

PROPERTY FOR SALE / LEASE

**22100 Greater Mack Ave**  
Saint Clair Shores, MI 48080



**L. MASON CAPITANI**

CORFAC INTERNATIONAL

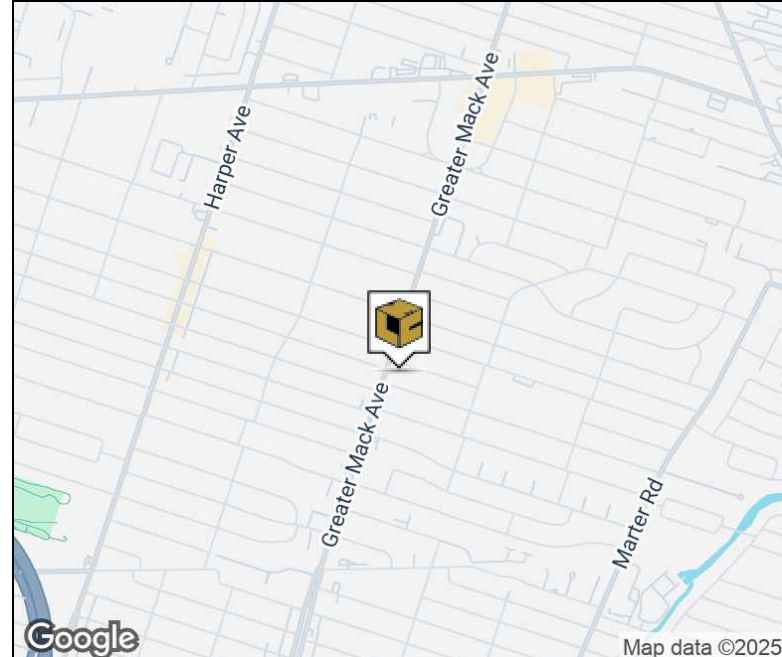
CELEBRATING 60 YEARS

## PROPERTY SUMMARY



### Property Highlights

- Professional Office Building For Sale or Lease
- Very Desirable St. Clair Shores/Grosse Pointe Location
- Plug & Play Office Suite Up To 7,018 SF
- Entire Building Available - 12,996 SF
- Suites Ranging from 2,245 - 9,263 SF
- Free Basement Storage
- Common Area Lunch Room
- Available for Medical or Dental Conversion
- Zoned CLD - Commercial
- Corner to Corner Lot - Redevelopment Opportunity



### FOR MORE INFORMATION:

#### **Al Iafrate, SIOR**

Senior Vice President  
248.637.7791  
aiafrate@LMCap.com



CONNECT WITH US

**248.637.9700 | www.LMCap.com**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR SALE / LEASE



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

**22100 Greater Mack Ave**  
Saint Clair Shores, MI 48080

## OFFICE PROPERTY DETAILS

### Location Information

Street Address	22100 Greater Mack Ave
City, State, Zip	Saint Clair Shores, MI 48080
County	Macomb
Cross-Streets	Greater Mack Ave
Nearest Highway	I-94

### Building Information

Building Size	12,996 SF
Building Class	B
Occupancy %	79.5%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	12,996 SF
Year Built	1985
Gross Leasable Area	12,996 SF
Load Factor	N/A
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Sale Price	<b>\$1,695,000</b>
Price/SF	<b>\$130.00/SF</b>

Lease Rate:	<b>\$16.50 SF/yr Gross + Utilities + Janitorial</b>
Annual Escalations:	<b>\$0.50/SF</b>

### Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	CLD
Lot Size	0.86 Acres
APN #	09-14-34-330-001

### Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	50

### Available Suites

Suite 101 - 7,018 SF	\$16.50 Gross + Utilities +Janitorial
Suite 102 - 2,245 SF	\$16.50 Gross + Utilities +Janitorial
Suite 101/102 - 9,263 SF	\$16.50 Gross + Utilities +Janitorial

#### FOR MORE INFORMATION:

**Al Iafrate, SIOR**  
Senior Vice President  
248.637.7791  
aiafrate@LMCap.com



CONNECT WITH US

**248.637.9700 | www.LMCap.com**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

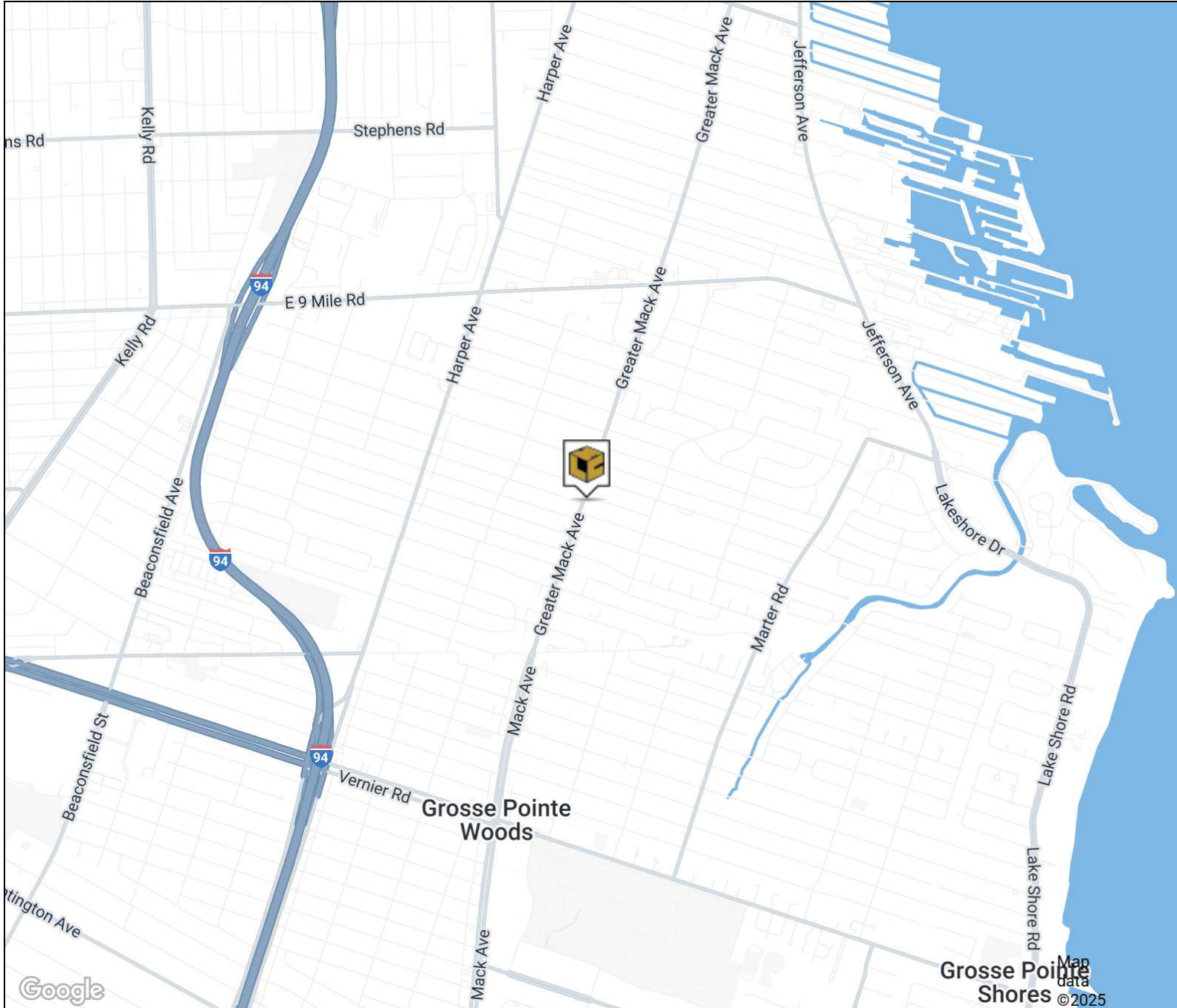
PROPERTY FOR SALE / LEASE

**22100 Greater Mack Ave**  
Saint Clair Shores, MI 48080



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



**FOR MORE INFORMATION:**

**Al Iafrate, SIOR**  
Senior Vice President  
248.637.7791  
aiafrate@LMCap.com



CONNECT WITH US

**248.637.9700 | www.LMCap.com**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



PROPERTY FOR SALE / LEASE

22100 Greater Mack Ave  
Saint Clair Shores, MI 48080



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

FLOOR PLAN



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 101	Available	7,018 SF	Gross + Utilities +Janitorial	\$16.50 SF/yr
Suite 102	Available	2,245 SF	Gross + Utilities +Janitorial	\$16.50 SF/yr
Suite 101/102	Available	9,263 SF	Gross + Utilities +Janitorial	\$16.50 SF/yr

FOR MORE INFORMATION:

**Al Iafrate, SIOR**  
Senior Vice President  
248.637.7791  
aiafrate@LMCap.com



CONNECT WITH US

248.637.9700 | [www.LMCap.com](http://www.LMCap.com)

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR SALE / LEASE

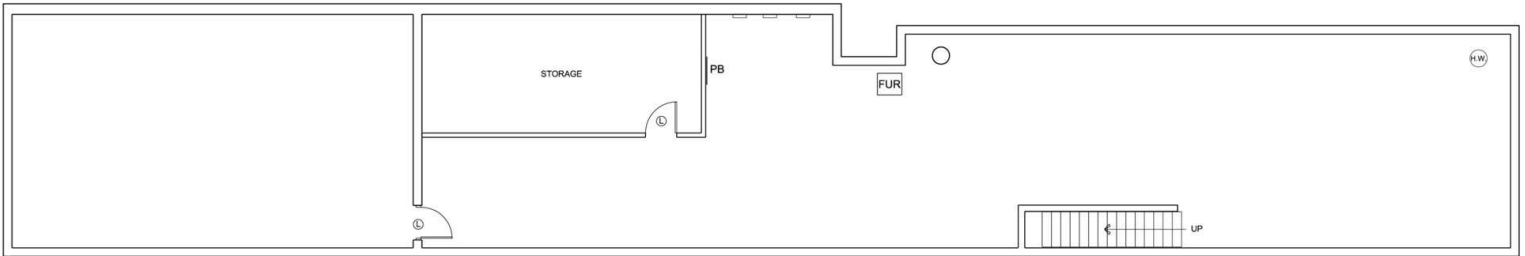
22100 Greater Mack Ave  
Saint Clair Shores, MI 48080



L. MASON CAPITANI  
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

**BASEMENT FLOOR PLAN**



**BASEMENT FLOOR PLAN**

Date: 6-23-16      3,041 USF      Scale: NTS

**FOR MORE INFORMATION:**

**Al Iafrate, SIOR**  
Senior Vice President  
248.637.7791  
aiafrate@LMCap.com



CONNECT WITH US

**248.637.9700 | www.LMCap.com**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR SALE / LEASE

22100 Greater Mack Ave  
Saint Clair Shores, MI 48080



L. MASON CAPITANI  
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

INTERIOR PHOTOS



FOR MORE INFORMATION:

**Al Iafrate, SIOR**  
Senior Vice President  
248.637.7791  
aiafrate@LMCap.com



CONNECT WITH US

248.637.9700 | [www.LMCap.com](http://www.LMCap.com)

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



PROPERTY FOR SALE / LEASE

22100 Greater Mack Ave  
Saint Clair Shores, MI 48080



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

## INTERIOR PHOTOS



### FOR MORE INFORMATION:

**Al Iafrate, SIOR**  
Senior Vice President  
248.637.7791  
aiafrate@LMCap.com



CONNECT WITH US

248.637.9700 | [www.LMCap.com](http://www.LMCap.com)

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.