

OVER 21 ACRES & FORMER ART VAN AVAILABLE



4273-4377 ALPINE AVE NW | COMSTOCK PARK, MI

PROPERTY FEATURES

- 111,242 available square feet (including mezzanine)
- Situated on 21.85 acres – Parcels can be split subject to owner approval
- Zoned C-PUD
- 219 parking spaces
- Prime real estate on Alpine Avenue for redevelopment or as-is use
- Site is less than one minute from Wal-Mart, Sam's Club, Best Buy and more
- Great potential for storage redevelopment, housing, mix-use, big box retailer or many other opportunities
- Sale Price: \$7,200,000
- Lease Rate: \$11.00/sf NNN (\$101,972/mo)



For more information, please contact:

JOE RIZQALLAH

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PETER CACHEY

(616) 259 6386

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SIGNATURE

ASSOCIATES

KNOW SIGNATURE | KNOW RESULTS

4273-4377 Alpine Avenue NW – Comstock Park, MI
For Sale or Lease

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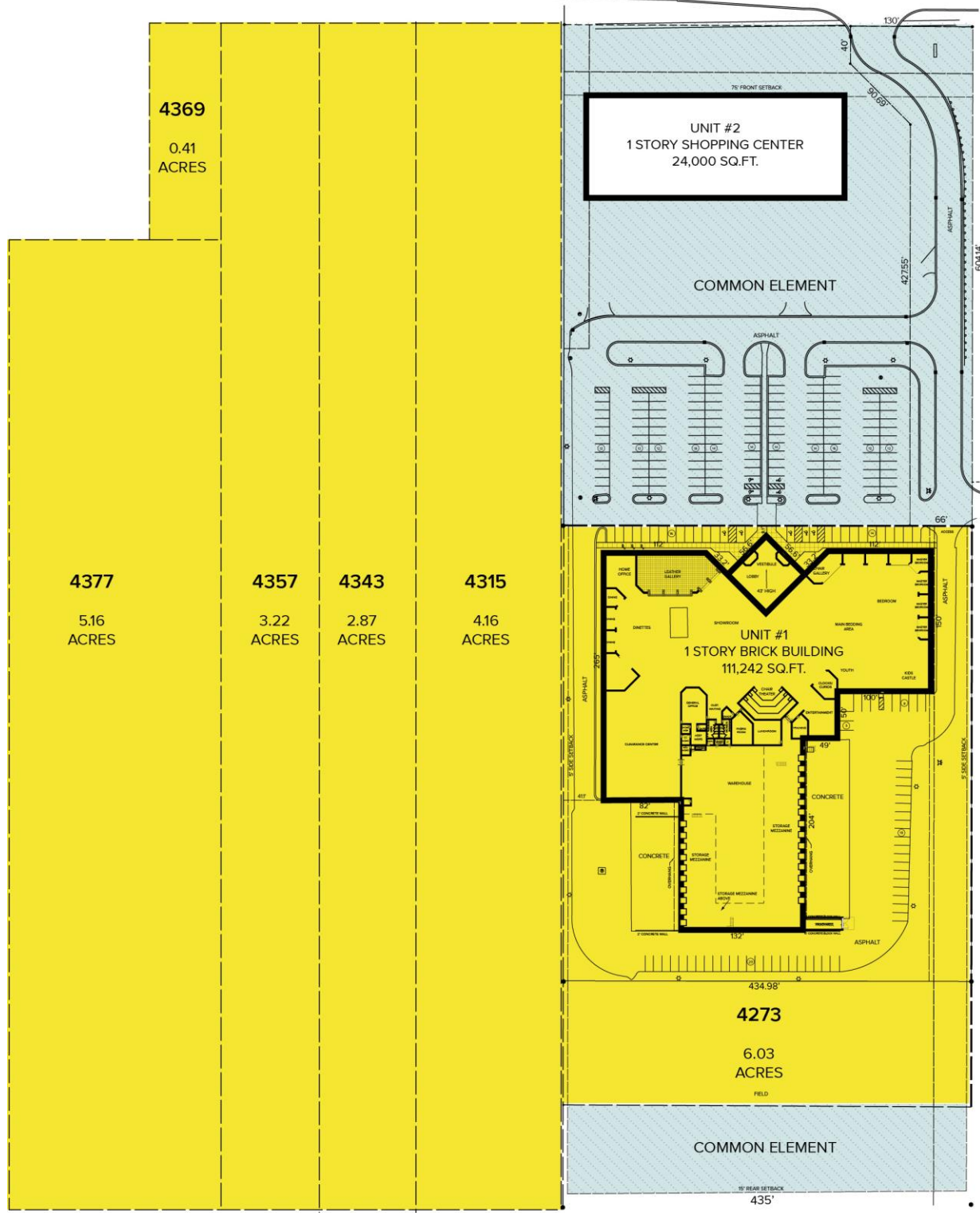
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ALPINE AVE NW / M-37

Site Plan



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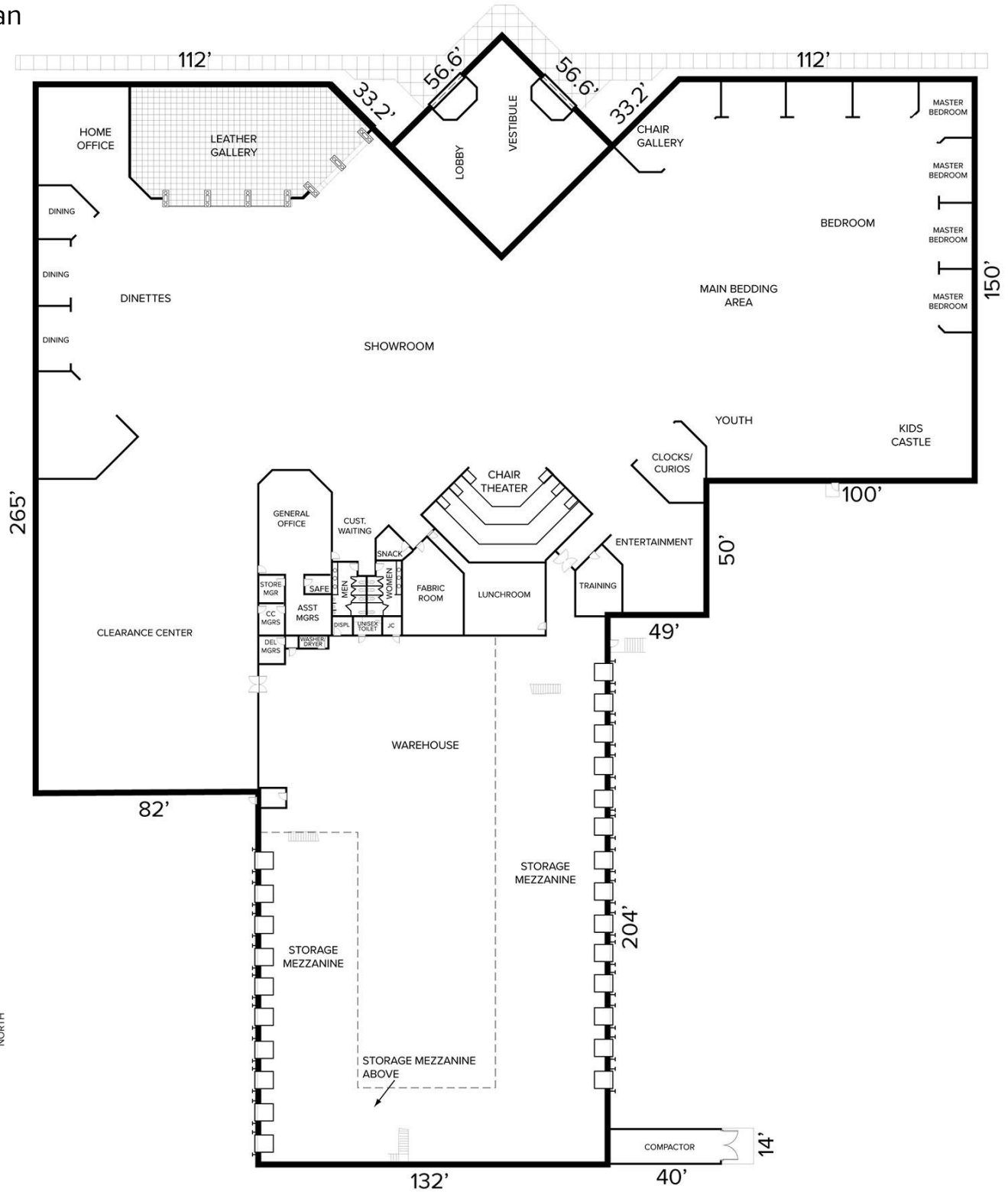
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Floor Plan



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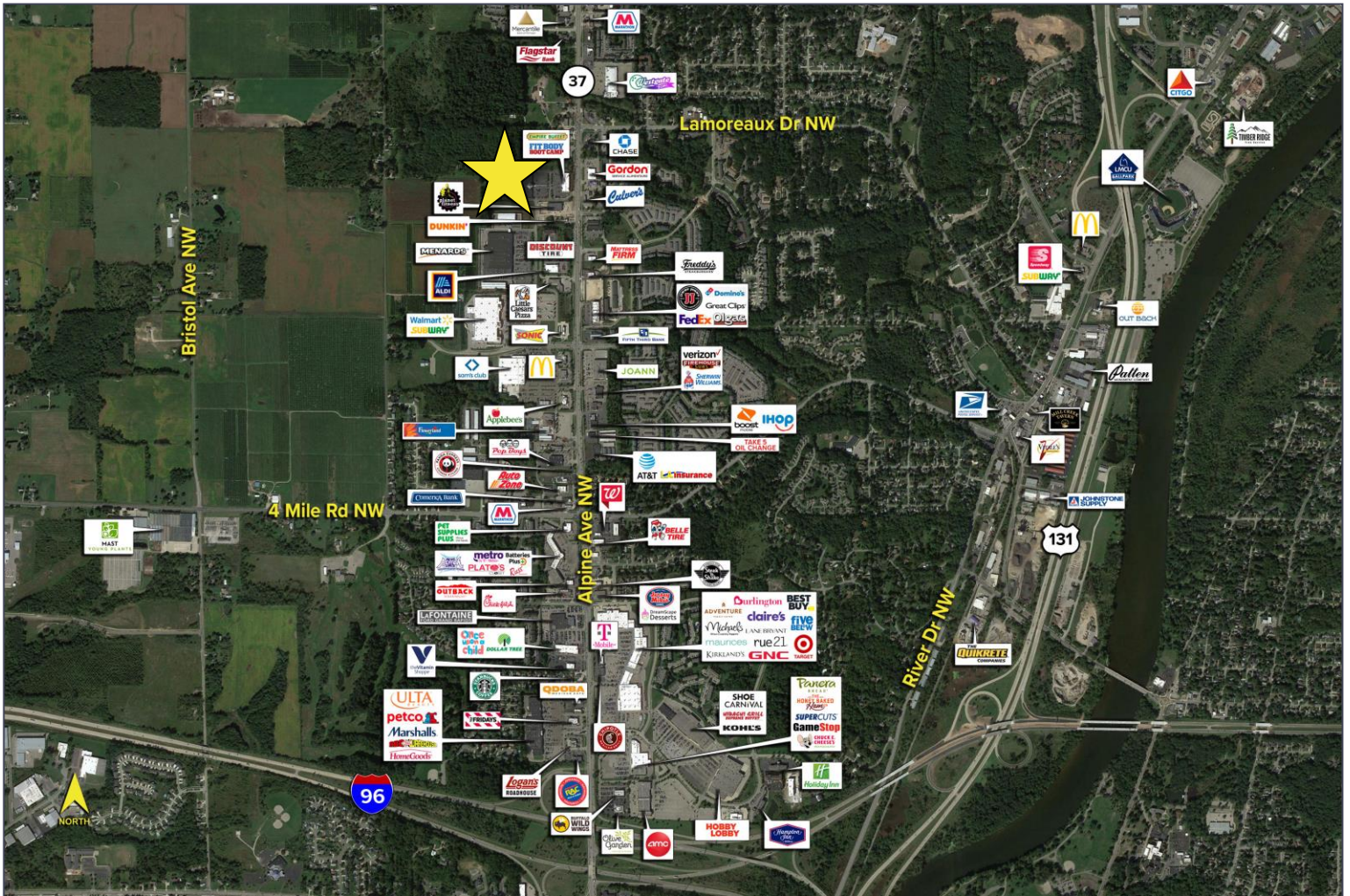


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,224	\$61,437
3 MILE	27,900	\$73,294
5 MILE	116,650	\$74,208

TRAFFIC COUNTS (TWO-WAY)

30,455	M-37 N. of 4 Mile 2-Way
6,383	Lamoreaux E. of M-37 2-Way
38,377	M-37 S. of 4 Mile 2-Way
25,483	M-37 S. of 6 Mile 2-Way



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