED IN MCR, L 8727 P 502-510 INCL. SPLIT ON 02/01/2000 FROM 011-008-031-10**

Agent/Office/Contact Information

Sub Ag Comp: **Yes: 3%**
 Buy Ag Comp: **Yes: 3%**
 Trn Crd Comp: **Yes: 3%**
 Compensation Arrangements:
 Listing Office: **Top Agent Realty** List Ofc Ph: **(248) 277-4226**
 Listing Agent: **EDDIE BABBIE** List Agt Ph: **(248) 229-0303**
 Co-List Agent: **CHARLES N TAMOU** Co-List Agt Ph: **(586) 202-0499**
 Contact Name: **EDDIE BABBIE** Contact Phone: **(248) 229-0303**

Remarks

Public Remarks: **Welcome to an exceptional fully furnished Medical/Office commercial unit. This is a turnkey property ready to for owner operator or an investor looking for rental income. This unit currently has a lobby, reception, 3 exam rooms with additional space to add more exam rooms, open space, kitchen area and office. The property benefits from an association that handles exterior maintenance responsibilities. This includes snow removal, grass maintenance, roof repairs, egress doors, egress windows and other external upkeep tasks. This feature not only saves the owner time and effort but also ensures that the property maintains its curb appeal and value. Unit can be converted from Medical use to Professional Office Use. Over 5,000 residential homes within 1 mile radius. Two minute drive and half a mile away from Henry Ford Macomb Hospital.**

REALTOR® Remarks: **Buyers agent to verify all information. Association fee is \$461 a month. For questions or offers, please contact Eddie Babbie at (248) 229-0303.**