

Investment Opportunity Medical / Dental / Professional

770 Riverside, Adrian, MI 49221



FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	18,040 SF
Lot Size:	1.32 Acres
Zoning:	OS-1 (Office Service District)
Parcel Number:	XAO-100-01-06-01

PROPERTY HIGHLIGHTS

- Clean, well maintained two story, multi-tenant medical office building
- Fully finished additional 6,071 SF usable basement with elevator access
- Current tenants include Promedica and the Veterans Administration, among others
- Historically high occupancy with multiple tenants with over 10 years in building
- Ample on-site parking
- Adjacent to former ProMedica Bixby Hospital
- Established healthcare corridor location
- Rent roll and proforma available upon request

Bart Wise

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PROPERTY DESCRIPTION

Presenting a prime investment opportunity. This expansive medical/dental/professional office property spans 18,040 square feet with an additional 6,071 square feet of usable basement space, all nestled on a sizable 1.32-acre site. The office-specific zoning solidifies this property as an exclusive professional enclave.

With over 100 parking spaces, the building offers ample accommodation for a high volume of clients and personnel. The property prides itself on its pristine condition and functional design, boasting a two-story building optimized for medical and dental use, with an accessible and fully finished basement complete with elevator service.

Tenants such as Promedica and the Veterans Administration contribute to the building's historically robust occupancy rates, with many tenants establishing their practices here for over ten years. This not only underlines the property's enduring appeal but also indicates a strong foundation for continued financial health and tenant stability.

Highlights of this premier investment include:

- Dedicated medical & dental office building with a history of high occupancy
- Comprehensive two-story facility w/ accessible basement
- Over 100 parking spaces
- Established tenants with long-term occupancy
- Detailed financials available to qualified buyers

For more information or to arrange a property tour, please reach out to our commercial real estate experts.

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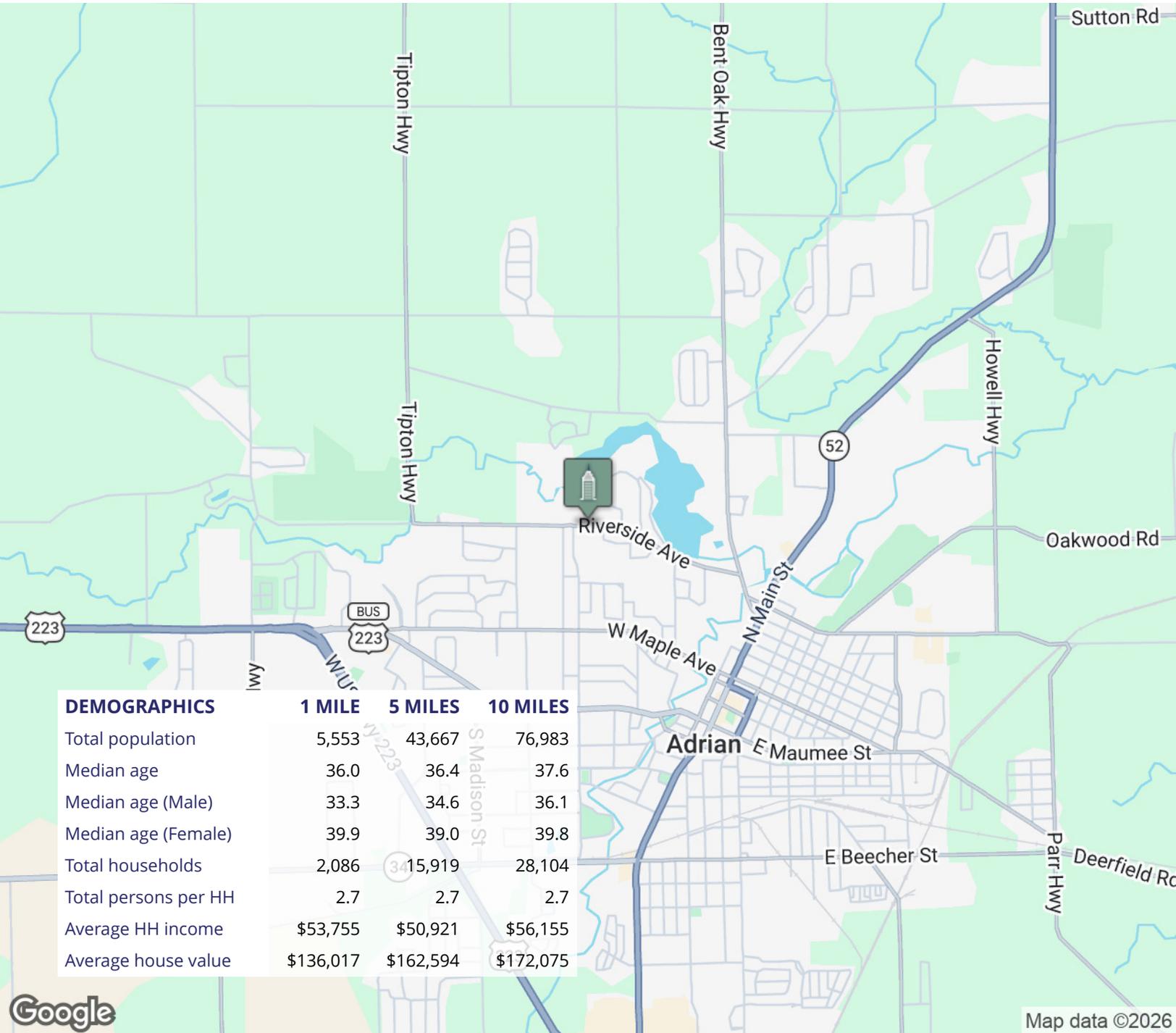
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