

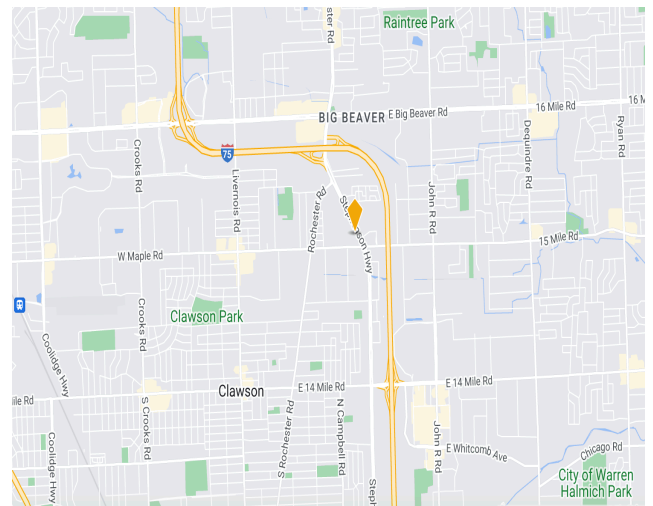
1717 Stephenson Hwy
Troy, Michigan



FOR SALE



Total SF: Approx 10,181 SF (Includes 2nd Floor Office)
Shop SF: Approx 4,723 SQ FT
Acreage: .64
Grade Doors: Two (2) 12 x 15
Zoning: IB
Docks: None
Bay Sizes: Vary
Clearance: 18'
Floor Drains: Yes
Sprinklers: No
Year Built: 1966-1988.
Heating: 100% Air Conditioning Roof Top Combo Units
Remodeled: Yes
Parking: Ample
Power: To Be Determined
Airlines: Yes
Lavs: 1 set of men's and women's restrooms on the 1st Floor and 1 set on second floor.



*5,458 SF OF OFFICE ON TWO (2) FLOORS
*ADDITIONAL 1,024 SF OF OFFICE
BUILT INTO THE SHOP
*SHOP HAS A LOT OF NATURAL LIGHT
FROM THE WINDOWS ON EITHER SIDE OF THE SHOP
*OVERALL SQUARE FOOTAGE DOES
NOT INCLUDE MEZZANINE ABOVE SHOP OFFICE

Sale Price: \$1,323,530.00
Sale Price/PSF: \$130.00/PSF
Lease Rate: NFL
Lease/Month: NFL
Taxes/PSF: \$1.38 PSF

FOR MORE INFORMATION PLEASE CONTACT:
CHRIS NAGORSKI, SIOR
248-247-7979
CHRIS@SKYLINEPROP.COM

The information contained in this document has been obtained through various sources – all outside of Skyline Property Group, Inc.. Skyline Property Group, Inc. makes no representation as to the accuracy of the information contained in this document. Instead, all purchasers/potential purchasers, tenants/potential tenants must engage in due diligence to be certain that they are fully aware, through their own sources, of all applicable data and information related to this property. The purchaser and/or potential purchaser or Tenants and/or potential Tenants hereby acknowledge that they release Skyline Property Group, Inc., along with its owners, employees and agents, from any and all liability related to the information contained in this document. All purchasers and/or potential purchasers or Tenants and/or potential Tenants hereby acknowledge that adequate consideration is given for this release.