

OFFICE PROPERTY // FOR SALE / LEASE

1,500 - 3,200 SF OFFICE ON HARPER AVE GREAT OWNER-USER OR LEASING OPPORTUNITY!

38851-38855 HARPER AVE
CLINTON TOWNSHIP, MI 48036



- 3,200 SF office comprised of two separate units
- 1,500 & 1,700 SF suites available for lease
- Ideal for professional office, medical, retail, or service businesses
- Ready for immediate occupancy
- Abundant parking
- Main road signage
- Minutes from I-94 expressway
- Great owner-user opportunity
- Building is offered for sale & lease



P.A. COMMERCIAL
Corporate & Investment Real Estate

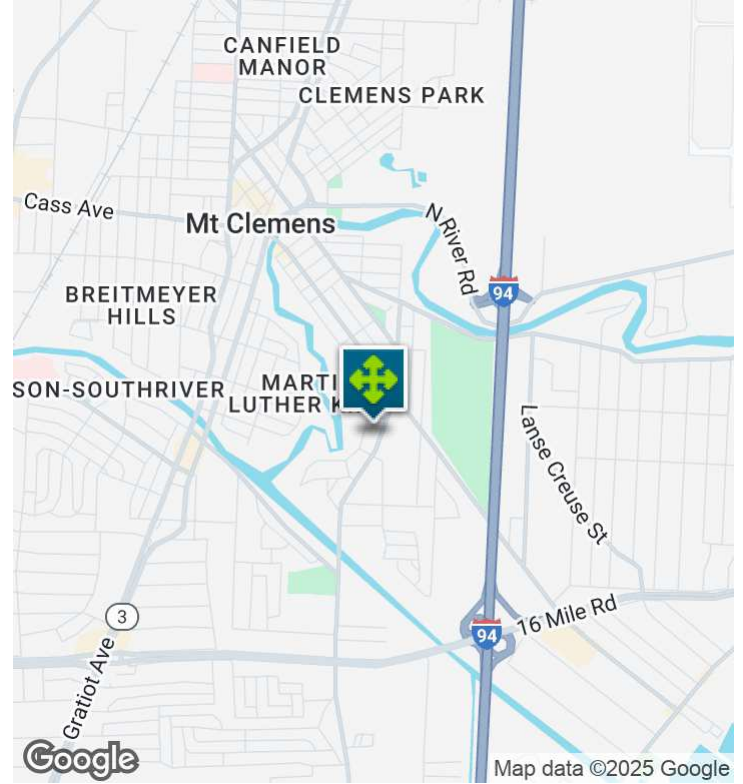
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

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EXECUTIVE SUMMARY



Sale Price	\$425,000
Lease Rate	\$14.50 SF/YR (MG)

PROPERTY OVERVIEW

Excellent owner-user or leasing opportunity at 38851-38855 Harper Avenue in Clinton Township. This 3,200 SF office offers flexible layout options, with two separate suites — 1,500 SF and 1,700 SF — that can be combined for a larger footprint. Suite 38851 (1,700 SF) was previously occupied by a tax and bookkeeping office and features three private windowed offices, a welcoming lobby, reception area, open cubicle space, file/storage room, and kitchenette. Suite 38855 (1,500 SF) offers a large reception area, four private offices, kitchenette, storage, and a private restroom. This highly visible property includes prominent signage on busy Harper Avenue, excellent traffic counts, and convenient access to I-94 and other major roadways. Immediate occupancy available. Perfect for professional services, medical, retail, or general office use.

OFFERING SUMMARY

Building Size:	4,000 SF
Available SF:	1,500 - 3,400 SF
Lot Size:	0.316 Acres
Price / SF:	\$106.25
Year Built:	1984
Zoning:	B-1
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	7,037

LOCATION OVERVIEW

Located on the west side of Harper Ave, just north of 16 Mile Rd with quick access to I-94. Minutes from Lake St Clair Metro Park, Lake St Clair, and Downtown Mt Clemens.

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PROPERTY DETAILS

Sale Price	\$425,000
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Lease Rate	\$14.50 SF/YR
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LOCATION INFORMATION

Street Address	38851-38855 Harper Ave
City, State, Zip	Clinton Township, MI 48036
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	Harper Ave and 16 Mile Rd
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94

BUILDING INFORMATION

Building Size	4,000 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1984
Gross Leasable Area	1,700 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B-1
Lot Size	0.316 Acres
APN #	16.11.24.103.042
Corner Property	No
Traffic Count	7037
Traffic Count Street	Harper Ave
Amenities	Monument Signage Abundant Parking Move-in Ready
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

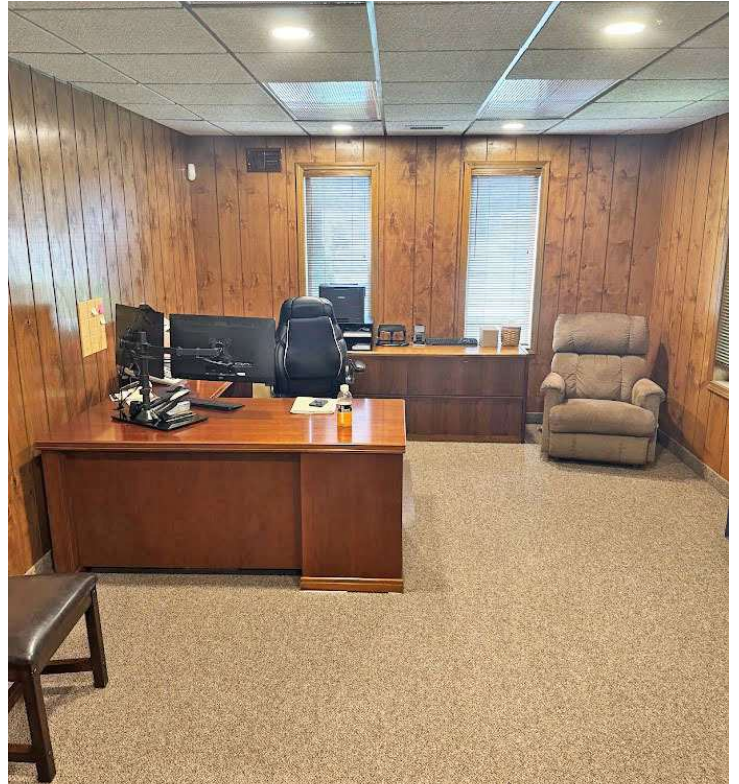
Street Parking	No
Parking Type	Surface
Number of Parking Spaces	20

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes

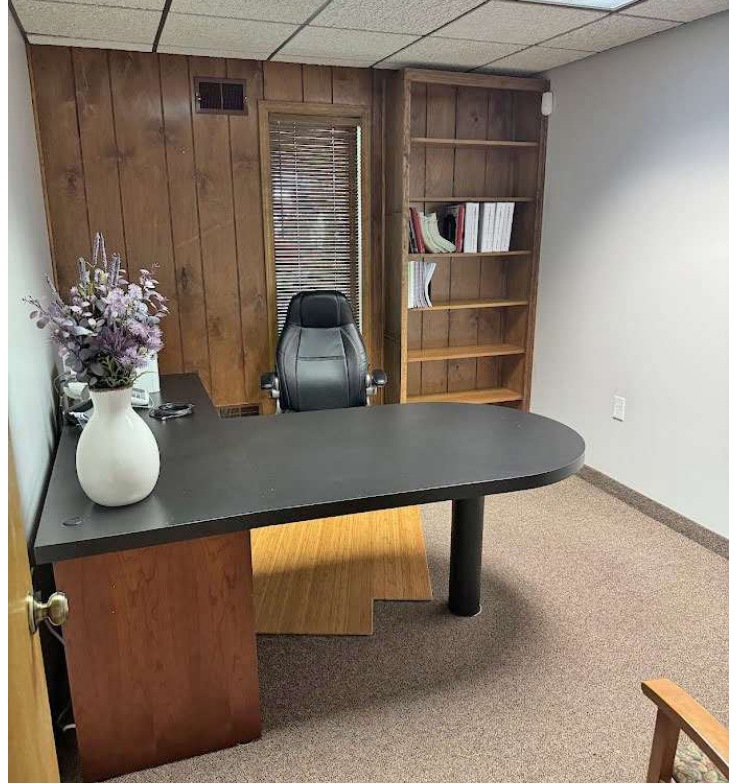
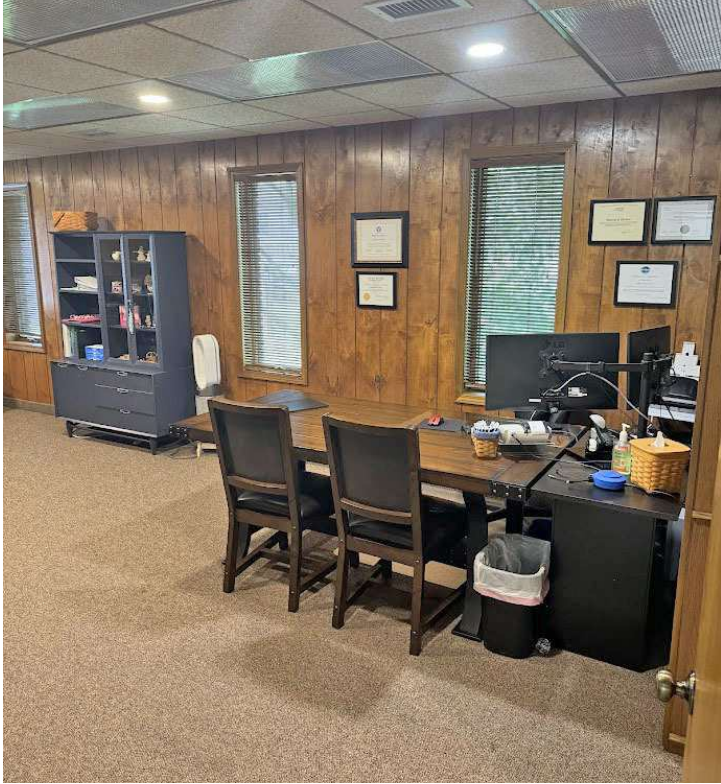
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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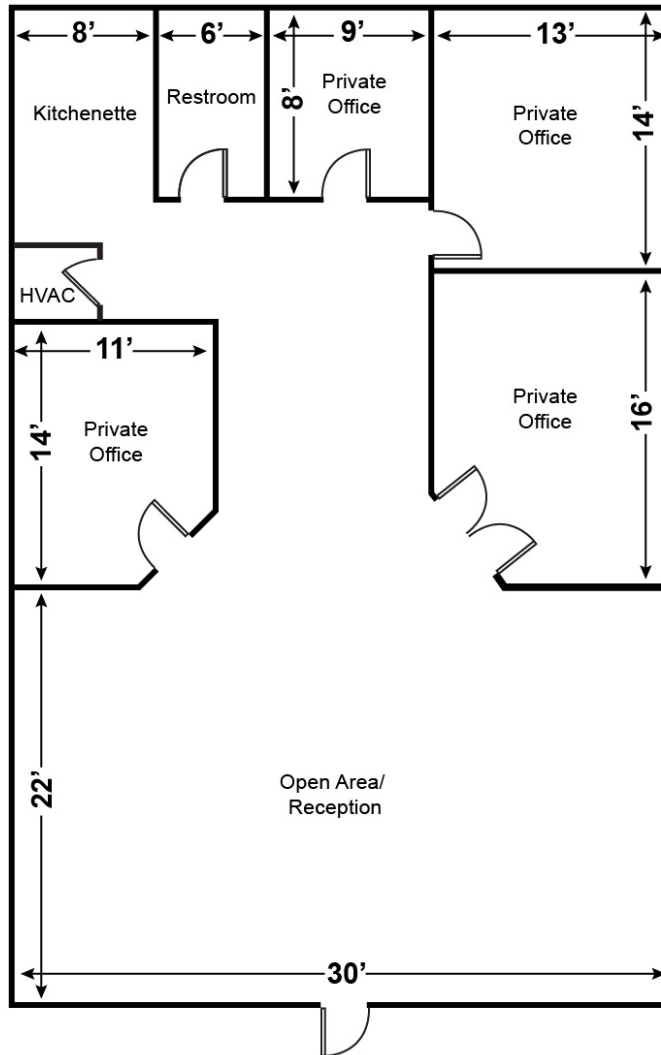
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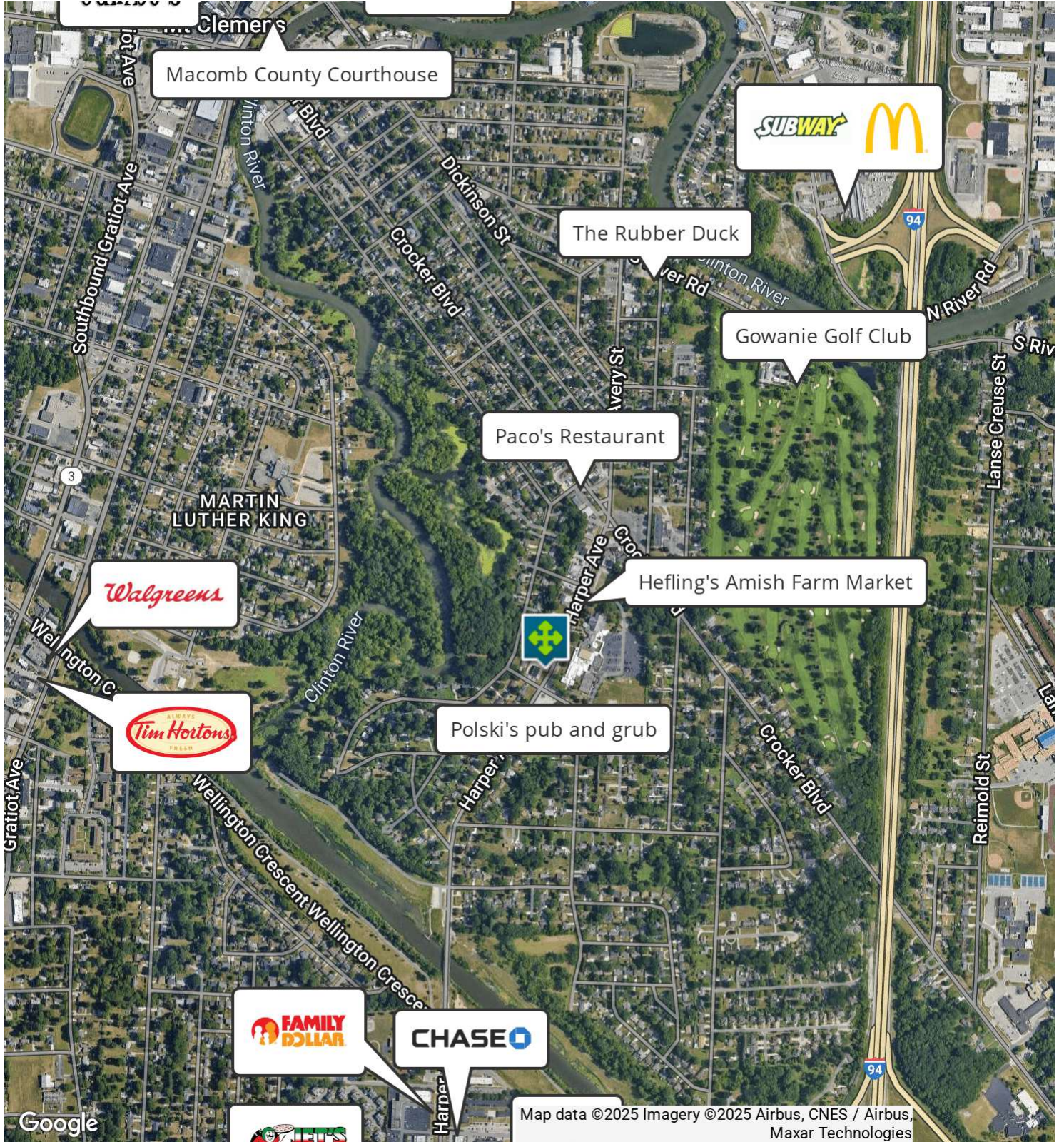
FLOOR PLANS



38851 Harper Ave
Clinton Twp

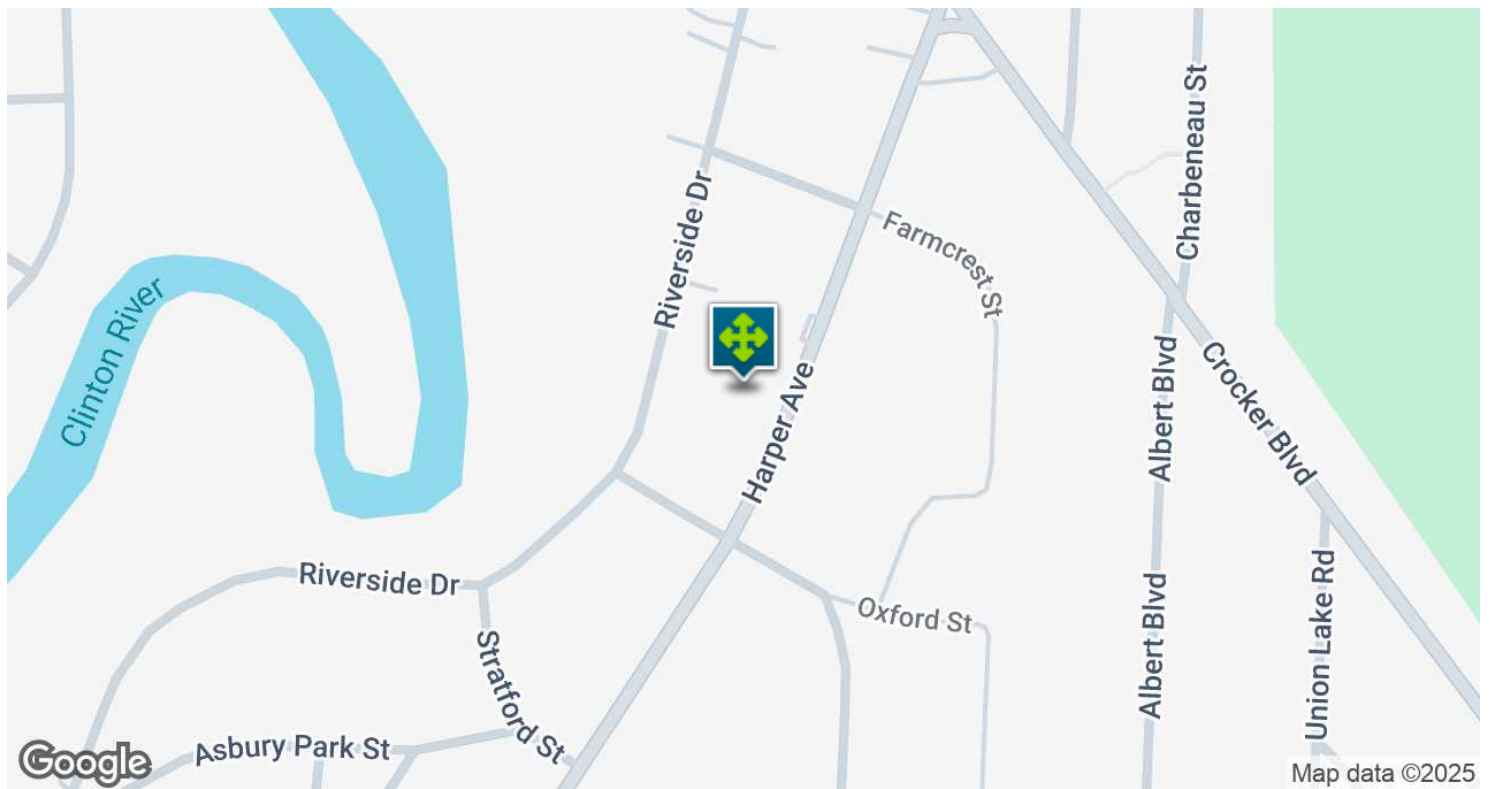
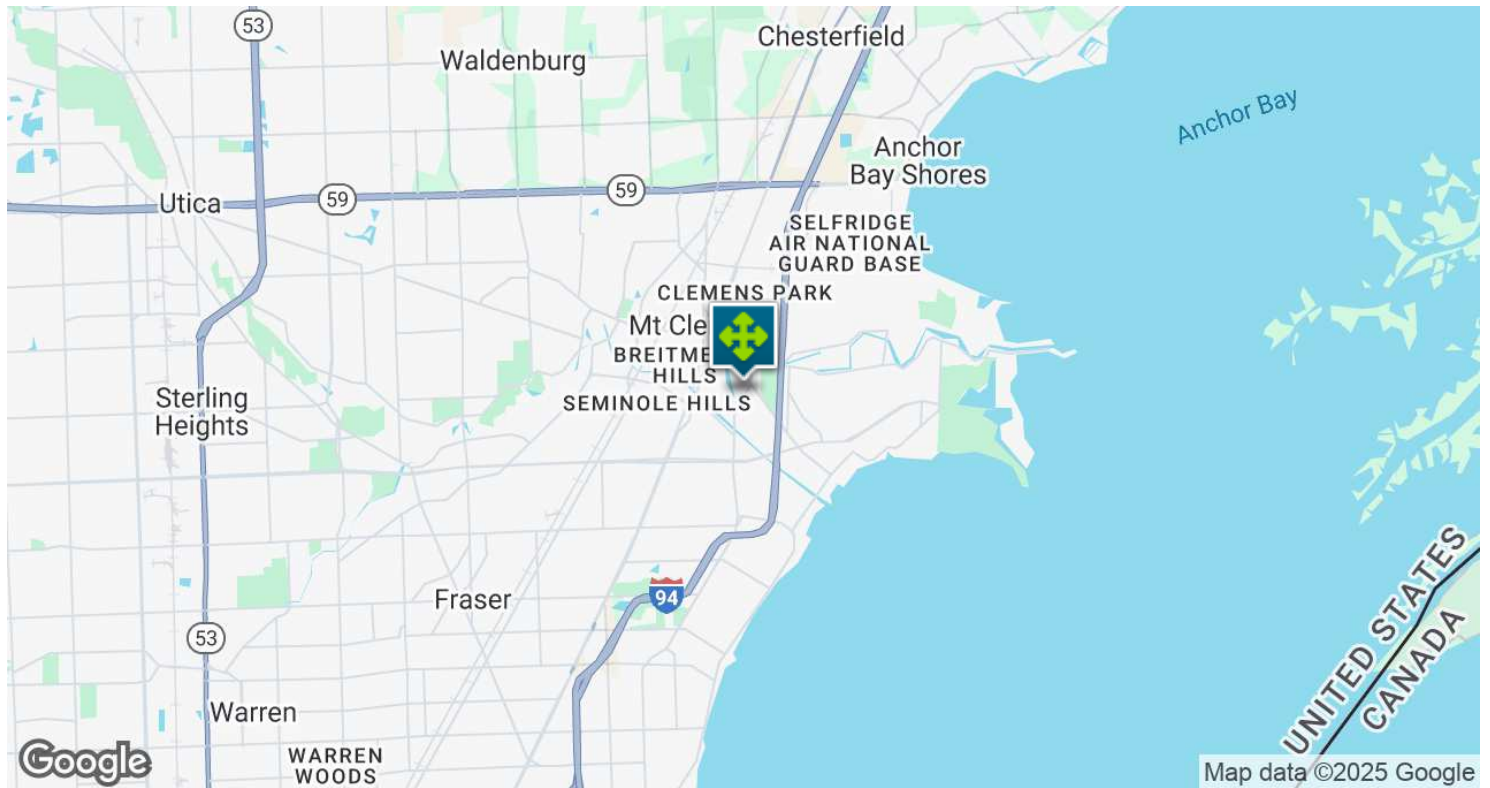
1,500 SF

RETAILER MAP



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LOCATION MAP

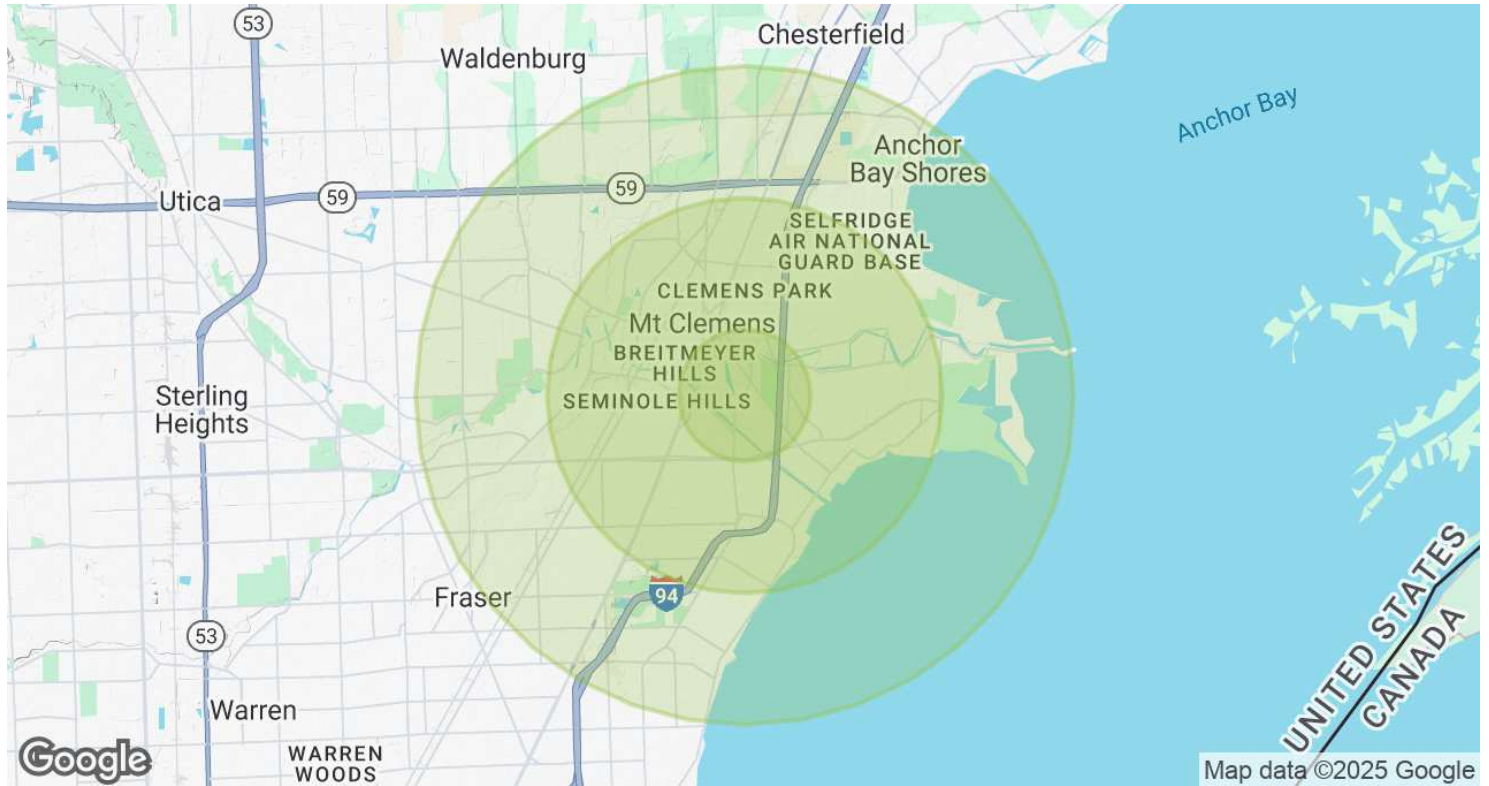


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,566	74,136	170,286
Average Age	43	42	43
Average Age (Male)	42	41	41
Average Age (Female)	45	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,932	33,156	73,958
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$72,585	\$80,749	\$93,753
Average House Value	\$230,846	\$226,103	\$252,014

Demographics data derived from AlphaMap

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CONTACT US



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