

# OVER 21 ACRES & FORMER ART VAN AVAILABLE



**4273-4377 ALPINE AVE NW | COMSTOCK PARK, MI**

## PROPERTY FEATURES

- 111,242 available square feet (including mezzanine)
- Situated on 21.85 acres
- Zoned C-PUD
- 219 parking spaces
- Prime real estate on Alpine Avenue for redevelopment or as-is use
- Site is less than one minute from Wal-Mart, Sam's Club, Best Buy and more
- Great potential for storage redevelopment, housing, mix-use, big box retailer or many other opportunities
- Sale Price: \$7,200,000
- Lease Rate: \$11.00/sf NNN (\$101,972/mo)



For more information, please contact:

**JOE RIZQALLAH**  
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**SIGNATURE ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

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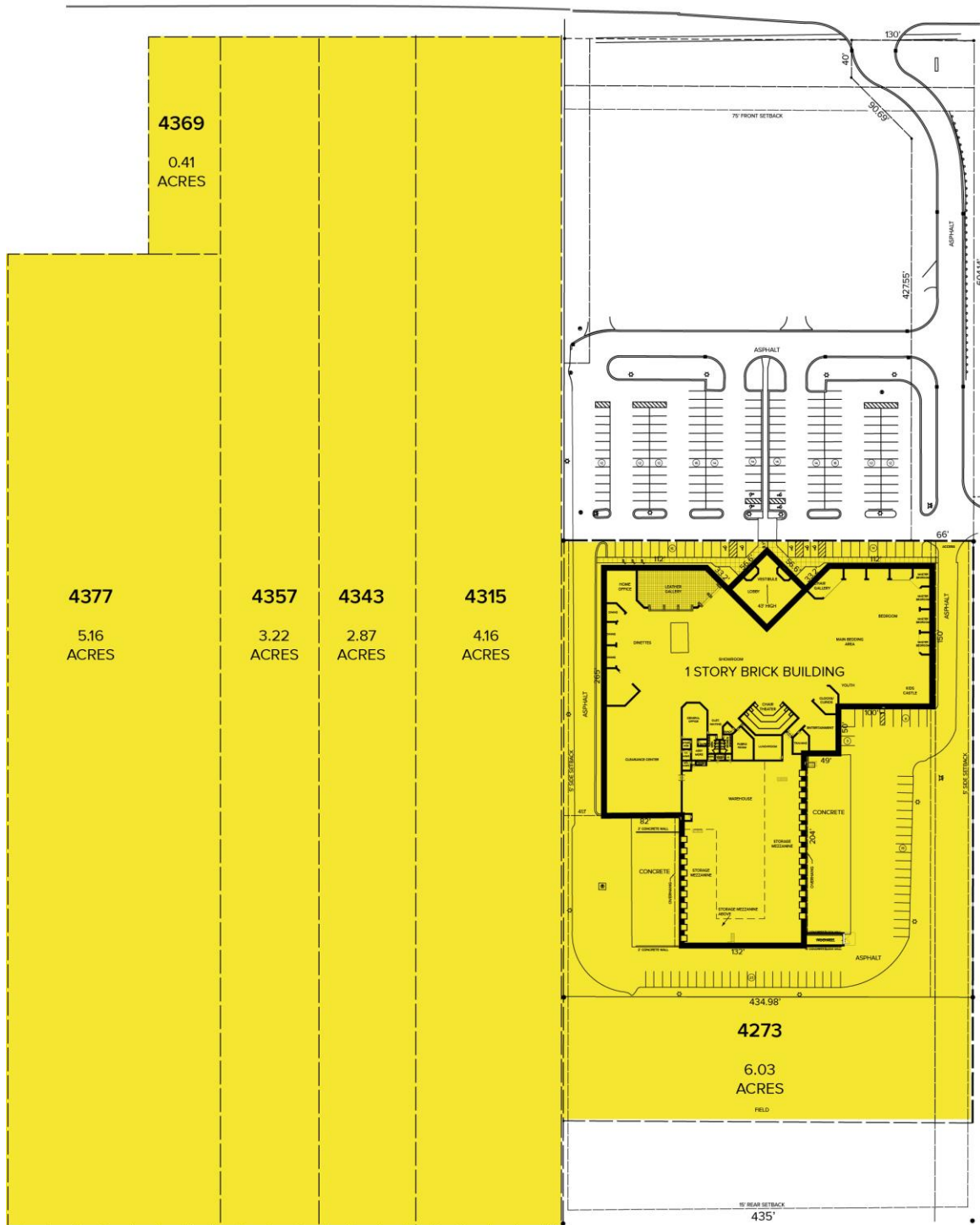
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## Site Plan

ALPINE AVE NW / M-37



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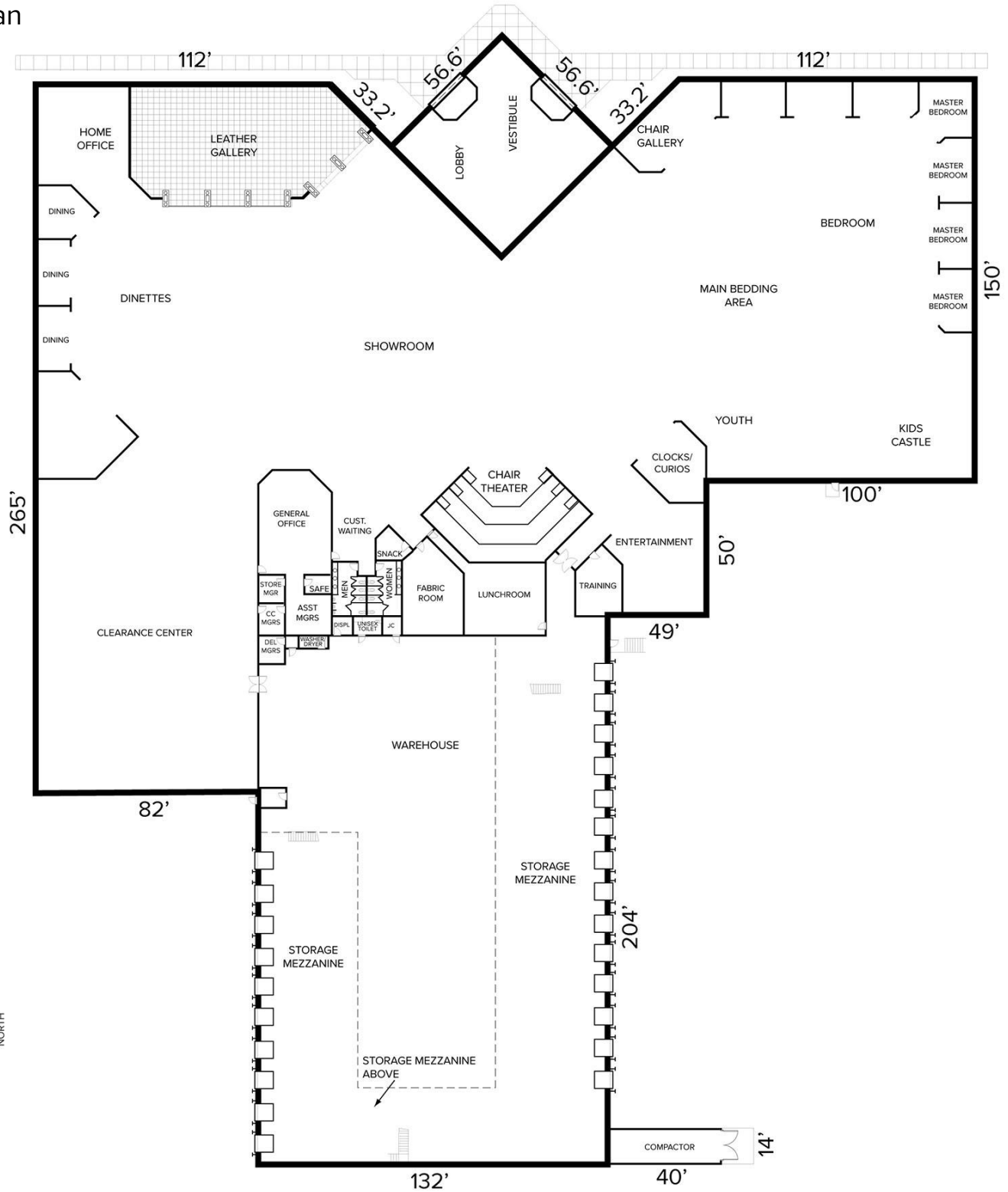
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## Floor Plan



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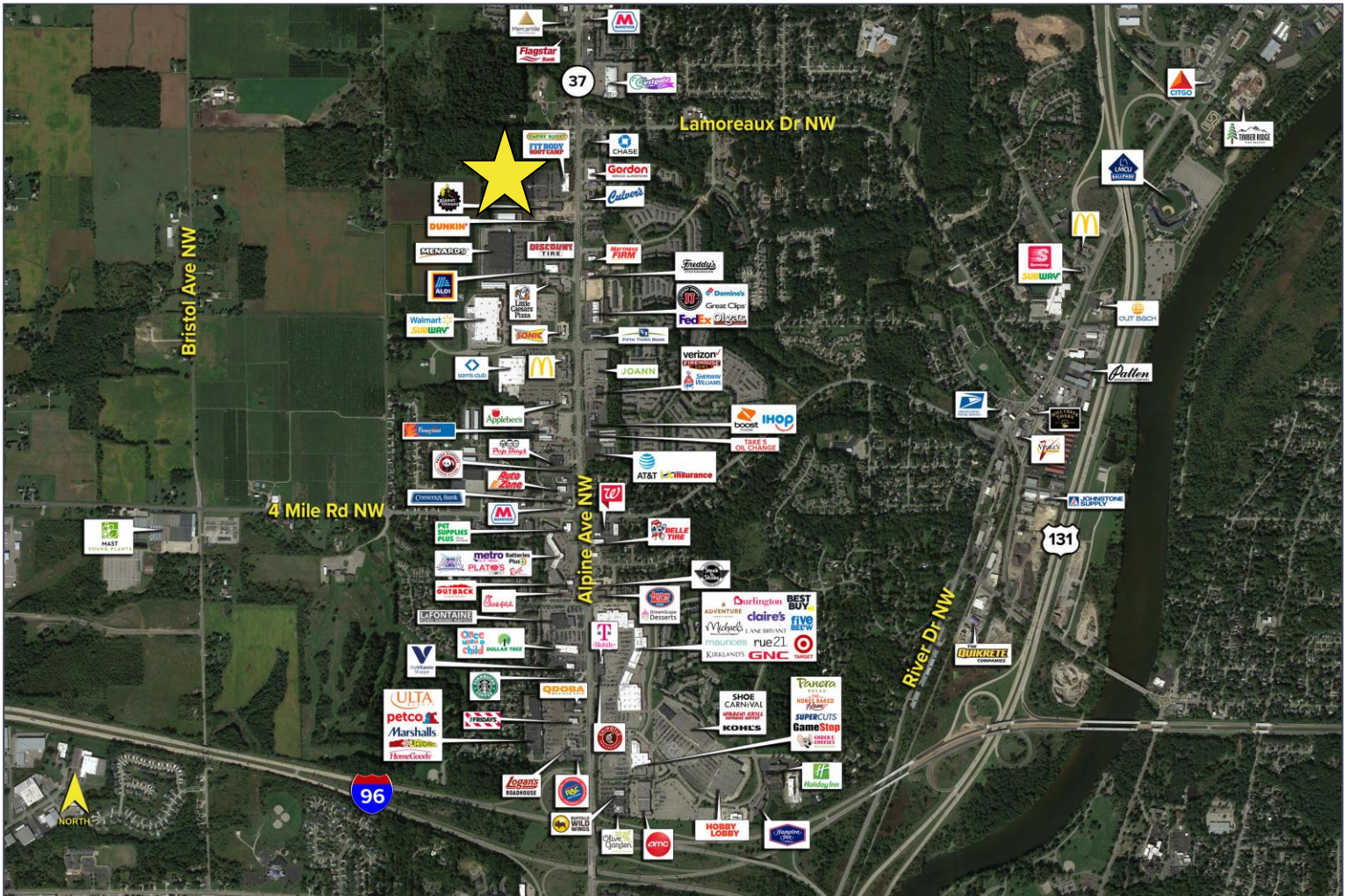


## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,387	\$60,194
3 MILE	28,893	\$70,992
5 MILE	114,823	\$72,561

## TRAFFIC COUNTS (TWO-WAY)

30,455	M-37 N. of 4 Mile 2-Way
6,383	Lamoreaux E. of M-37 2-Way
38,377	M-37 S. of 4 Mile 2-Way
25,483	M-37 S. of 6 Mile 2-Way



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