



CORFAC INTERNATIONAL

2301 West Big Beaver
Suite 950
Troy, MI 48084-3329

(248) 637-9700
Facsimile (248) 637-9897
www.Lmcap.com

PROPERTY INFORMATION



PROPERTY NAME: Clinton Oaks Professional Center

LOCATION: 42645 Garfield Road

CITY: Clinton Township

COUNTY: Macomb

PROPERTY TYPE: Medical

YEAR BUILT:

LOCATION DESCRIPTION: Garfield/ S of 19 Mile Rd

GROSS SF: 9,594

AVAILABLE SF: 3,325

MAX. AVAILABLE: 3,325

MIN. AVAILABLE: 3,325

FLOORS: 1

PARKING: Excellent

ZONING: O-1

PROPERTY DESCRIPTION:

9 Exam room medical office with X-Ray room suite and a newly constructed physical therapy suite located seconds from Hall and Henry Ford Hospital. Condo units, suites sold together or individually. Excellent main road exposure and signage.

ECONOMIC DATA

MIN RENTAL RATE: \$18.00

MAX RENTAL RATE: \$18.00

OPERATING EXPENSES: \$0.00

ANNUAL ESCALATIONS: \$0.50

TERMS: +Utilit.+Jan.

LOAD FACTOR:

PARTITION ALLOWANCE: Negotiable

SALE PRICE: \$1,295,000.00

AGENT: A. Iafrate



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SPACE AVAILABLE

<u>Suite</u>	<u>Space Available [SF]</u>	<u>Lease Rate [\$/SF]</u>	<u>Occupancy</u>
Suite 103	3,325	\$18.00	Immediate

AGENT: A. Iafrate

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.