

Office For Sale

COMMERCIAL EQUITIES

3575 N. Euclid Avenue Bay City, MI 48706 | 989-684-4800

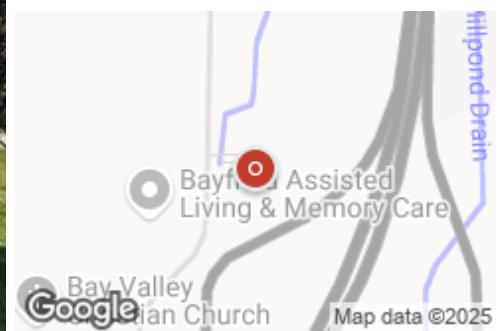
45,000+ SF off I-75 on 10+ AC-Three Bldgs.

3933 Monitor Rd, Bay City, MI, 48706

Office: General For Sale

Prepared on March 31, 2025

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	<u>Executive Suites/Coworking, Govern...</u>	Vacant Date	11/01/2024
Total Available Space	46,773 SF	Available Date	12/01/2024
Asking Price	\$3,750,000	Days On Market	294 days
Listing Price Per SF	-	Date Listed	6/10/2024
Cap Rate (Actual)	-	Last Modified	3/25/2025
Total Expenses	\$88,151	Listing ID	40581864
Tax Year	2024	Owner Occupied	Yes
Real Estate Taxes	\$88,151 in 2024	Parking Spaces	-
Vacant	-		

Description

Great location 1/3 mile from I-75 exit and adjacent to US-13/23. Three buildings consisting of a three story office building (31,295 SF), two story lab/office building (12,174 SF) and garage (3,304 SF) with heated bays on the east side of the building and pavilion area.

The main building (built in 1995, renovated in 2014) is wood frame construction and has an attached heated garage/shop area of approx. 4,800 SF with four 10' x 9' overhead doors. There are private offices and conference rooms with open cubicle space and kitchenettes throughout. It also has an elevator and eight bathrooms with showers in the lower level bathrooms.

The Lab building (built in 2018) is steel frame construction with 9,030 SF on the main floor and approximately 3,144 SF on the second floor (office space and conference room). It also has three 14' overhead doors, kitchenette and three bathrooms.

The detached garage building (built in 1995) is pole frame construction with three 10' overhead doors. An addition of 1,736 SF on the west end was made in 2023 as well as the pavilion area.

Most areas remain furnished with desks, chairs and partitions.

All of the buildings have 3 phase power, a security system and brick exterior.

A great 10+ acre property with three attractive well built buildings and plenty of on site parking.

Property Features

Location Details

Address	3933 Monitor Rd, Bay City, MI, 48706
Zoning	C
County	Bay

Building Details

Sub Type	General
Building Status	Existing
Building Size	46,773 SF
Land Size	10.21 Acres / 444,748 SF
Number of Buildings	3
Number of Floors	3
Year Built/Renovated	1995, 2014
Primary Constr. Type	Wood
Occupancy Type	Single Tenant
Building Class	B

Parcels	100-012-300-030-00
Name	3933 Monitor Rd.
Parking Spaces	-
Parking Ratio	-
Elevators	1
Office Space	34,439 SF
Security System	Yes
Electricity	Yes, Consumers Energy
Water	Yes, County
Sanitary Sewer	Yes, County
Natural Gas	Yes, Consumers Energy

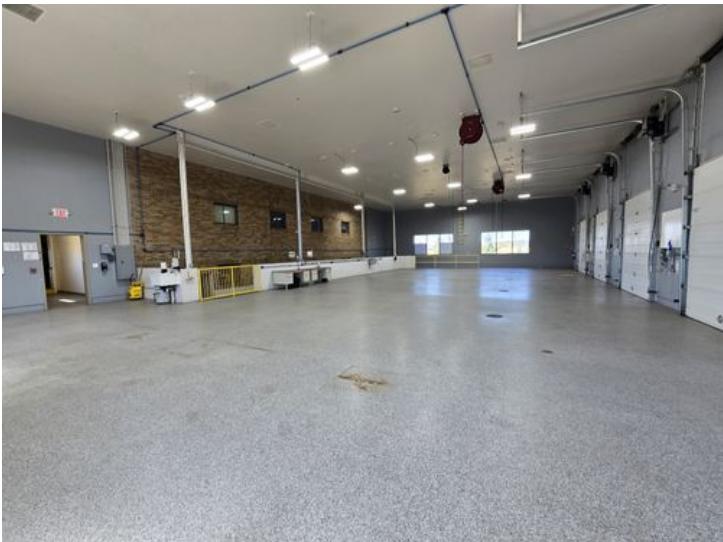
Property Listings

1 Listing | 46,773 SF | \$3,750,000

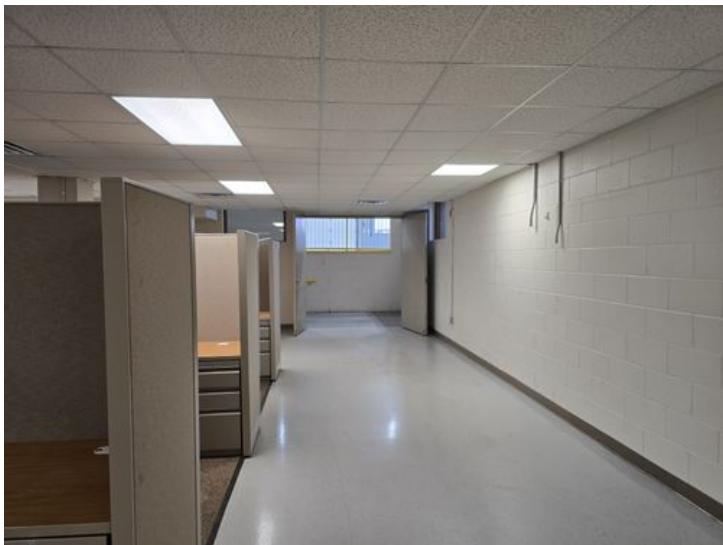
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Office	-	46,773 SF	\$3,750,000	12/01/2024

Additional Photos

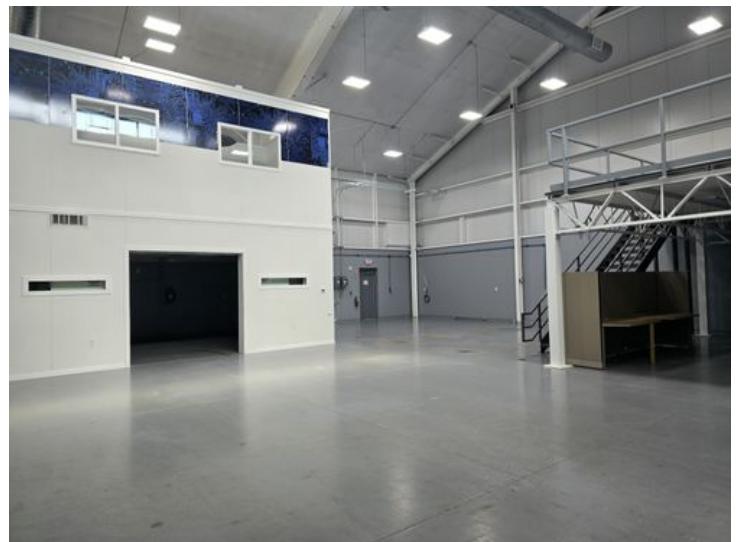
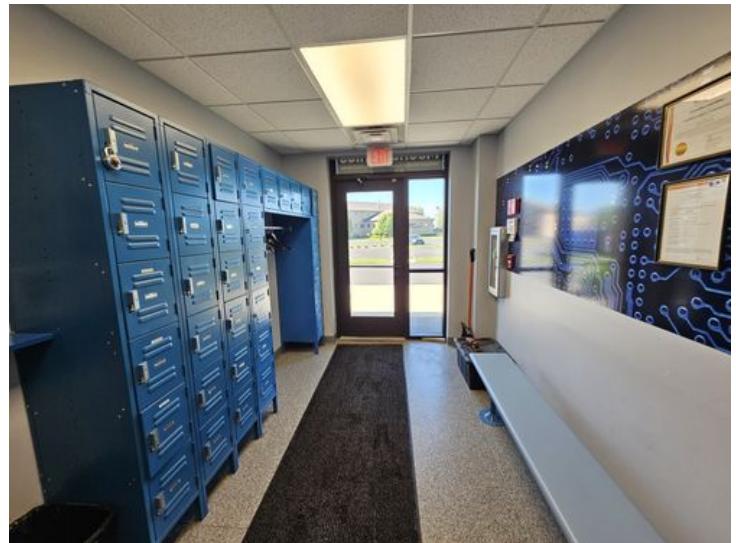
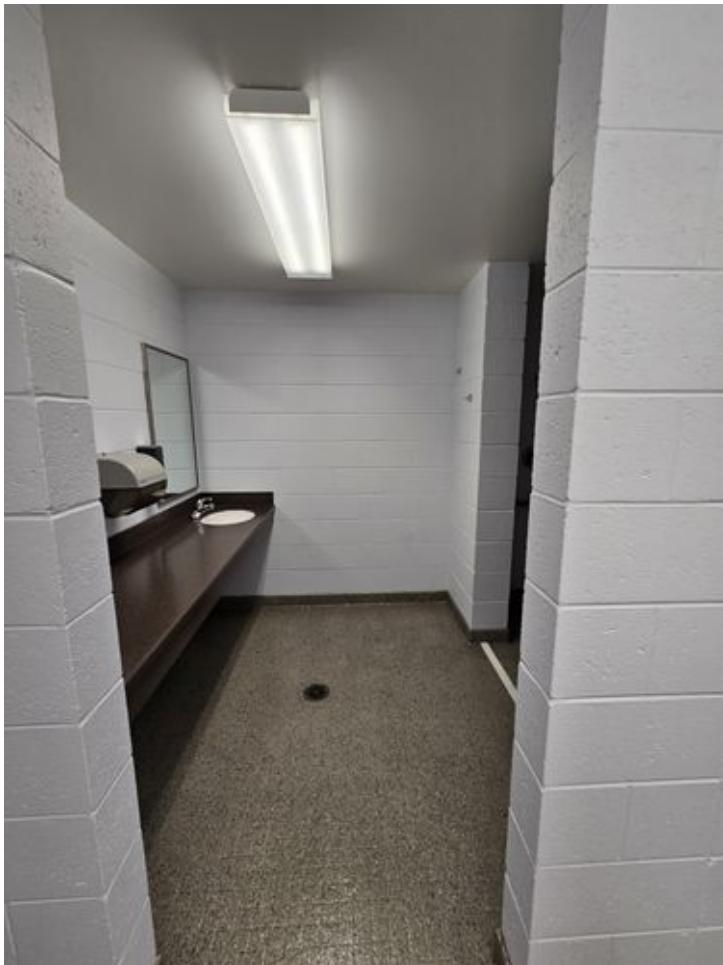


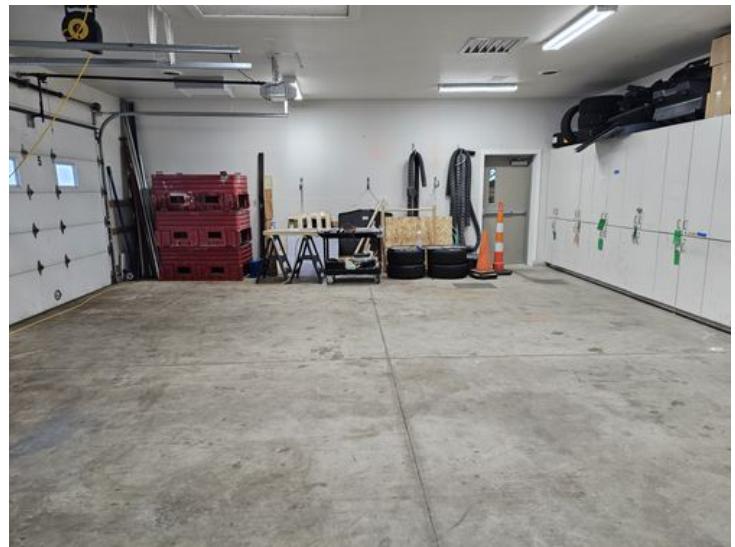
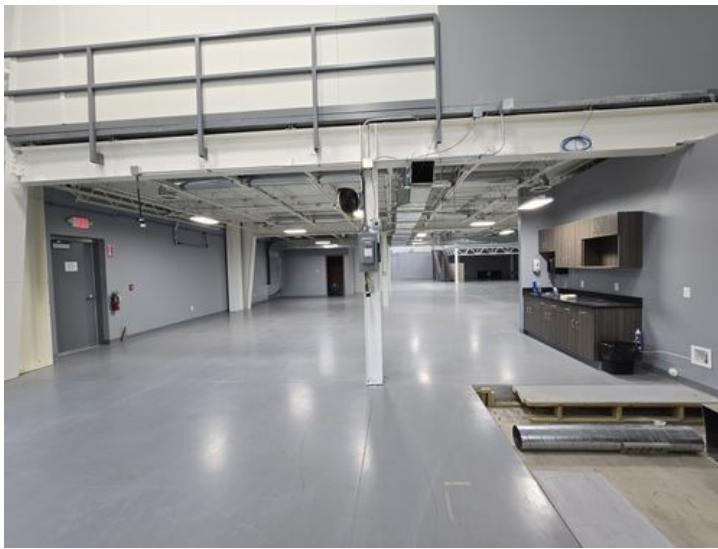














Contact



Sandra J. Covaleski, CCIM

989-684-4800

sandy@commequities.com

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