

36358-36380 Garfield Rd

Clinton Township, MI

- Two-Building Professional Office Complex
For Sale or Lease
- 10.58% Cap Rate
- Excellent Opportunity for Owner/User
or Investor
- Suitable for General Office
& Medical Users
- Located on Heavily Trafficked
Garfield Road
- Seconds from Metro Parkway
- Main Road Signage & Ample
Parking Available
- Up to 4,800F For Lease or Owner/User

OFFICE BUILDING FOR SALE OR LEASE

FOR MORE INFORMATION:

Robert Gojcaj
Sales Associate
248.637.7783
rgojcaj@LMCap.com

Al Iafrate, SIOR
Senior Vice President
248.637.7791
aiafrate@LMCap.com

248.637.9700 | 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.



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

36358-36380 Garfield Rd

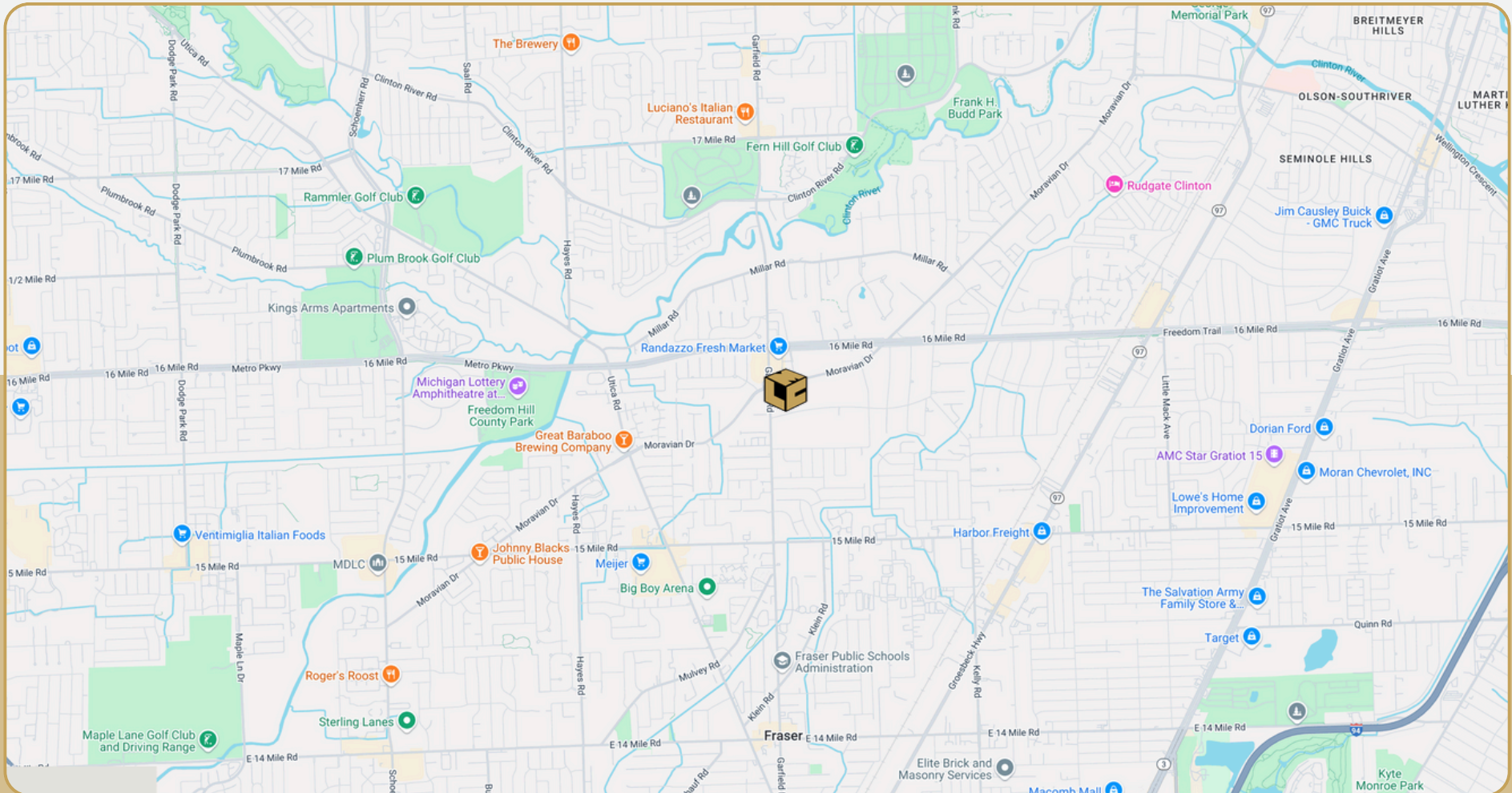
Clinton Township, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | 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.

36358-36380 Garfield Rd

Clinton Township, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Office Property Details:

Details:

Location Description: Garfield/Moravian

Building Type: Office

Class: B

Zoning: OS1 LR

Floors: 2

Year Built: 1971

Year Renovated: 2018

Gross SF: 16,528 SF

Total Rentable SF: 16,528 SF

Available SF: 4,800 SF

Min/Max SF: 700 SF - 1,100 SF

Acres: 1.89

Multitenant: Yes

Parcel ID: 16-11-29-103-047

Property Description: Two-story office building under new ownership and located on heavily traveled Garfield road. Building provides on-site management and all available suites have been updated with engineered hardwood floors and new paint. Contact broker for more details.

Economic:

Sale Price: \$999,000

Price/SF: \$60.44

Min/Max Rental Rate: \$14.00/SF

Rental Terms: Gross + Utilities

Annual Escalations: \$0.50/SF

Load Factor: 0%

Occupancy: Immediate

Parking: 96 Spaces

Partition Allowance: Yes

Signage: Yes

Status: Existing

248.637.9700 | 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.

36358-36380 Garfield Rd

Clinton Township, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Available Suites:

36358 Garfield:

Suite 3B: 700 SF

Suite 7: 800 SF

36380 Garfield:

Suite 1: 1,100 SF

Suite 7: 1,100 SF

Suite 8: 1,100 SF



248.637.9700 | 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.