

ASKING PRICE: \$975,000



FOR SALE
507 S TELEGRAPH RD

11,180 SF
MONROE, MI

ANTHONY CRIVELLO 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM

LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



AT A CONTROLLED INTERSECTION ACROSS FROM A WALGREENS



INGRESS/EGRESS FROM BOTH TELEGRAPH AND FRENCH ROAD



DRIVE-UP WINDOW



LOCATED IN BUSY RETAIL CORRIDOR



LARGE PYLON SIGN OVERLOOKING TELEGRAPH ROAD



PROPERTY DETAILS

507 S TELEGRAPH RD | MONROE, MI

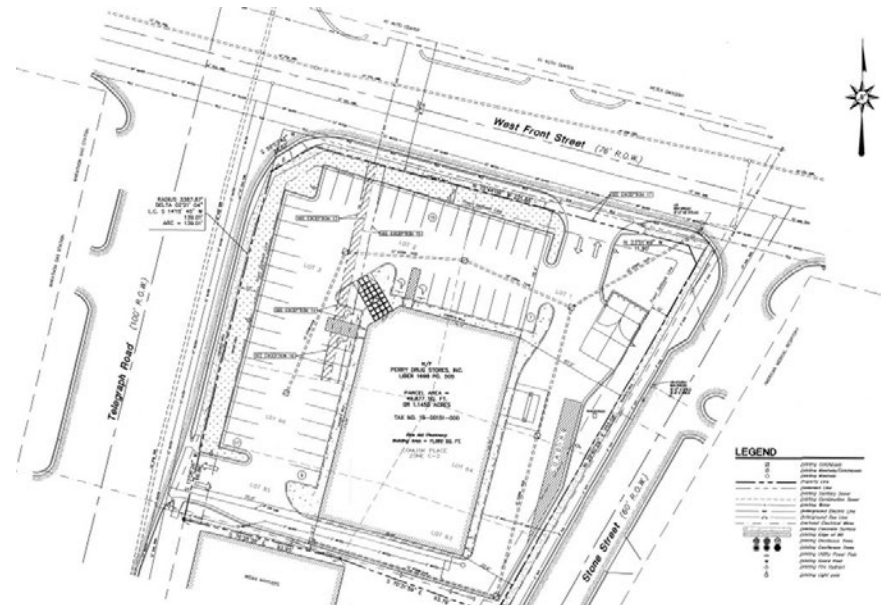
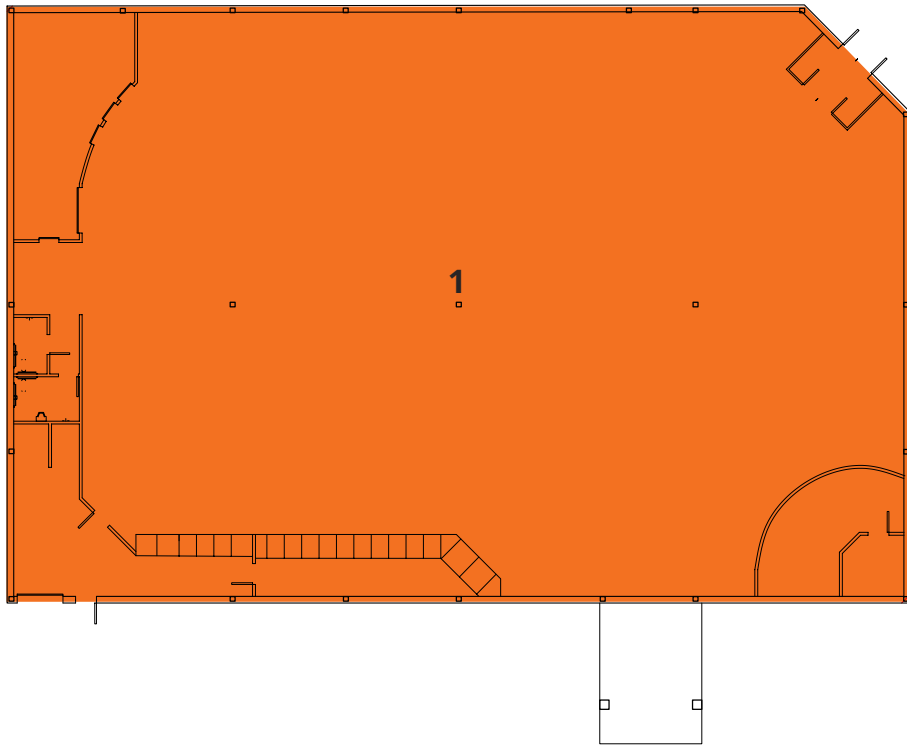
BUILDING SIZE	11,180 SF
FLOORS	Slab on Grade
WALLS	Concrete Block
FLOORS	Metal and Masonry
YEAR BUILT	1999
PARKING	52 4.65:1,000 SF
LAND AREA	1.145 Acres
ZONING	C-2 General Commercial District
PARCEL ID	55-19-00151-000

- RECENTLY RENOVATED IN 2023
- BELOW-MARKET RENT WITH ATTRACTIVE BASIS
- NNN LEASE STRUCTURE WITH MINIMAL LANDLORD RESPONSIBILITY
- LOCATED ON THE HARD CORNER OF WEST FRONT STREET AND SOUTH TELEGRAPH, WITH MORE THAN 30,000 COMBINED VEHICLES PER DAY



FLOOR PLAN

507 S TELEGRAPH RD | MONROE, MI



NUMBER	SQUARE FEET
1	11,180 SF



LOCATION MAP

507 S TELEGRAPH RD | MONROE, MI

ANN ARBOR 38 MILES

DETROIT 40 MILES

FORT WAYNE 125 MILES

CLEVELAND 132 MILES

