

FOR SALE

5516 TORREY ROAD
Flint, MI 48507

FREESTANDING COMMERCIAL BUILDING



FORMER DETAL CLINIC - SUITABLE FOR A VARIETY OFFICE-RELATED USES

JERRY MANSOUR JR

Mansour Realty, Inc.
www.mansourrealty.com
810-244-6000



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EXECUTIVE SUMMARY

5516 TORREY ROAD
Flint, MI 48507

1,832 SF Building / 20,473 SF Lot / Offered at \$295,000

A Premier Professional Opportunity on Torrey Road.

This isn't just a property, it's a meticulously crafted professional environment, poised for immediate occupancy. With a specialized medical build-out and a meticulously planned layout, this turn-key space is an unparalleled asset for healthcare, wellness, therapy, and ancillary service providers.

Strategically positioned on a prominent stretch of Torrey Road, the location boasts exceptional visibility and effortless accessibility, ensuring a steady flow of clientele from the surrounding developed Flint community.

Beyond its prime location, the property's value is in its existing infrastructure. The fully-equipped, purpose-built design—complete with optimized plumbing, electrical, and a professional floor plan—eliminates the costly and time-consuming build-out process. This allows you to overcome the hassle of renovation and focus on what matters most: growing your practice from day one.

- Proven history as successful medical services office, ensuring its suitability for a range of professional uses.
- Turn-Key Professional Space – Fully-equipped, purpose-built professional office.
- High street visibility ensures clients and patients can easily locate and access the office.
- The existing interior is configured for professional use, with a dedicated reception area, examination rooms, and administrative workspaces.
- The private rooms and professional atmosphere are a perfect fit for Aesthetics, MediSpa, Chiropractic and many other Ancillary Healthcare Services.
- The specialized infrastructure for sterilization and cleaning can be repurposed and provides a significant asset.

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INVESTMENT OVERVIEW

5516 TORREY ROAD
Flint, MI 48507

1,832 SF Building / 20,473 SF Lot / Offered at \$295,000

Property:	5516 Torrey Rd Flint, MI 48507 Tax ID: 15-03-576-017
Seller:	M Turchi Development, LLC
Purchaser:	1,929 Square Feet
Purchase Price:	\$295,000 \$152.93 PSF
Terms:	Cash at Closing
Inspection Period:	45 Days

Deposit:	\$15,000, refundable during Inspection Period
Taxes:	\$9,800/yr.
Utilities:	City Water & City Sewer
Existing Use:	Dental Office
Zoning:	General Commercial

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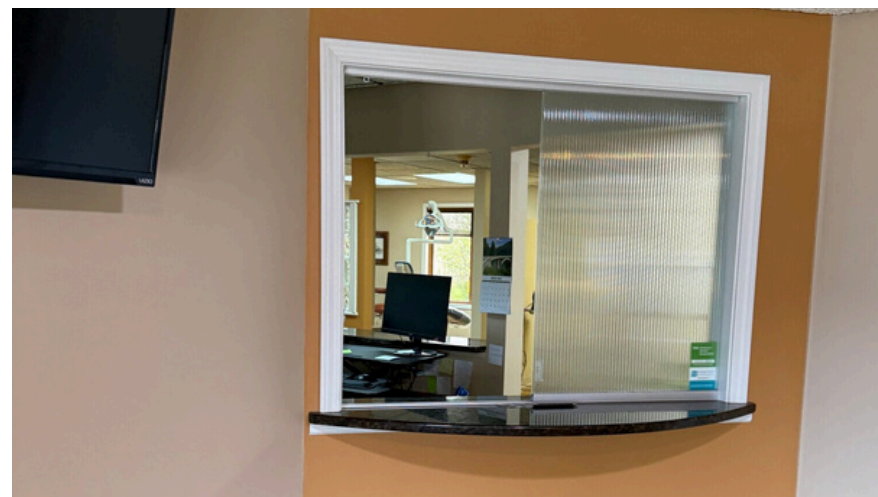
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INTERIOR VIEWS

5516 TORREY ROAD
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Reception Area / Office Workspace



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INTERIOR VIEWS

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Exam / Treatment Rooms



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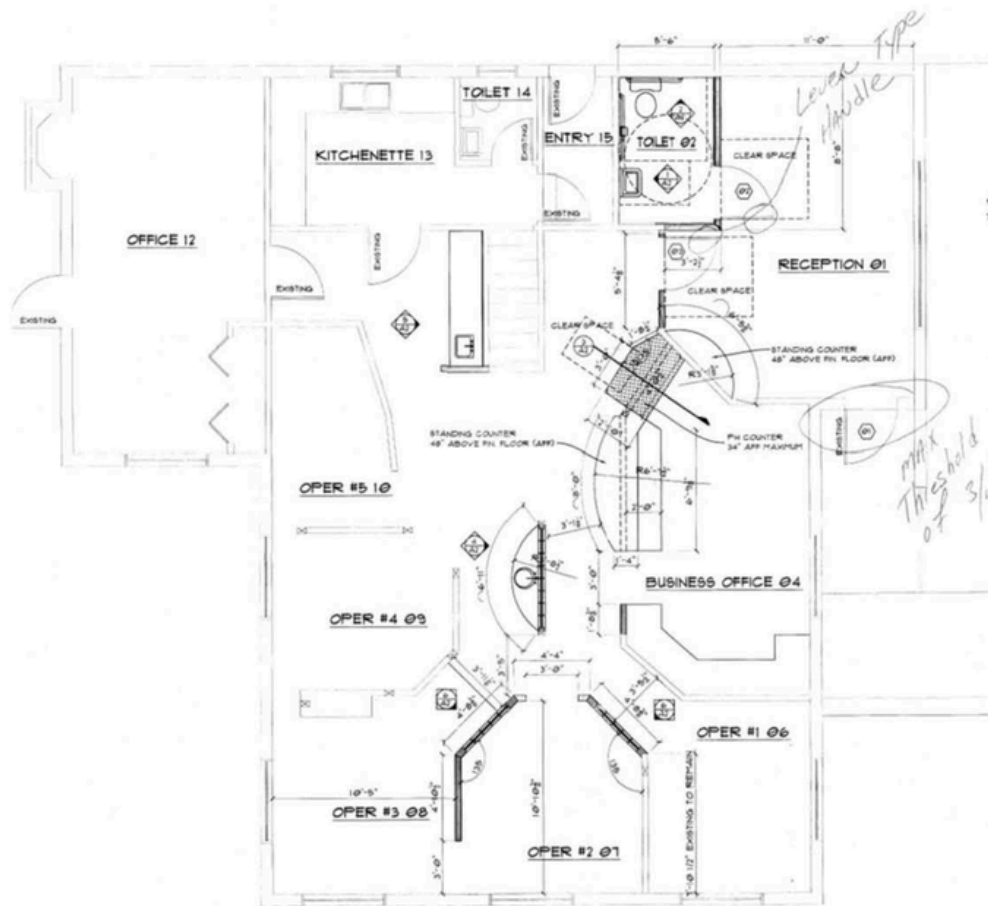
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BUILDING FLOORPLAN

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AERIAL OVERVIEW

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COMMUNITY PROFILE

5516 TORREY ROAD
Flint, MI 48507



Flint, Michigan is a powerhouse of resilience—a city transforming challenge into opportunity with unstoppable determination. Once the heart of American manufacturing, Flint is now a hub for innovation, education, and community-driven revitalization.

A surge of local entrepreneurs, strategic investments, and bold redevelopment projects are igniting a renaissance across the city. Downtown Flint pulses with new restaurants, cultural venues, striking public art, and signature events that draw regional visitors. Anchor institutions like McLaren Hospital, Diplomat Specialty Pharmacy, and Kettering University drive continued economic momentum.

Strategically positioned at the crossroads of I-75 and I-69, Flint offers unbeatable access for business and logistics. Residents enjoy an expansive parks system, a thriving arts scene, and one of the Midwest's most affordable costs of living. With accelerating investment and powerful community partnerships, Flint isn't just recovering—it's thriving and proving its best days lie ahead.

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INVESTMENT SUMMARY



5516 TORREY RD

Flint, MI 48507

Freestanding Commercial Building

Former Dental Clinic

Suitable For Various Professional Services

1,832 SF Building / 20,473 SF Lot

Offered at \$295,000

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