



**OFFERING SUMMARY**

<b>Total SF</b>	4,771 SF
<b>Price</b>	<b>\$774,000</b>
<b>Sale Terms</b>	Cash, BTOM
<b>SF Price</b>	<b>\$162 SF</b>
<b>Site Size</b>	160' x 100'
<b>Taxes</b>	\$18,273
<b>Available SF</b>	1,618 SF
<b>Parking</b>	On-site
<b>Zoning</b>	B-1

**PROPERTY OVERVIEW - 2 BUILDING PACKAGE**

4,771 SF commercial package on Harper in the heart of St. Clair Shores. This offering includes Building A—a recently renovated 3,642 SF multi-tenant building with a 5 year owner leaseback for 2,024 SF—and Building B - 1,129 SF leased at \$1,100 per month, along with an adjoining parcel that provides shared, hard-to-find parking. Corner location delivers strong visibility along the busy Harper corridor. Recent capital improvements include 4 HVAC units and roof on Building A. The combination of stable income, flexible use potential, and ample parking makes this an attractive opportunity, available for cash purchase or buyer secured financing.

**PROPERTY HIGHLIGHTS**

- 4,770 SF two-building commercial package.
- Building A: 3,642 SF, with 5 year owner leaseback of 2,024 SF.
- Building B: 1,129 SF, separately leased at \$1,100/month.
- Highly visible Harper Ave location in St. Clair Shores
- Suitable for medical, dental, or general office
- New Roof and HVAC on Building A
- 1,618 SF available for Owner/User or Lease for additional income



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