

OFFICE PROPERTY // FOR SALE

2,200 SF FREE-STANDING OFFICE BUILDING IN ST. CLAIR SHORES

24053 JEFFERSON AVE

SAINT CLAIR SHORES, MI 48080



- Current Law & General Office Use
- Move-in Condition
- Ideal Owner/User or Investment Opportunity
- Existing Tenants Would Consider Leasing Back a Portion of Building
- Convenient Location in the "Nautical Mile"



P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$350,000
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OFFERING SUMMARY

Building Size:	2,200 SF
Lot Size:	0.158 Acres
Price / SF:	\$159.09
Year Built:	1983
Zoning:	CLD
Market:	Detroit

PROPERTY OVERVIEW

Introducing an exceptional investment or owner/user opportunity in the heart of Saint Clair Shores! This 2,200 SF well-maintained building, was constructed in 1983 and has a great layout with five (5) large executive offices, two (2) conference rooms, an open clerical area, a kitchenette, and a restroom. Move-in ready condition and existing tenants would consider leasing a portion of the building. With a convenient location in the "Nautical Mile" district and move-in condition, this property is primed to elevate your investment portfolio.

** Please do not disturb existing tenants - contact the broker

LOCATION OVERVIEW

This stand-alone office building is located on the west side of Jefferson Ave, just north of 9 Mile Rd near the Nautical Mile.

PROPERTY HIGHLIGHTS

- Current Law & General Office Use
- Move-in Condition
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- Existing Tenants Would Consider Leasing Back a Portion of Building

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ADDITIONAL PHOTOS



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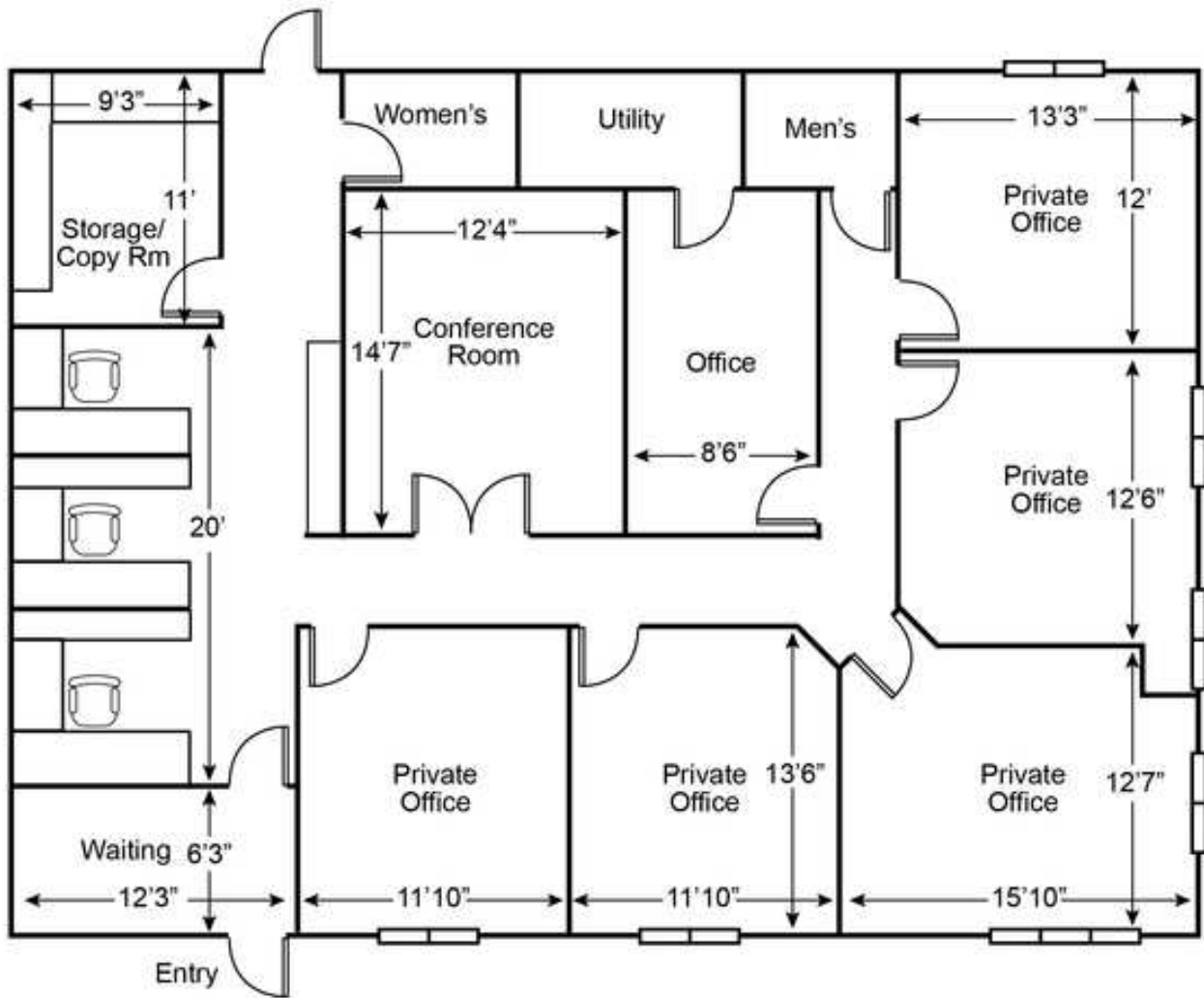
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ADDITIONAL PHOTOS



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FLOOR PLANS



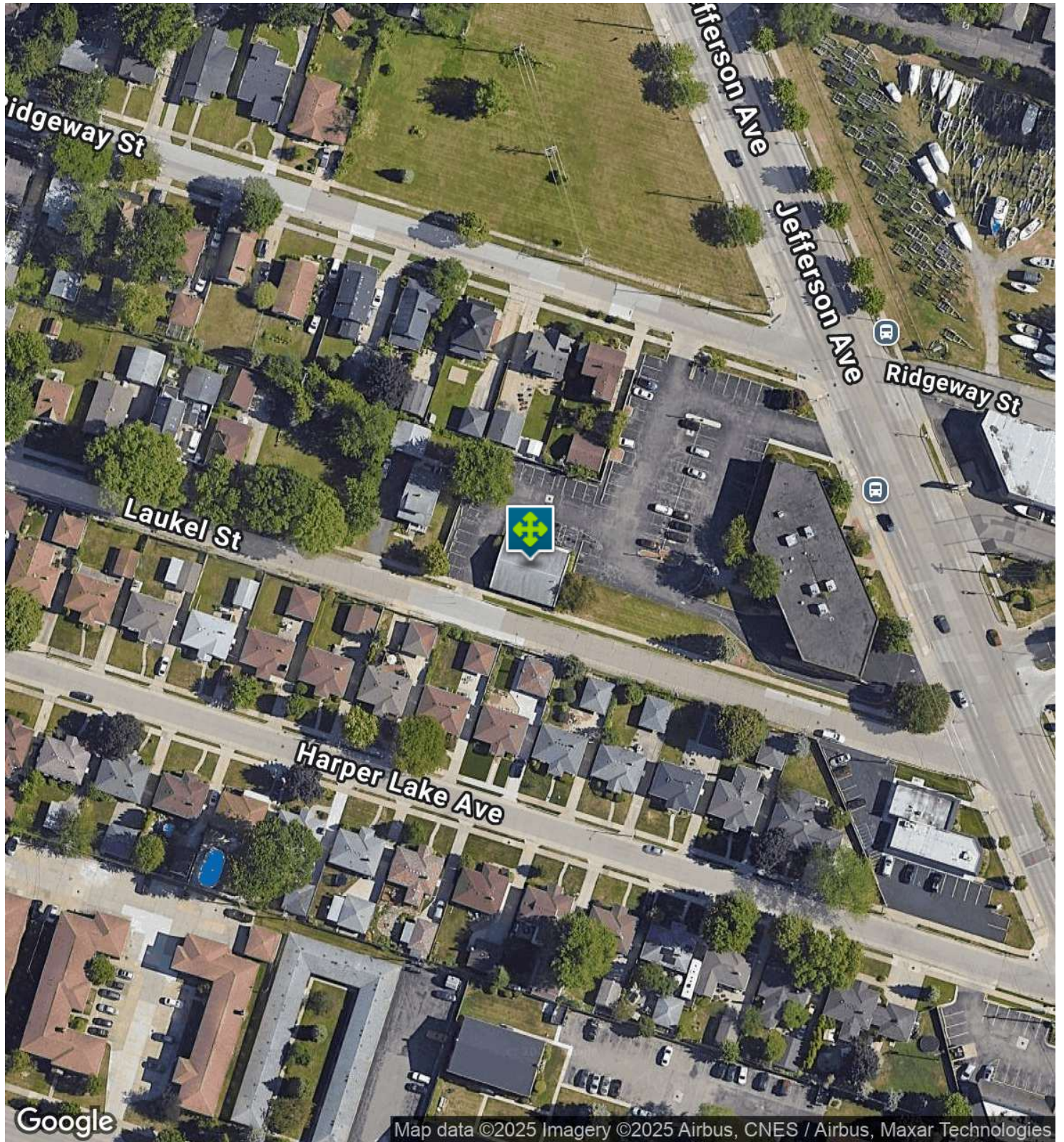
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AERIAL MAP



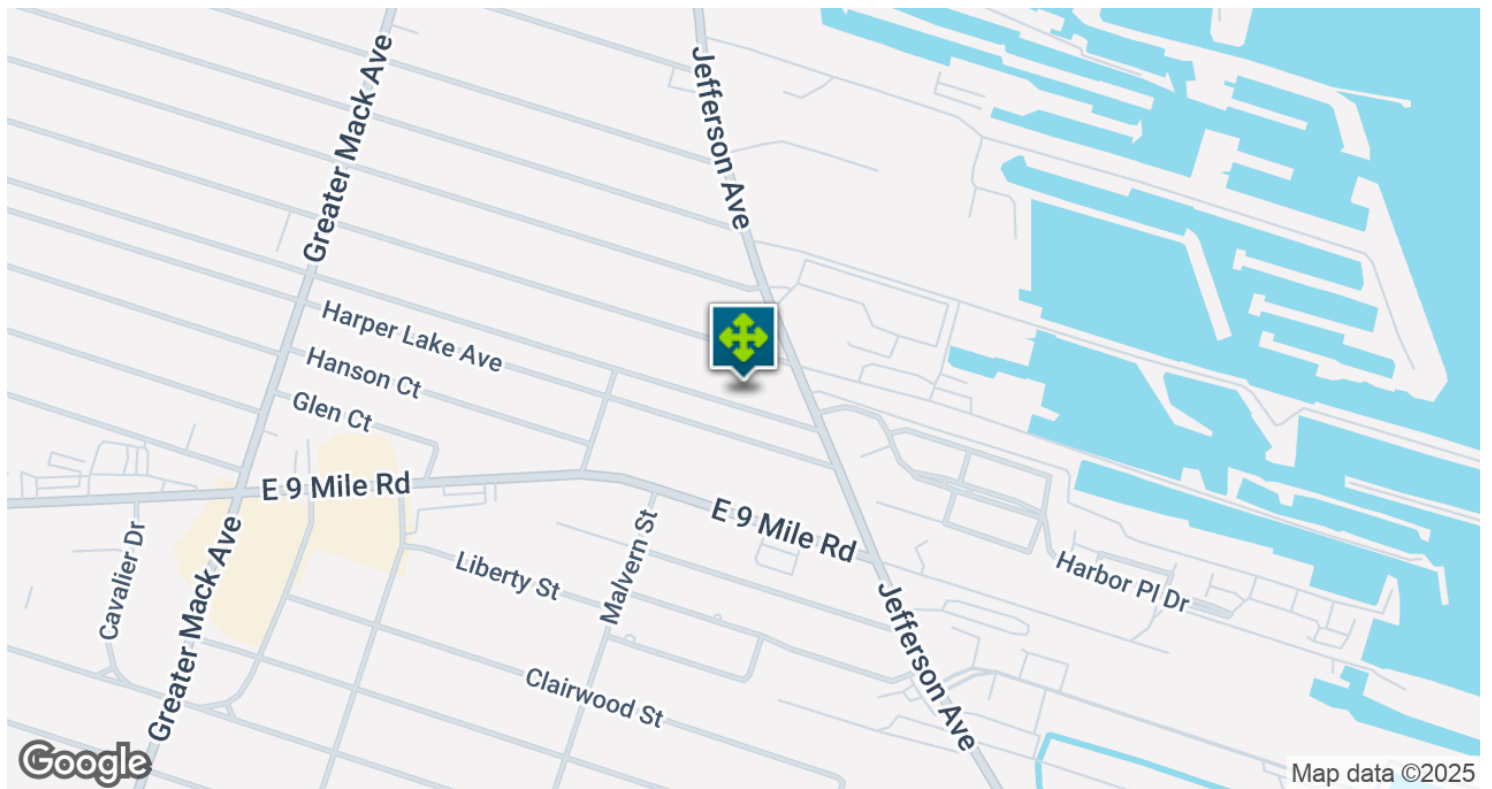
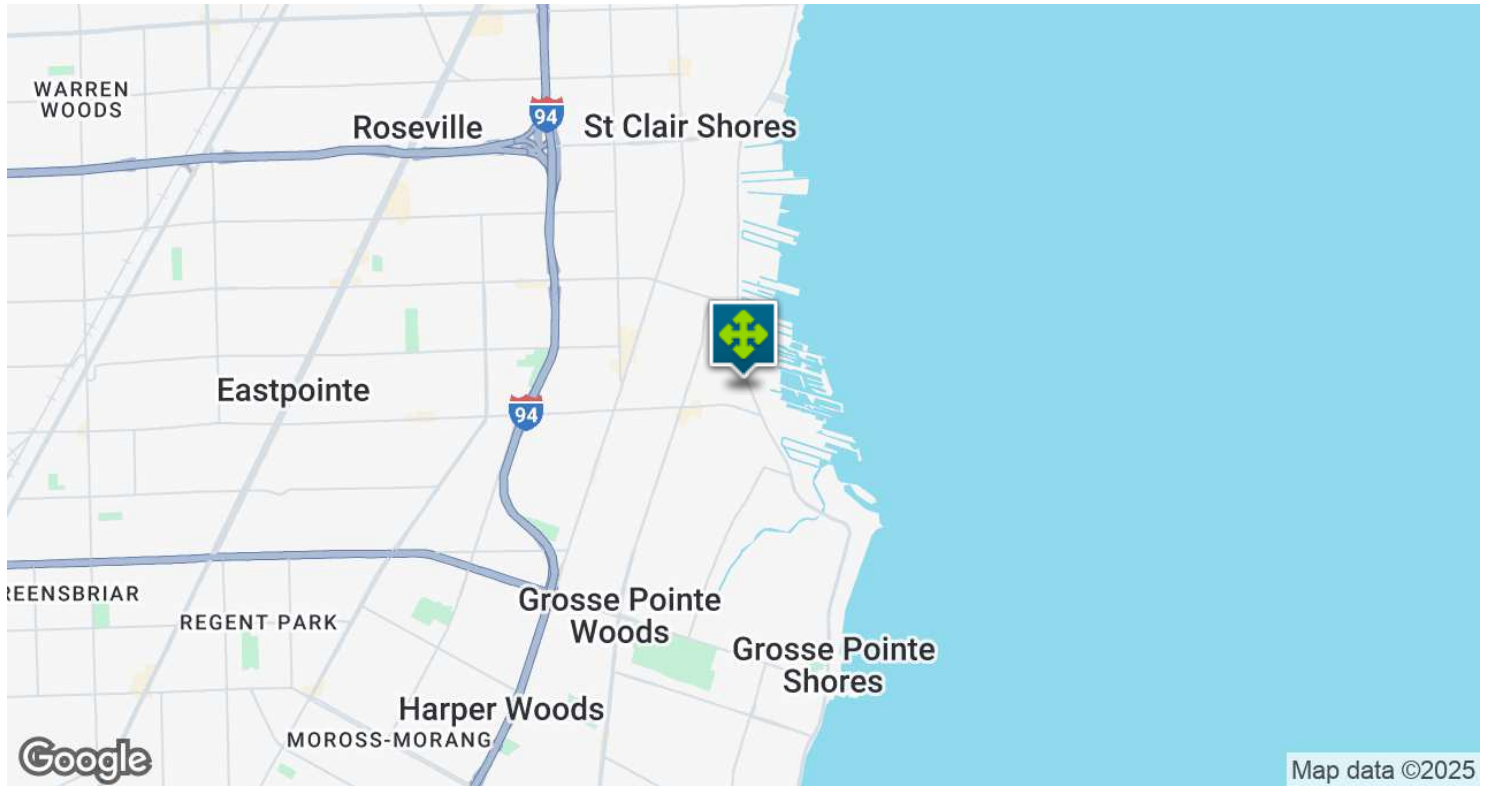
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LOCATION MAP

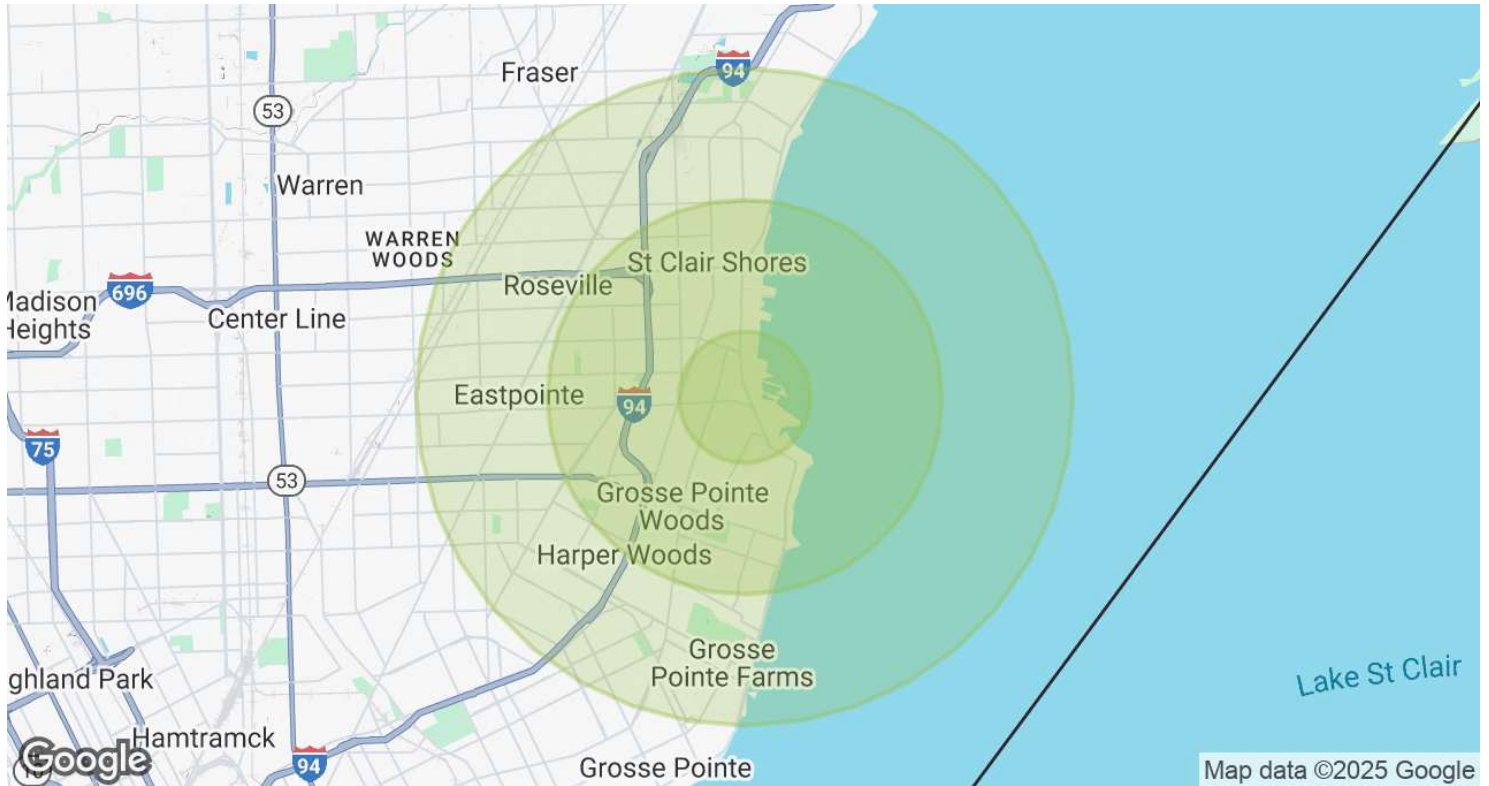


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,263	81,774	227,048
Average Age	42.6	42.6	39.4
Average Age (Male)	40.0	41.0	37.6
Average Age (Female)	44.7	44.0	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,827	34,388	91,800
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$58,310	\$72,137	\$64,257
Average House Value	\$160,032	\$188,709	\$162,979

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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