

PROPERTY FOR SALE / LEASE

25869 Kelly Rd. Unit 14

Roseville, MI 48066



CORFAC INTERNATIONAL



## Property Highlights

- 1,435 Square Feet Available
- Professionally Managed
- Located in Professional Office Building
- 4-Exam Medical Condo Unit
- Close Proximity to I-94



### FOR MORE INFORMATION:

**Al Iafrate, SIOR**  
Senior Vice President  
248.637.7791  
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CONNECT WITH US

248.637.9700 | [www.Lmcap.com](http://www.Lmcap.com)

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**

**Location Information**

Street Address	25869 Kelly Rd. Unit 14
City, State, Zip	Roseville, MI 48066
County	Macomb
Cross-Streets	Kelly Rd & Frazho Rd
Nearest Highway	I-94

**Building Information**

Building Size	1,435 SF
Building Class	B
Occupancy %	0%
Tenancy	Multiple
Number of Floors	1
Year Built	1985
Year Last Renovated	1995
Gross Leasable Area	1,435 SF
Load Factor	10.0%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Sale Price	<b>\$129,500</b>
Lease Rate: Annual Escalations:	<b>\$21.50 SF/yr +Utilities \$0.50/SF</b>

**Property Information**

Property Type	Office
Property Subtype	Office Building
Zoning	O-1
Lot Size	3.4 Acres
APN #	14-20-436-014, 14-20-436-015, 14-20-436-016

**Parking & Transportation**

Parking Type	Surface
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**Available Suites**

Unit 14 - 1,435 RSF	\$21.50 +Utilities
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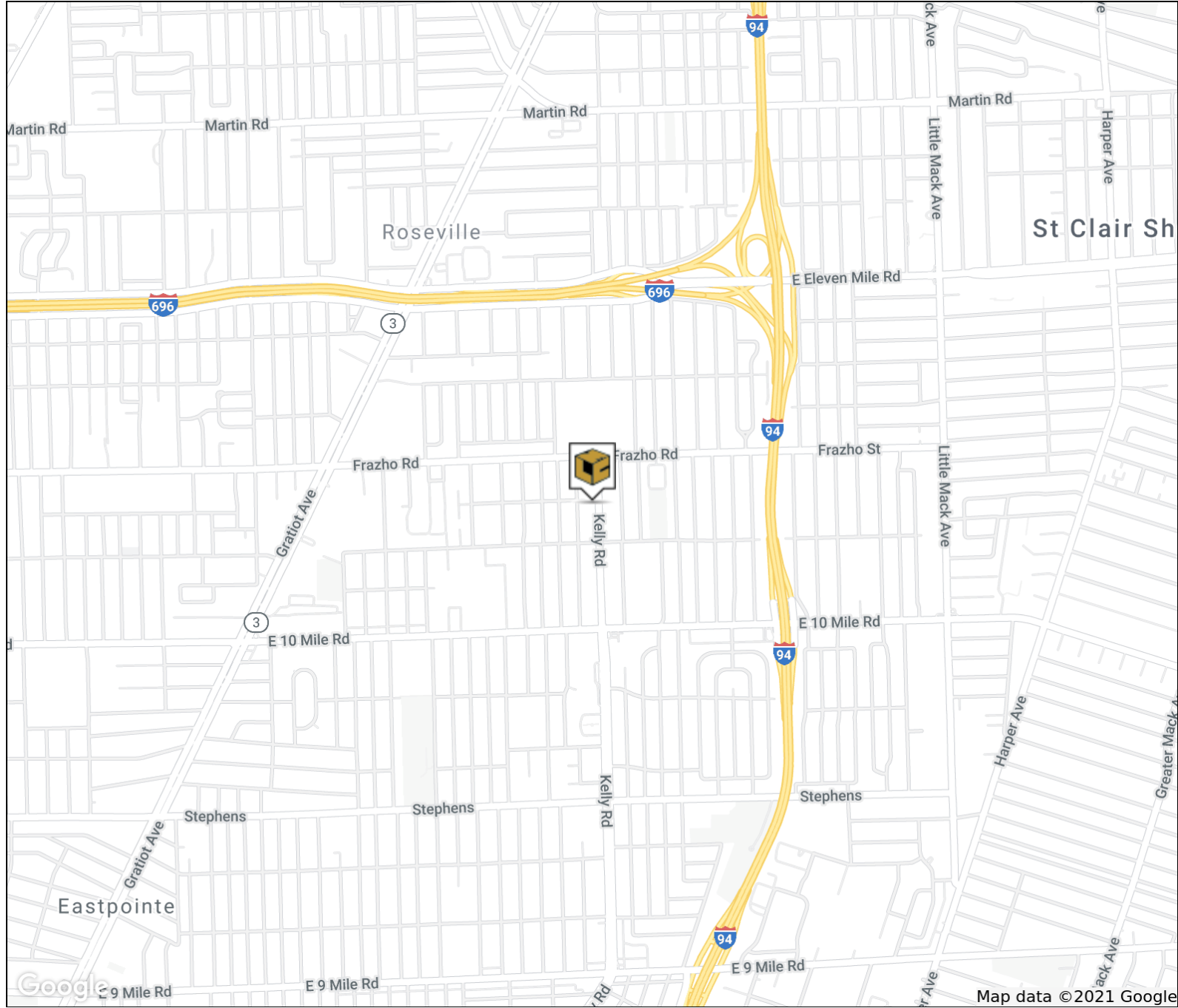
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L. MASON CAPITANI

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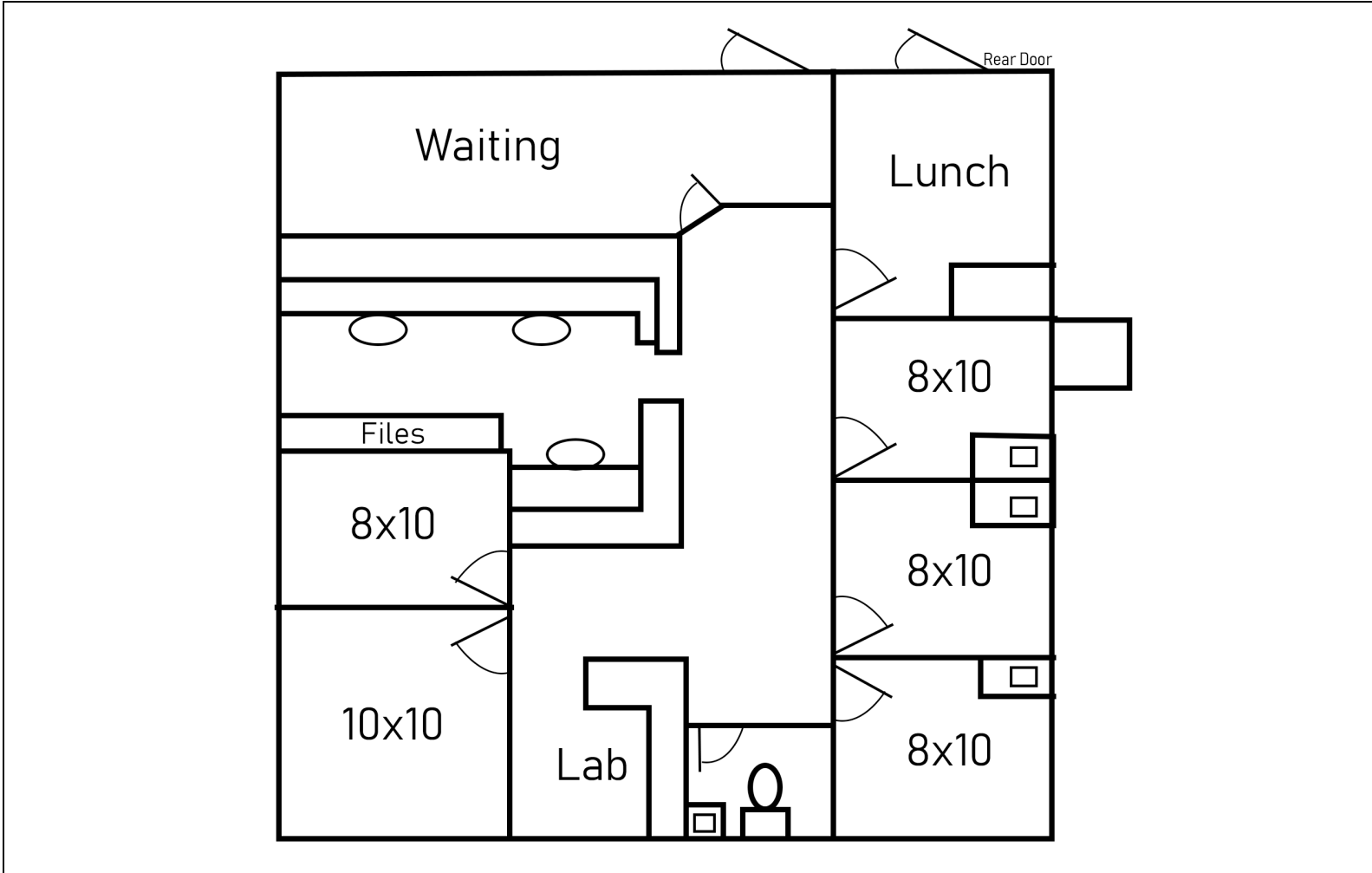
Roseville, MI 48066



L. MASON CAPITANI

CORFAC INTERNATIONAL

UNIT 14 FLOOR PLAN



Available Space

Suite	Tenant	Lease Type	Lease Rate	Size (SF)
Unit 14	Available	+Utilities	\$21.50 SF/yr	1,435 RSF

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