

PROPERTY FOR SALE / LEASE

**5335 Auburn Road**  
Shelby Township, MI 48317



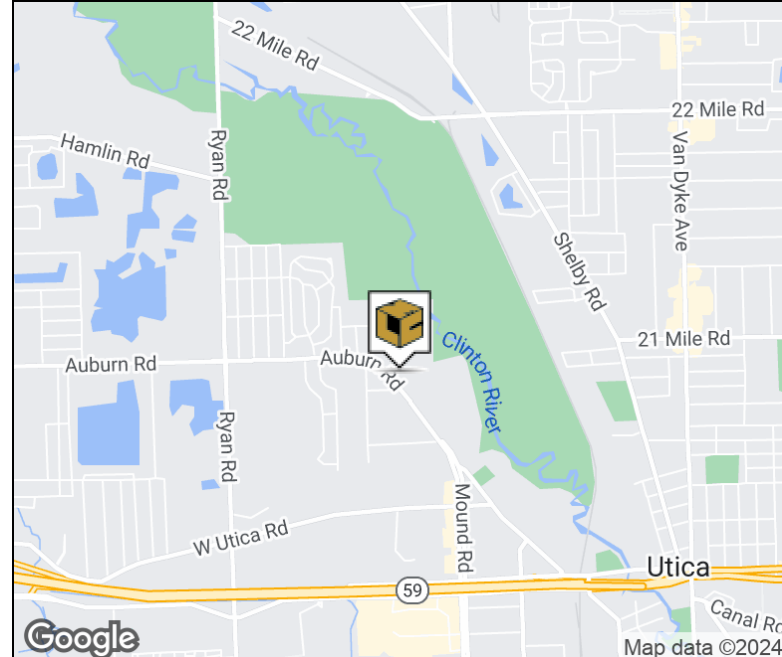
**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

**Recently Upgraded  
Interior Finishes**



## Property Highlights

- Medical Office Building For Sale & For Lease
- 4,720 Square Feet Available
- Move-in Ready With High End Finishes Throughout
- Exceptional Layout for Any Medical User
- Immediate Access to M-59
- Excellent Main Road Signage on Auburn Road
- In Close Proximity to Troy Beaumont & Macomb Henry Ford



### FOR MORE INFORMATION:

**Robert Gojcaj**

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

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## OFFICE PROPERTY DETAILS

Sale Price: Price/SF:	<b>\$1,100,000.00</b> <b>\$233.00</b>
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Lease Rate: Annual Escalations:	<b>\$21.50 SF/yr NNN</b> <b>\$0.50/SF</b>
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## Property Information

Property Type	Office
Property Subtype	Medical
Zoning	Commercial
Lot Size	2.01 Acres
APN #	23-07-32-226-006

## Parking & Transportation

Parking Type	Surface
Parking Ratio	8.7
Number of Parking Spaces	41

## Available Suites

5335 Auburn Road - 4,720 SF	\$21.50 NNN
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## Location Information

Street Address	5335 Auburn Road
City, State, Zip	Shelby Township, MI 48317
County	Macomb
Cross-Streets	Auburn Rd/Mound Rd
Nearest Highway	M-59 & M-53

## Building Information

Building Size	4,720 SF
Building Class	C
Year Built	2008
Year Renovated	2023
Occupancy %	0%
Tenancy	Single
Number of Floors	1
Average Floor Size	4,720 SF
Gross Leasable Area	4,720 SF
Load Factor	0.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

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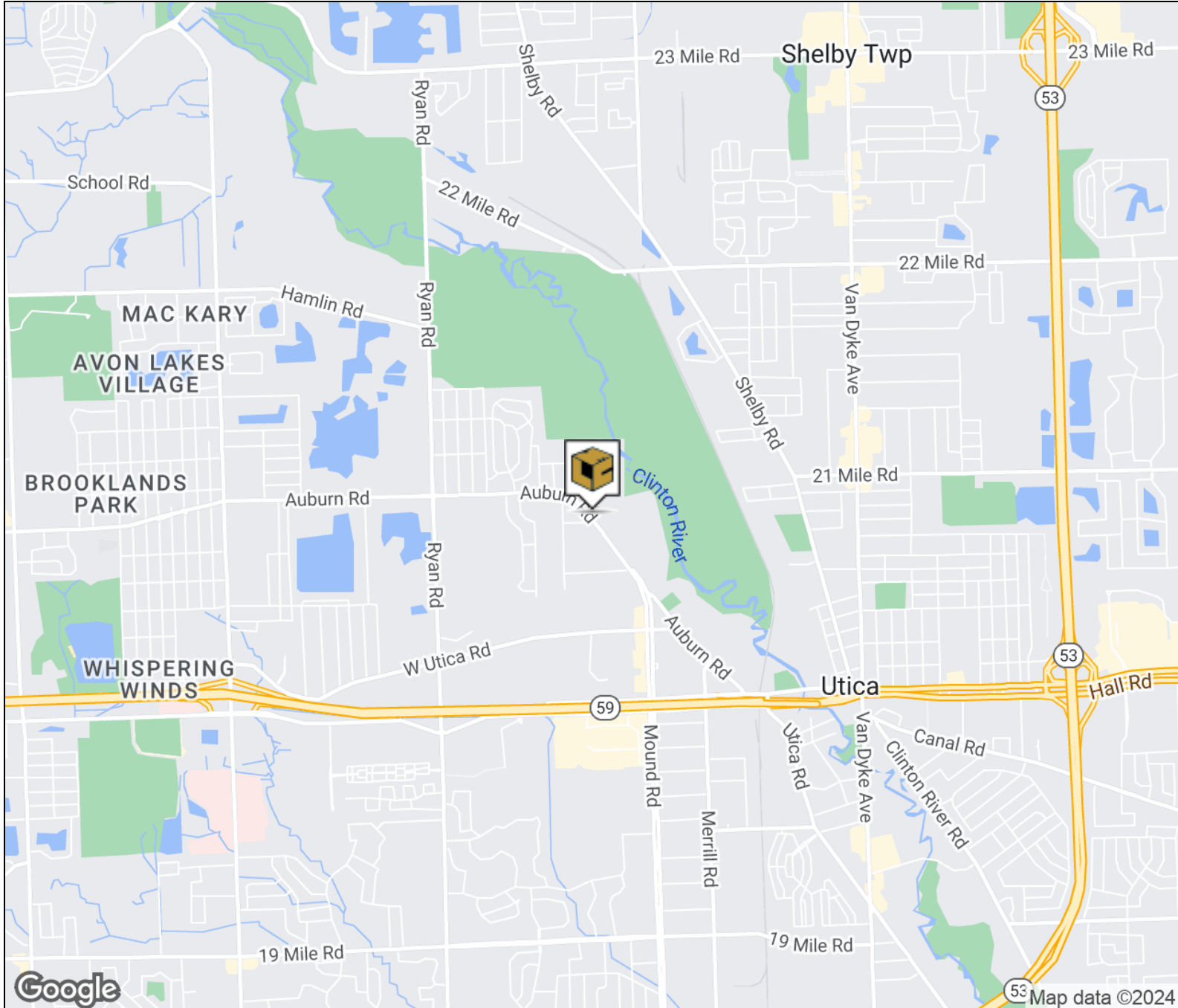
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**LOCATION MAP**



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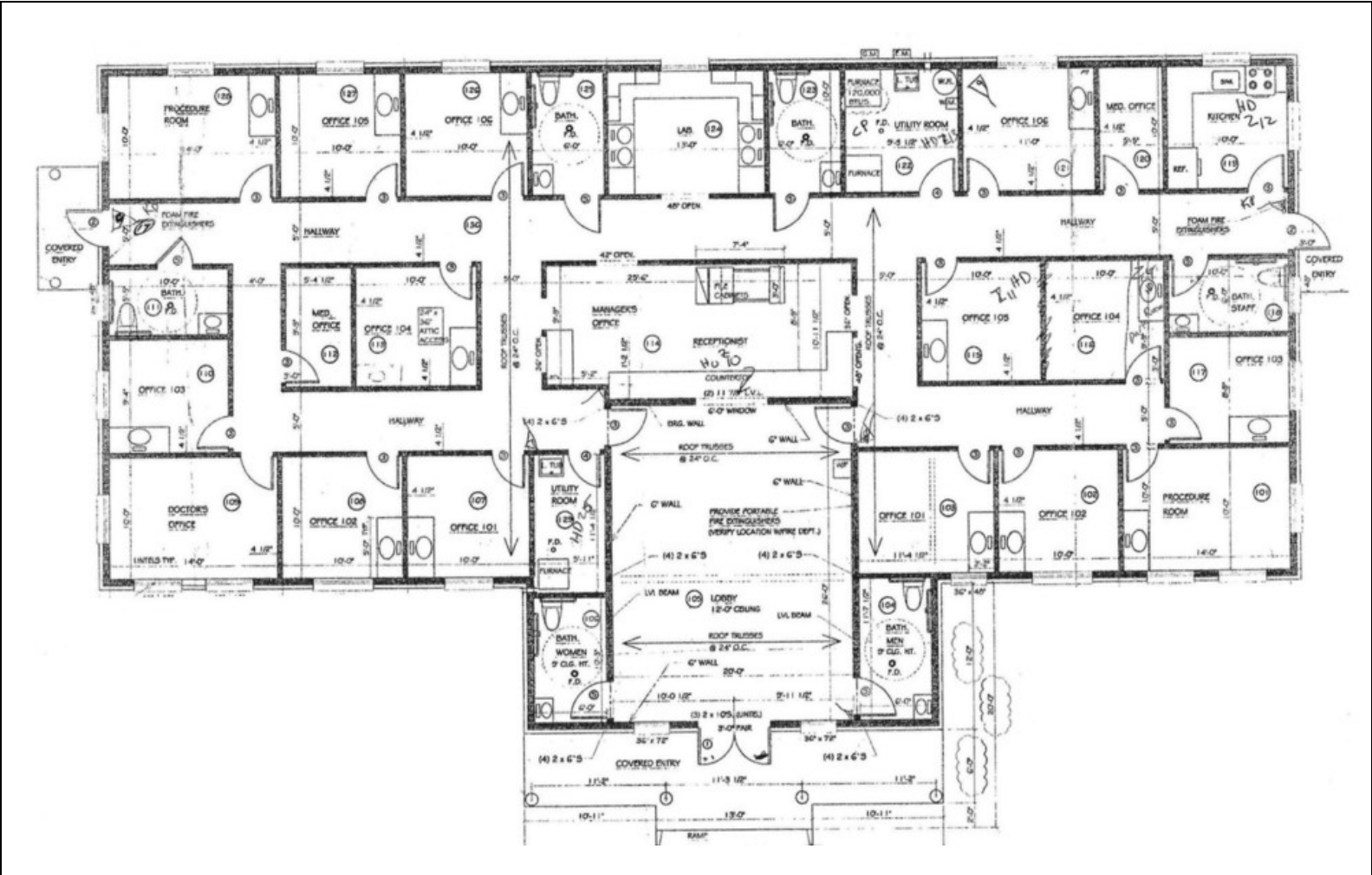
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FLOOR PLAN



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
5335 Auburn Road	Available	4,720 SF	NNN	\$21.50 SF/yr

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