

115 E. FRONT STREET
MONROE, MI 48161

OFFICE BUILDING FOR SALE
3,278 Square Feet Available



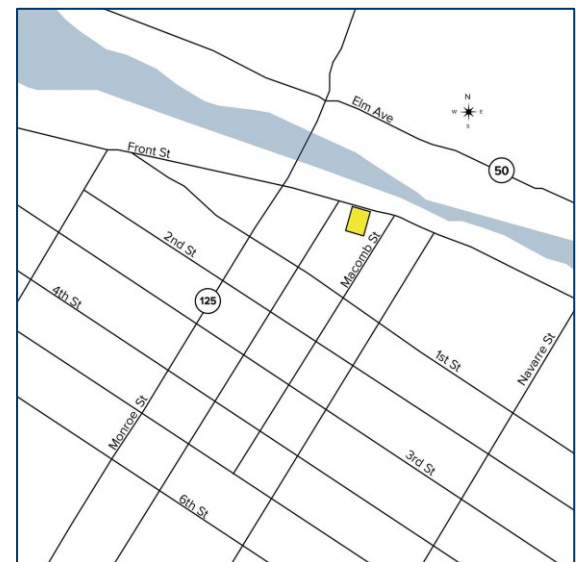
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$250,000
Building Size:	3,278 SF
Number of Stories:	2 + basement (unfinished)
Condition:	Great
Lot Dimensions:	35' x 104'
Acreage:	0.06 AC
Closest Cross Street:	Between Washington St. & S. Macomb St.
County:	Monroe
Zoning:	CBD – Central Business District
Parking:	4 spaces in rear + free 2-hr. street parking
Curb Cuts:	1
Street:	2 lane, 1 way



For more information, please contact:

JARED JENSEN
(419) 249 6326 or (419) 377 8964
jjensen@signatureassociates.com

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block + brick
Roof:	Flat rubber, (replaced less than 10 years ago)
Floors:	Wood
Floor Coverings:	Carpet
Ceiling Height:	13' – 14'
Basement:	Yes
Heating:	GFA
Air Conditioning:	Central
Power:	200-amp single phase
Restrooms:	2 (1 per floor)
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Façade/window + door

2025 REAL ESTATE TAXES

Parcel ID Number:	55 39 00580 000
Total Annual Taxes:	\$6,548

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Other Occupants:	None
Sign on Property:	Yes
Showing Instructions:	Contact agents



Comments:

- Prime Downtown Monroe office location with excellent frontage and visibility.
- 4 space parking “lot” at the rear of building.
- Office building overlooks River Raisin.
- 1st floor layout: Reception area, large office/conference room, 3 private offices, and restroom.
- 2nd floor layout: 5 private offices, restroom, and kitchenette.
- Roof and windows replaced within last 10 years.
- Exposed brick detailing throughout.

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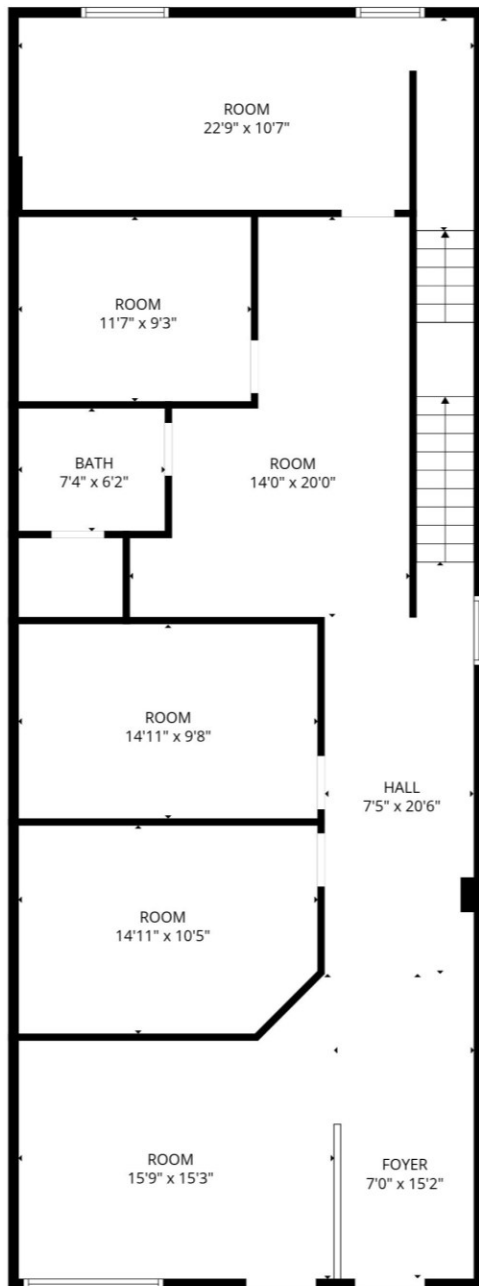
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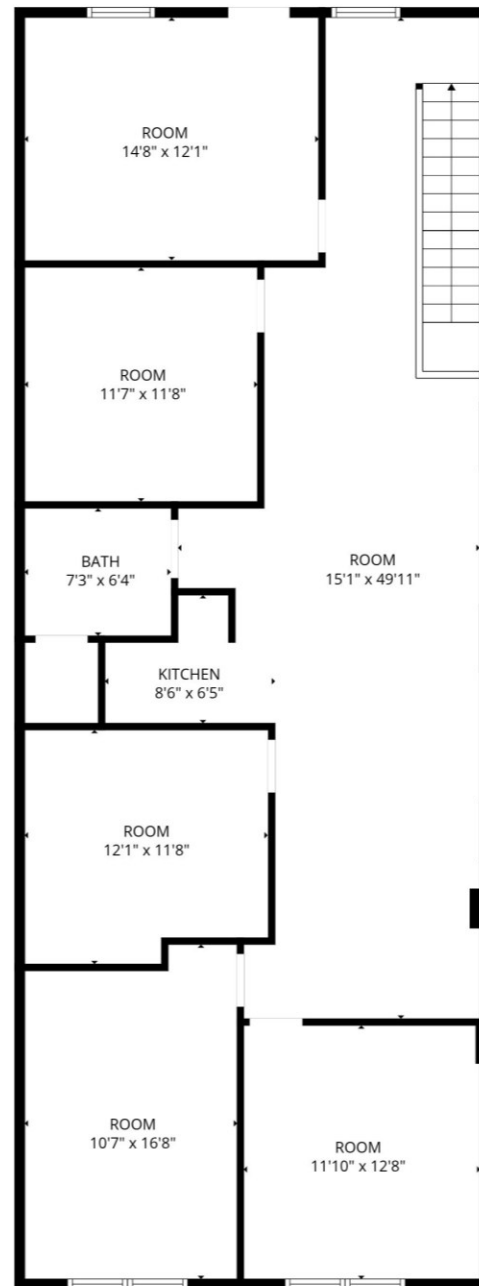
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1st floor



2nd floor

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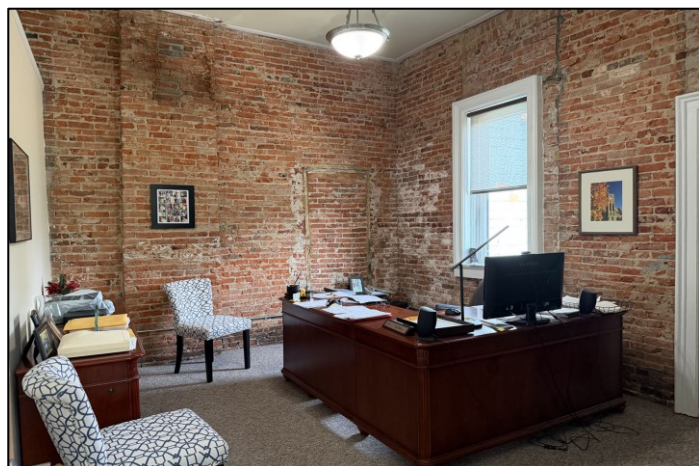
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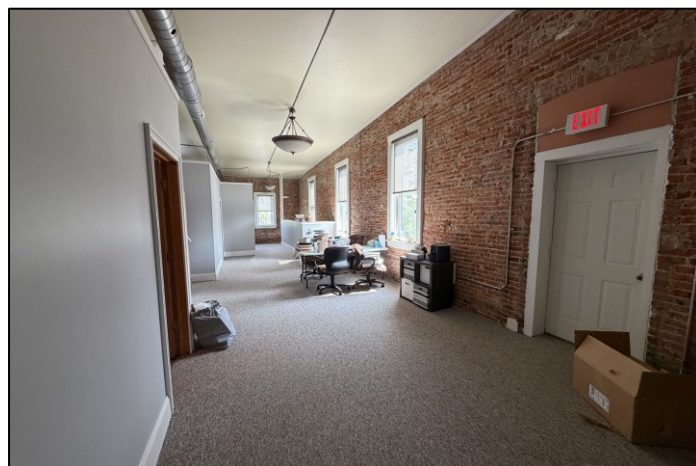
1st Floor Entrance



1st Floor Reception



1st Floor Office



2nd Floor Office

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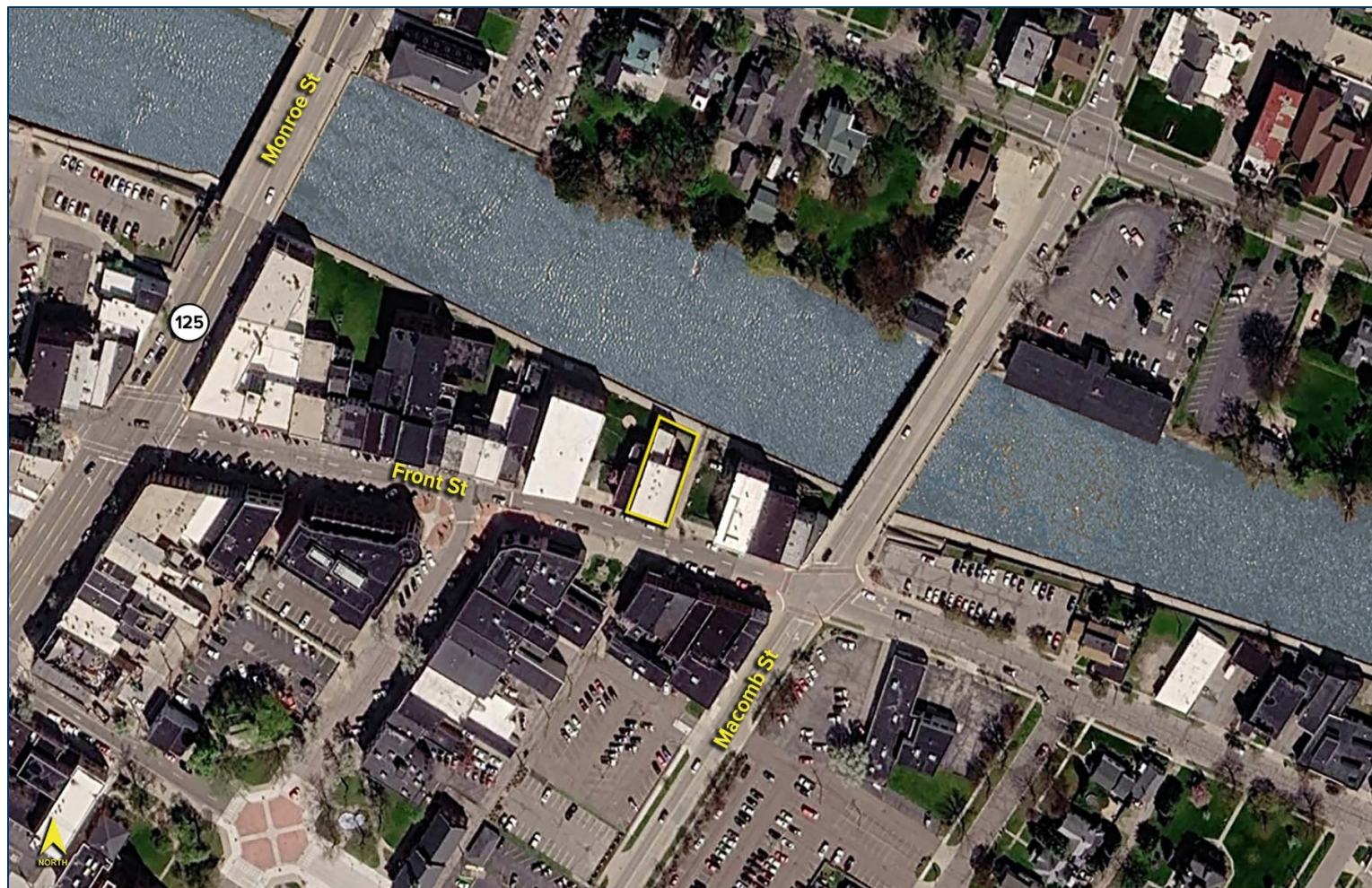
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,350	\$60,023
3 MILE	39,339	\$63,829
5 MILE	52,216	\$69,224

TRAFFIC COUNTS (TWO-WAY)

1,640	E. Front Street
15,812	S. Monroe Street
3,122	N. Macomb Street

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