

SALE/LEASE



OFFICE

421 I DIVISION AVENUE NORTH



421 I DIVISION AVENUE NORTH, COMSTOCK PARK, MI 49321

PROPERTY OVERVIEW

The current owner has invested wisely to enhance this building, making it an excellent opportunity for the next owner! This versatile property is ideal for either a single-user or a multi-tenant setup, featuring private entrances and individually zoned mechanicals for each suite. The building is being sold with one tenant already in place. The remaining vacant suites are perfect for an owner/user who wants to own their building and have additional space available for expansion.

Recently, over \$100K has been invested in a new roof, new EIFS exterior, and numerous mechanical replacements. The property also includes 6,000 SF of storage in the basement, and a large monument sign for excellent visibility. Additionally, it is conveniently located directly across the street from the UofM Health Clinic. A turnkey building with such cost-effective operations is a rare find!

PROPERTY HIGHLIGHTS

- Excellent highway access
- Great Visibility
- Ample on-site parking
- Professional landscaping

SALE PRICE \$1,250,000

LEASE RATE \$17.50 SF/YR (MG)

Available SF: 3,300 - 8,200 SF

Building Size: 9,484 SF

Lot Size: 1.54 Acres



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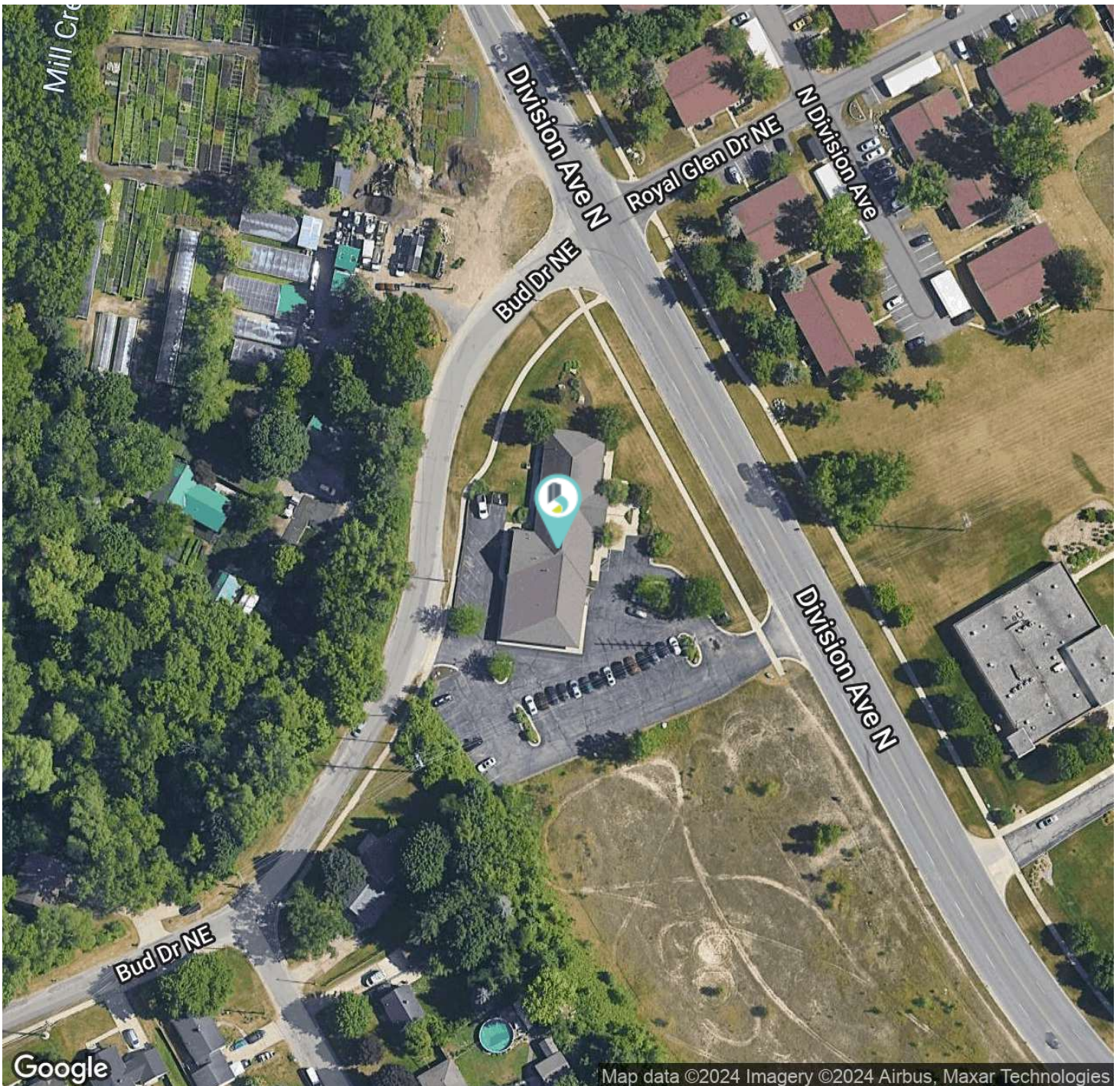
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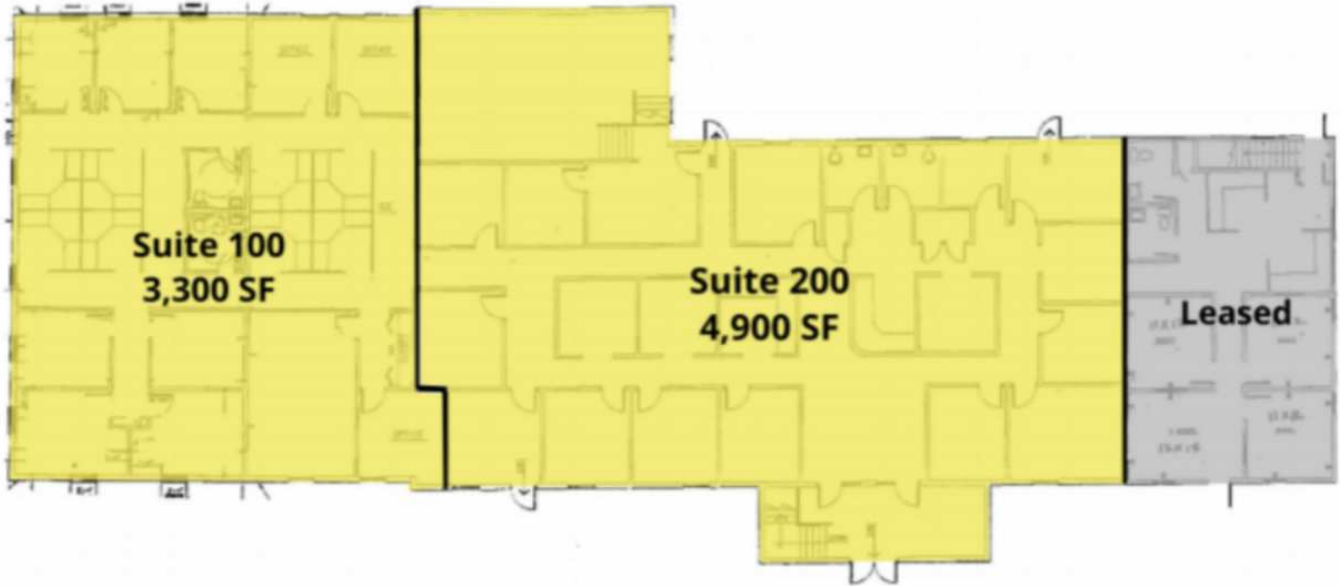
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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ 100	3,300 SF	Modified Gross	\$17.50 SF/yr
■ 200	4,900 SF	Modified Gross	\$17.50 SF/yr
■ 100 & 200	8,200 SF	Modified Gross	\$17.50 SF/yr

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Middle Unit:

- Eight offices
- One small, internal conference room
- One large, internal conference room
- Men's restroom with two urinals and two toilets
- Women's restroom with four toilets
- Large open area for cubicles

End Unit:

- Small lobby and waiting area with its own exterior entrance
- One large conference room with vaulted ceilings
- Small open area for cubicles
- One medium-sized kitchenette with countertop cabinets above and below, double sink, and refrigerator
- Women's restroom with one toilet
- Men's restroom with one toilet
- Eight private offices
- Another entrance
- Additional open area for cubicles

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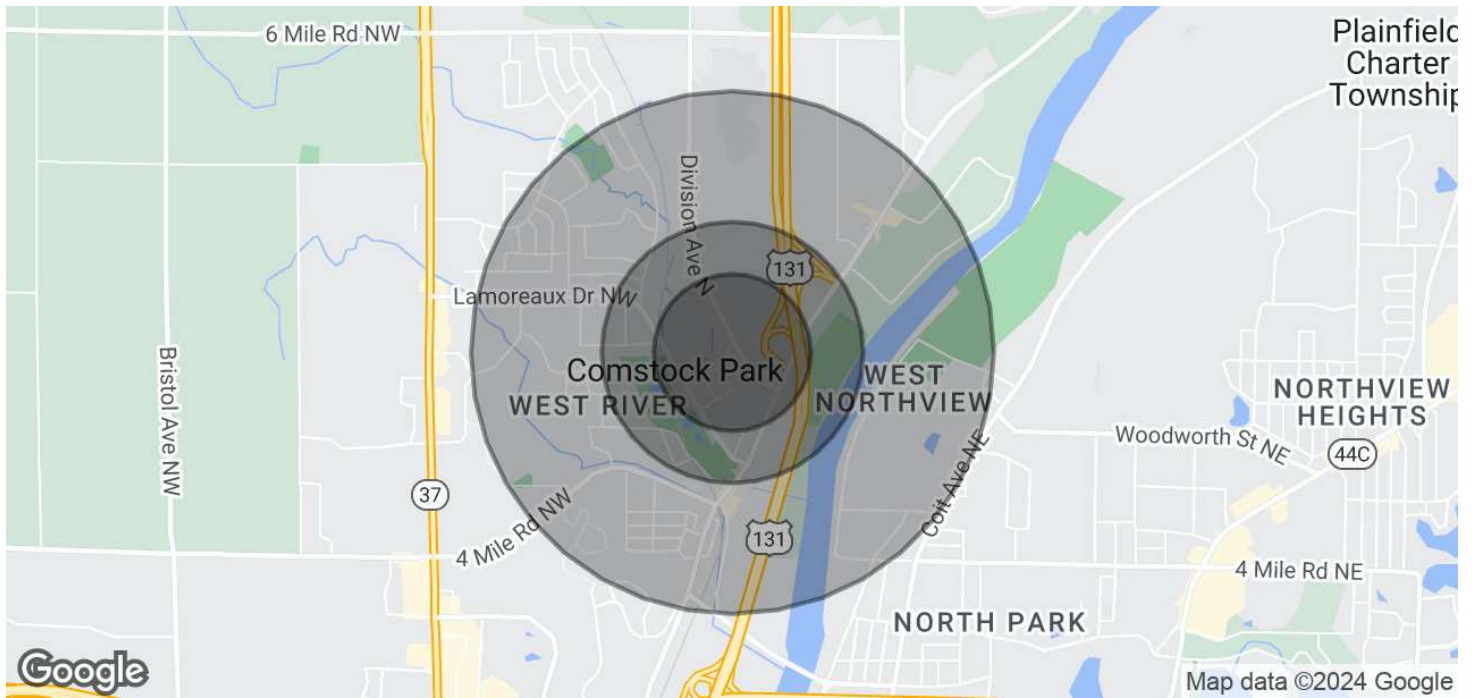


DEMOGRAPHICS MAP & REPORT

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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	404	1,160	6,872
Average Age	41	40	37
Average Age (Male)	41	39	36
Average Age (Female)	41	41	38

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	169	488	2,924
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,770	\$78,141	\$74,536
Average House Value	\$307,142	\$278,256	\$217,222

Demographics data derived from AlphaMap

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