



**OFFICE PROPERTY // FOR SALE**

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

24053 JEFFERSON AVE  
ST. 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**  
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## EXECUTIVE SUMMARY



**Sale Price**

**\$335,000**

### OFFERING SUMMARY

<b>Building Size:</b>	2,200 SF
<b>Lot Size:</b>	0.158 Acres
<b>Price / SF:</b>	\$152.27
<b>Year Built:</b>	1983
<b>Zoning:</b>	CLD
<b>Market:</b>	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
- Ideal Owner/User or Investment Opportunity
- Existing Tenants Would Consider Leasing Back a Portion of Building



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ADDITIONAL PHOTOS



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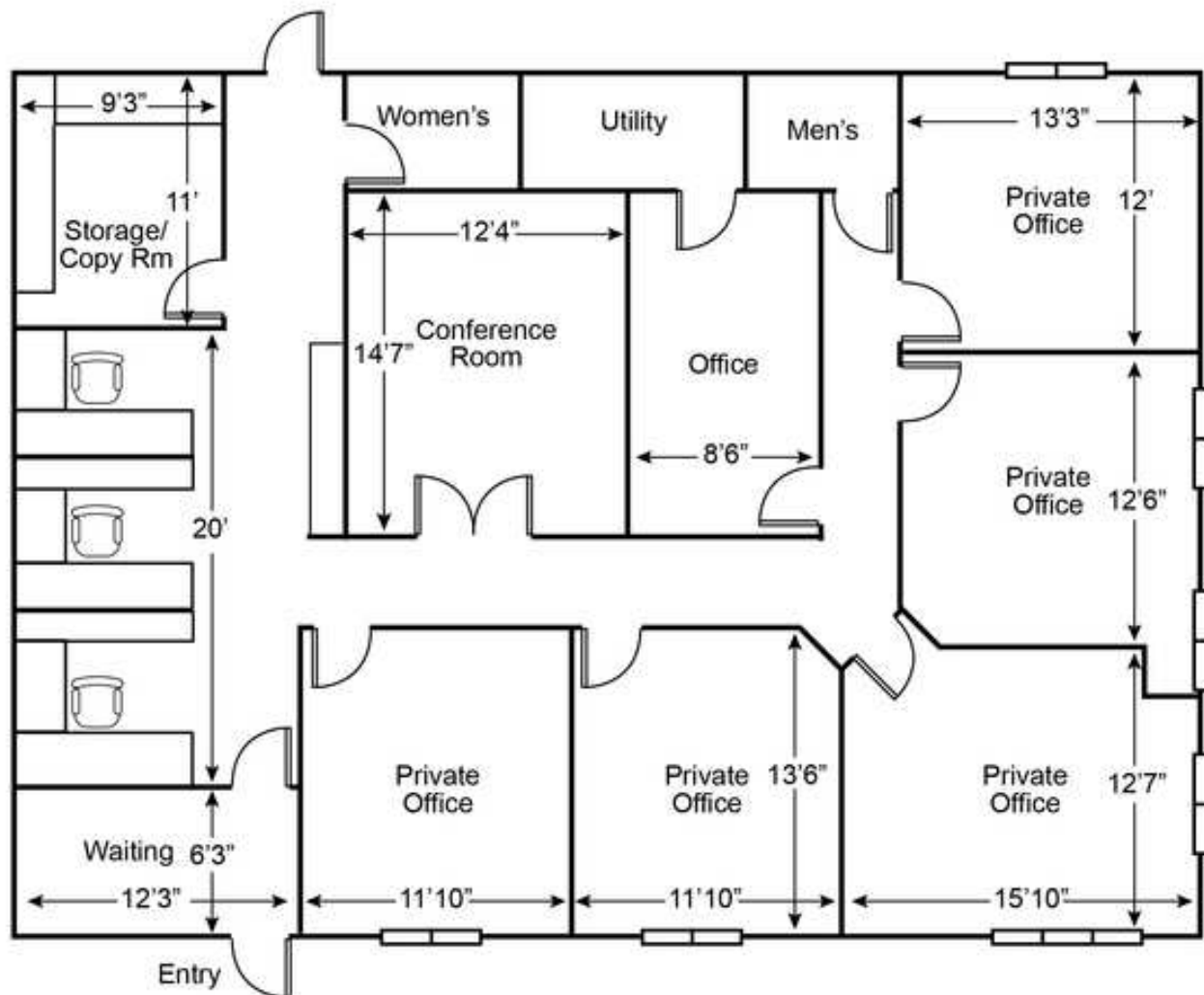
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## FLOOR PLANS



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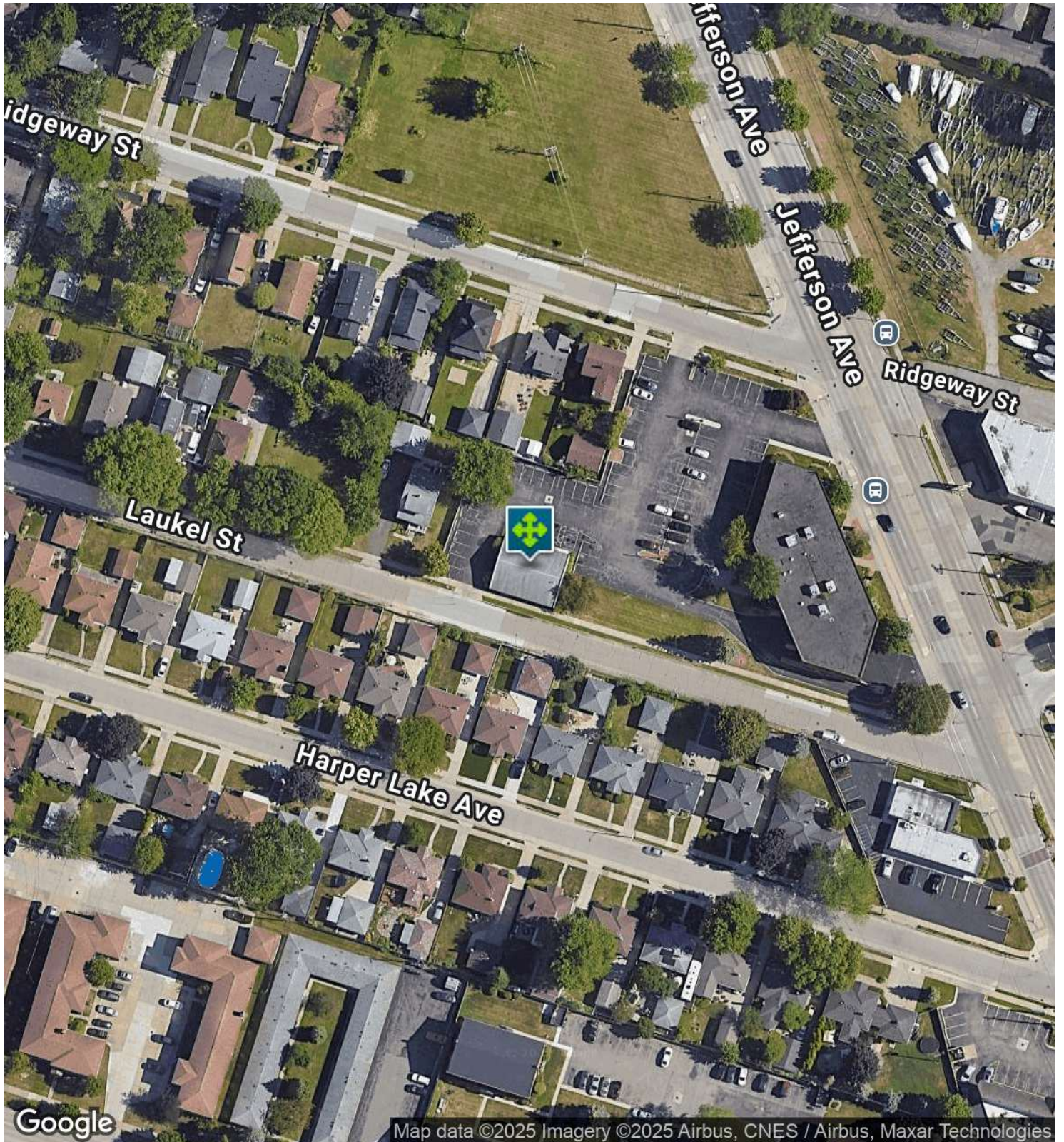
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## AERIAL MAP



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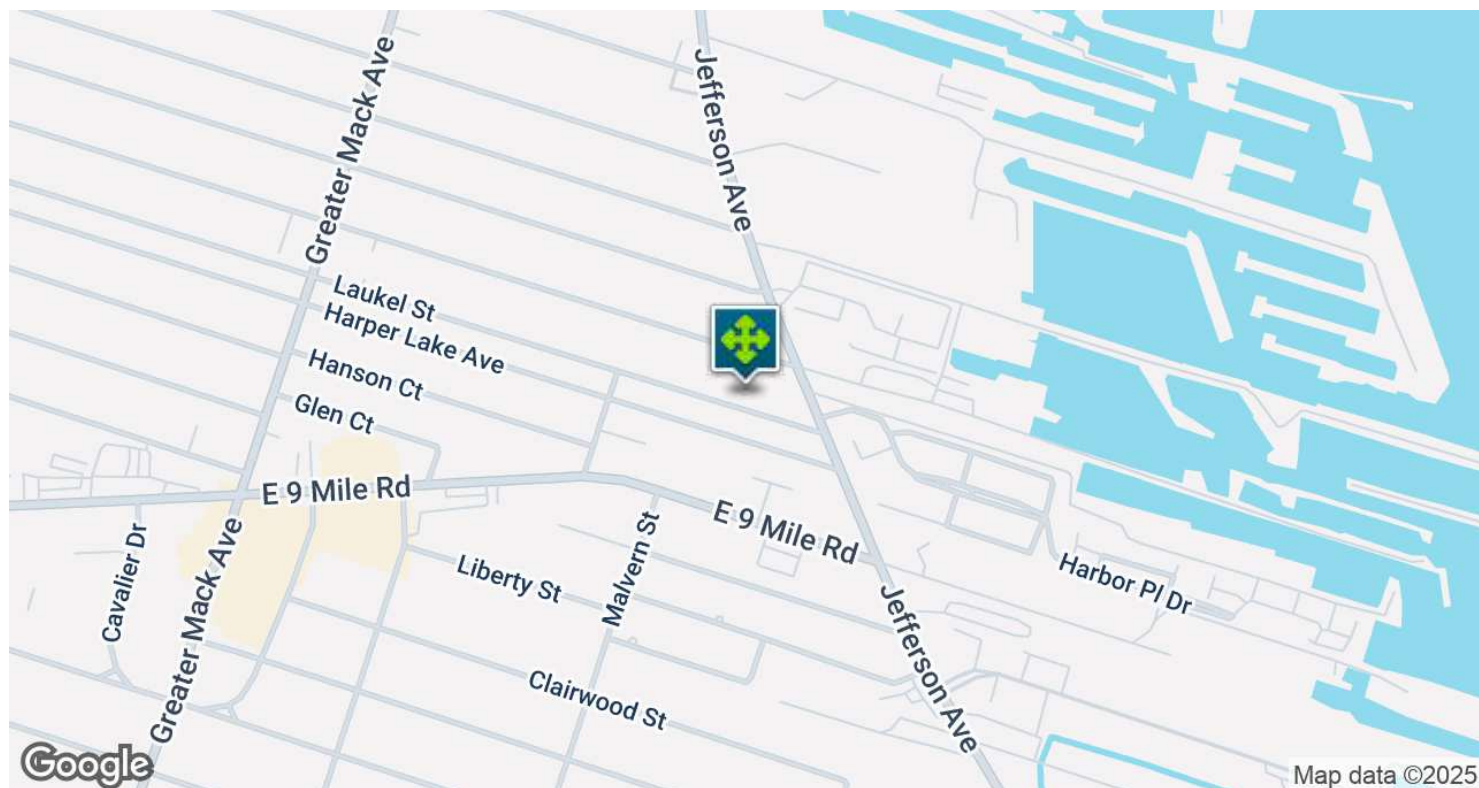
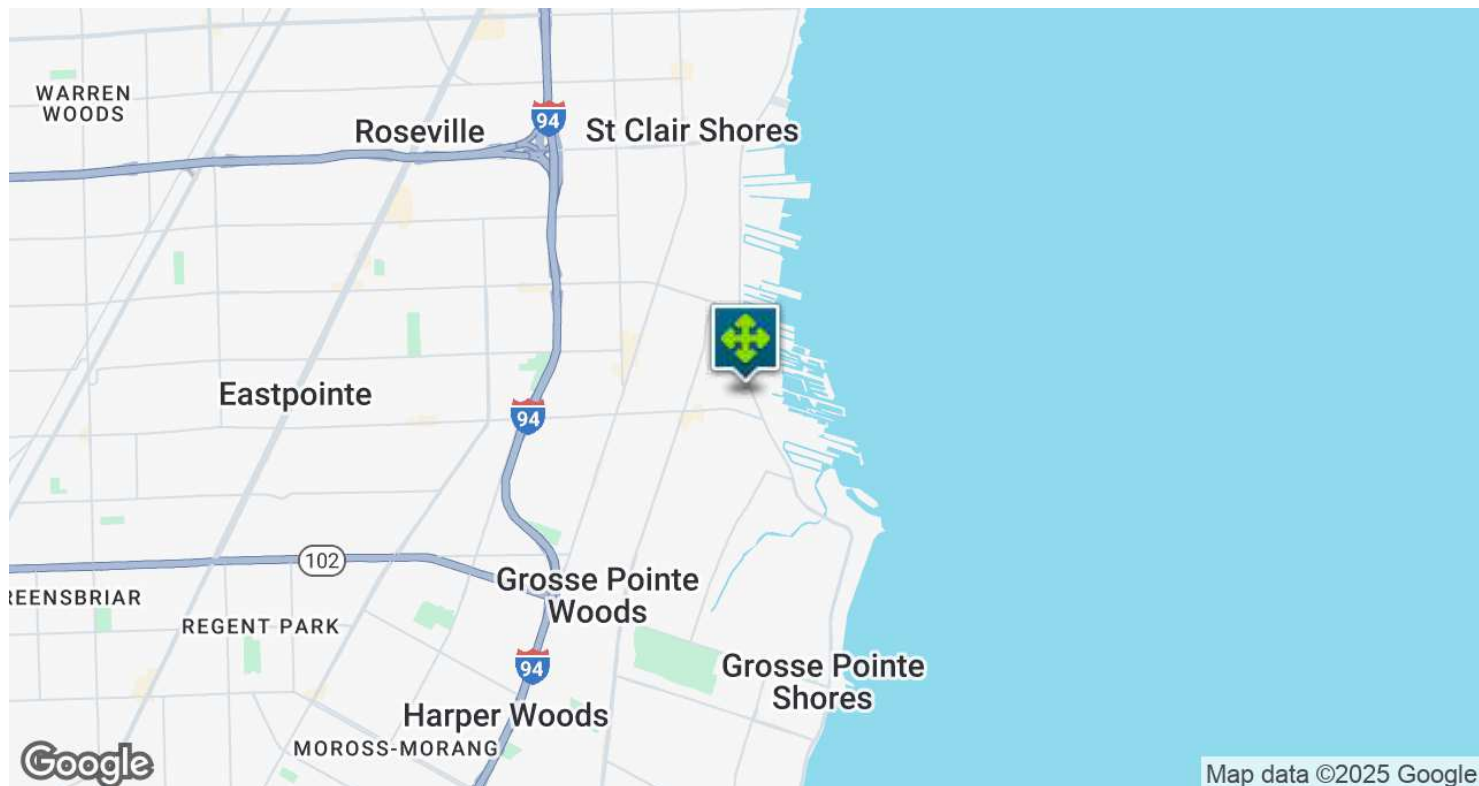
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## LOCATION MAP



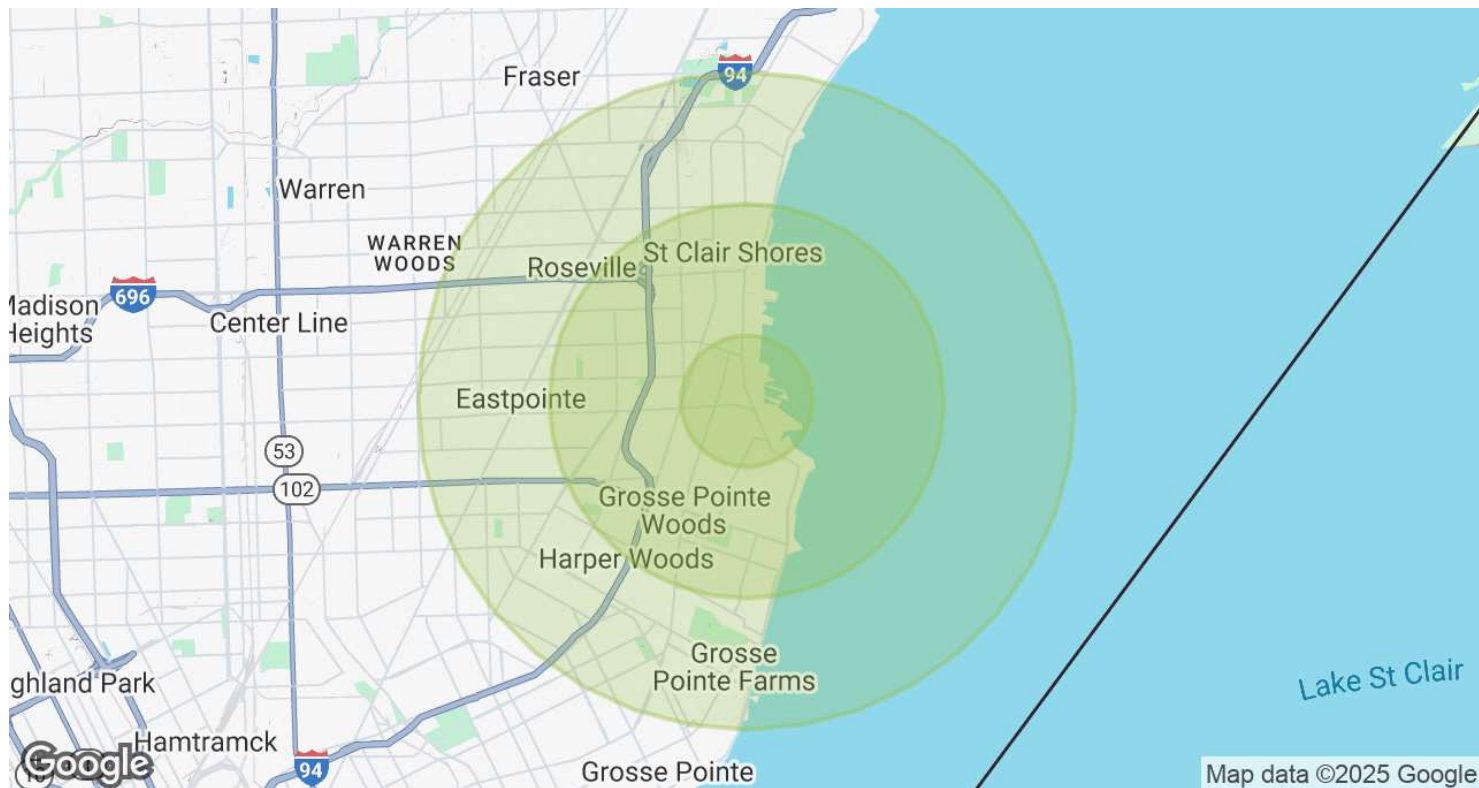
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,714	87,780	231,298
Average Age	46	43	41
Average Age (Male)	44	42	39
Average Age (Female)	48	45	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,484	37,752	94,744
# of Persons per HH	2	2.3	2.4
Average HH Income	\$84,622	\$95,457	\$84,574
Average House Value	\$243,121	\$236,039	\$195,332

Demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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