



4489 M 61

4489 M 61, Standish, MI 48658



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4489 M 61

\$2,570,000

For Purchase

Professional Medical Office Building | Mid 2010 Build | 9,000+ SF | Income-Producing with Expansion Potential

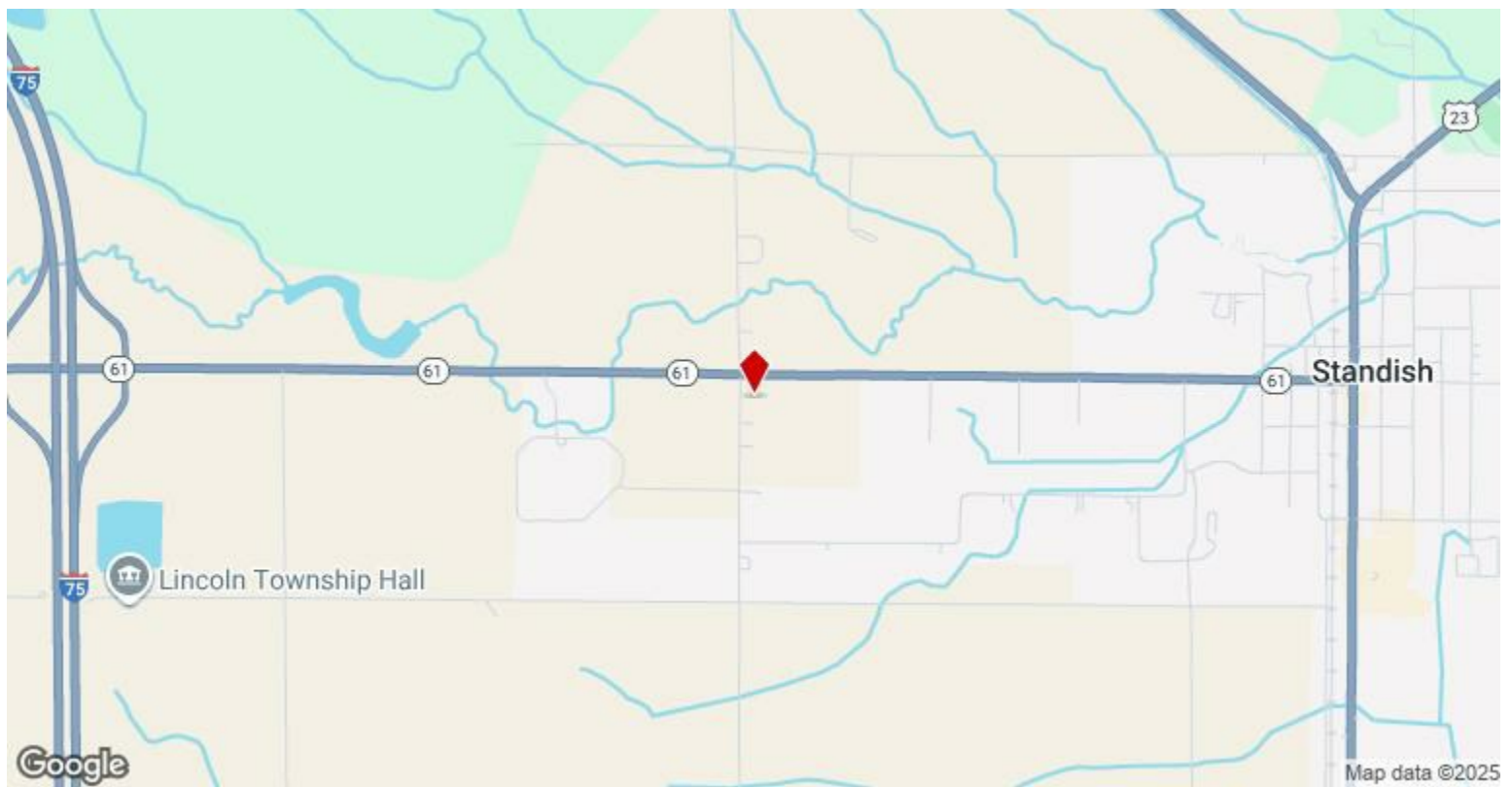
An exceptional opportunity to acquire a two-story, 9,000+ SF professional medical office building in a tranquil rural setting. Designed specifically for healthcare and professional services, the property features a functional layout with spacious reception areas, exam rooms, private offices, and support spaces.

Non Disclosure is mandatory and all showing must and shall be coordinated directly through listing agent/broker. This is an active medical office setting with long-term tenants in-place. Agent representation is required for all showings. Offer for sale the real estate and the business. Lease options are also available. All offers and terms to be presented directly to and through listing agent/broker. Exclusive Right to Sale /Lease is in-place....

- High Traffic, Back up generator, common areas.



Price:	\$2,570,000
Property Type:	Health Care
Sale Type:	Investment or Owner User
Lot Size:	2.41 AC
Gross Building Area:	9,000 SF
Sale Conditions:	Business Value Included
No. Rooms:	37
No. Stories:	2
Year Built:	2010
Zoning Description:	Commercial
APN / Parcel ID:	006-0-010-200-015-05



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The building is partially occupied by established, long-term tenants, providing dependable cash flow from day one. Ample parking, strong visibility, and a peaceful location make it a highly attractive option for both practitioners and investors.

Highlights:

9,000+ SF across two floors, purpose-built for medical/professional use

In-place long-term tenants offering stable income

Flexible for single or multi-tenant occupancy

Ample parking and easy access in a rural yet convenient location

Offered for real property purchase only, with the option to negotiate the book of business upon an accepted offer

This property is ideal for an owner-user looking to establish or expand their practice, or an investor seeking secure rental income with long-term upside potential.

For Lease

Medical / Professional Office Space Available | 9,000+ SF in Tranquil Setting

Now offering lease opportunities in a two-story, 9,000+ SF professional medical office building located in a quiet rural setting. Purpose-built for healthcare and professional services, the property delivers a welcoming environment for patients and staff, with thoughtfully designed reception areas, exam rooms, private offices, and support spaces.

Highlights:

Suites available within a 9,000+ SF professional medical building

Designed for medical, dental, or other professional office uses

Flexible configurations to accommodate single or multi-tenant needs

Ample on-site parking with easy patient access

Peaceful rural location, free from urban congestion

Property Photos



Property Photos



Property Photos



Property Photos



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Property Photos



Property Photos



Property Photos



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Property Photos



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