

# Medical | Professional Office

3060 Baker, Dexter, MI 48130



## FOR SALE & LEASE



### OFFERING SUMMARY

Sale Price:	\$695,000
Total SF:	3,337 SF
Ground Level (2,137 SF) Lease Rate:	\$25.00 SF/yr Plus Utilities
Lower Level (1,200 SF) Lease Rate:	\$10.00 SF/yr Plus Utilities
Leasable SF Range:	937 - 3,337 SF
Lot Size:	0.23 Acres
Zoning:	VC (Village Commercial)
APN:	08-06-154-017

### PROPERTY DESCRIPTION

Medical or professional office building available for sale or lease in Dexter, MI. This stand-alone facility offers a total of 2,137 square feet on the main level and an additional 1,200 square feet in the partially finished lower level. The building is well-suited for professional, medical or clinical users and features private on-site parking.

The ground level includes a beautifully designed waiting area and reception, five rooms with sinks, lab and sanitizing rooms, x-ray area, multiple ADA-compliant restrooms, and private offices. The lower level includes a kitchen, restroom, and ample storage space—ideal for staff use or potential additional workspace. The ground floor can be demised into two suites of 937 SF and 1,200 SF, with the lower level available as a third suite.

The building is located on Baker Road, just minutes from I-94 and M-14, offering easy access to Ann Arbor and surrounding communities.

### Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

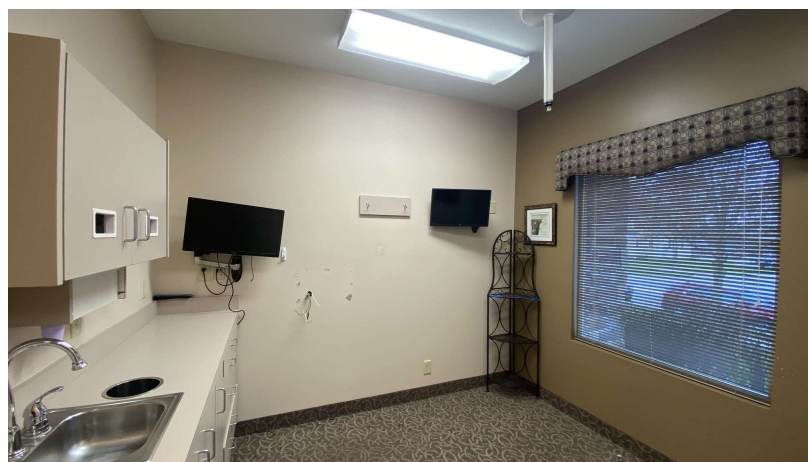


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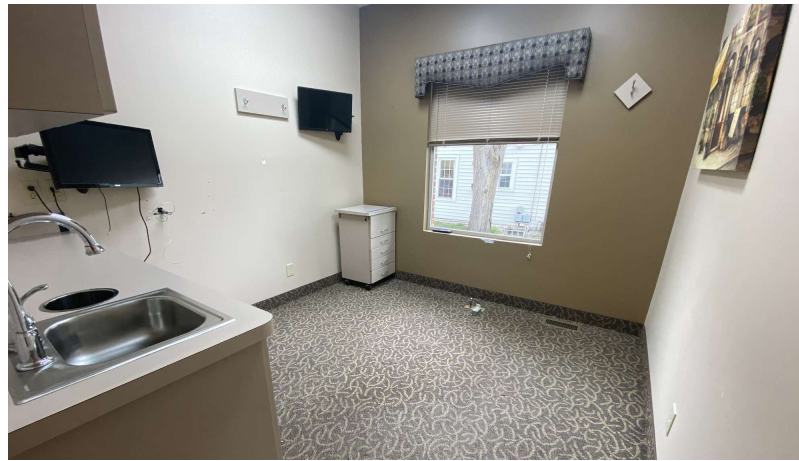


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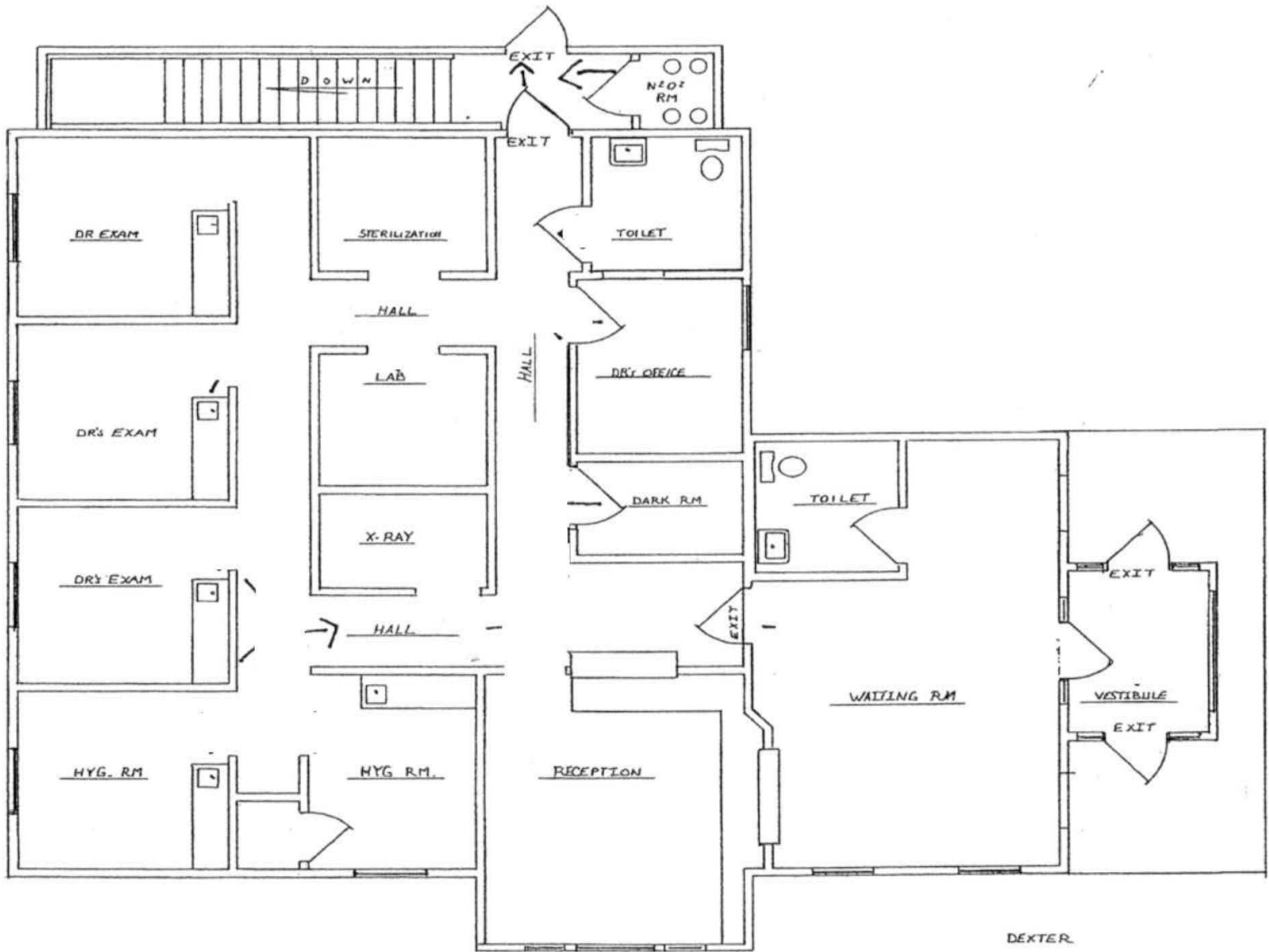
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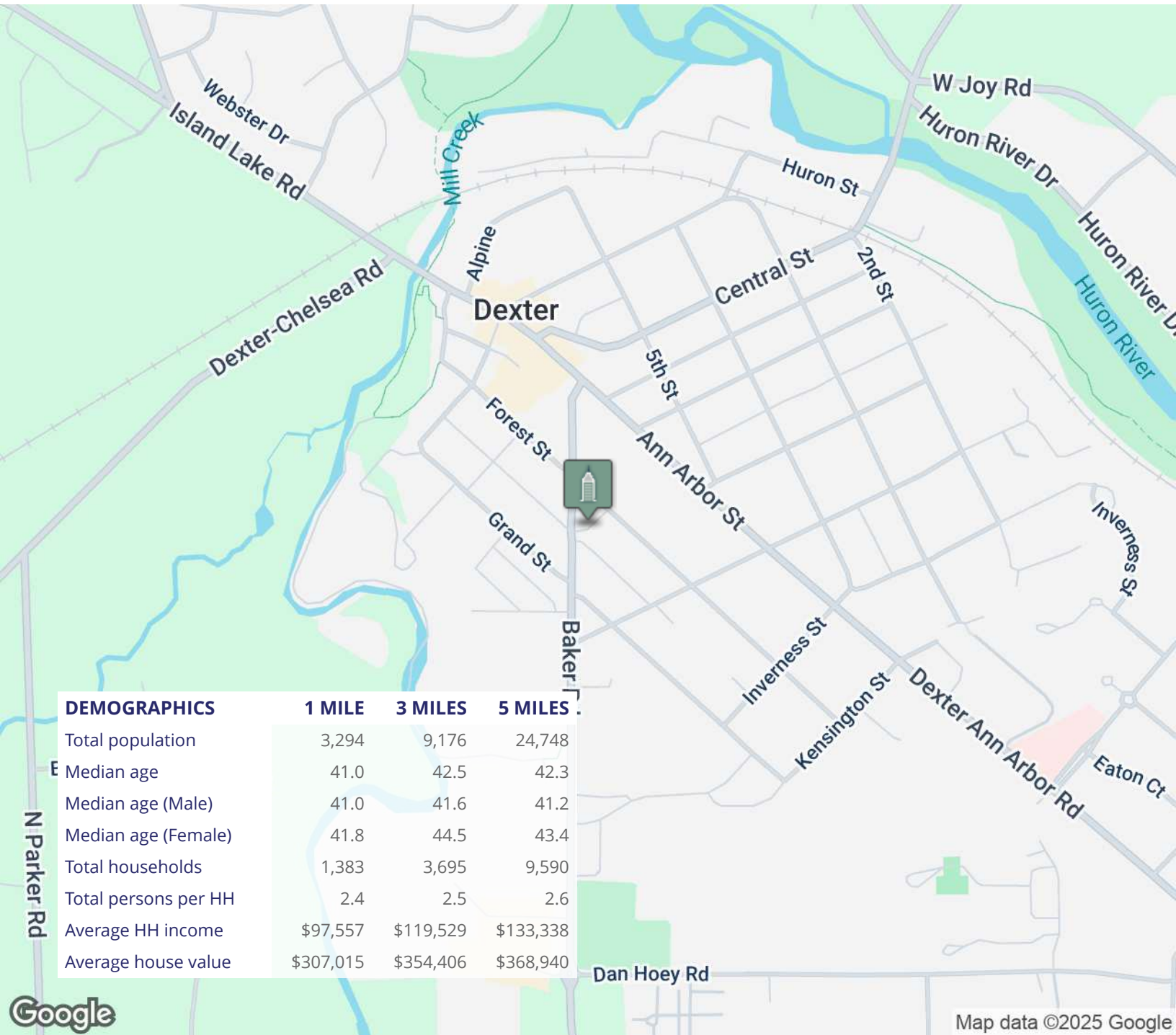
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