

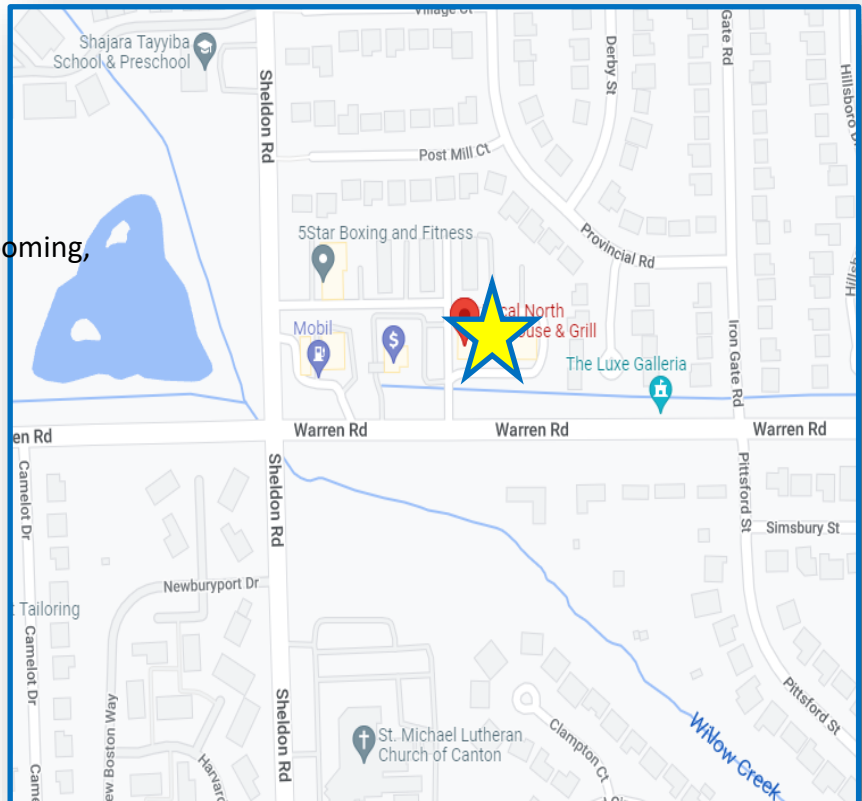


3,600 SF FOR LEASE

44254 WARREN AVE CANTON MI


SUMMARY

- ◆ Space available for immediate occupancy.
- ◆ Access from both Warren & Sheldon Roads.
- ◆ RETAIL—OFFICE—MEDICAL.
- ◆ Neighboring tenants include Shampooch Dog Grooming, Bangz Hair Salon, Animal Care Center & Taphouse Bar & Grill.
- ◆ Nine (9') Foot Ceiling Height.
- ◆ Epoxy Flooring.
- ◆ Great Exposure on Warren Ave., **21k** VPD
- ◆ Over \$90k Median House Hold Income.
- ◆ Landlord motivated.
- ◆ Asking \$17 SF Gross.

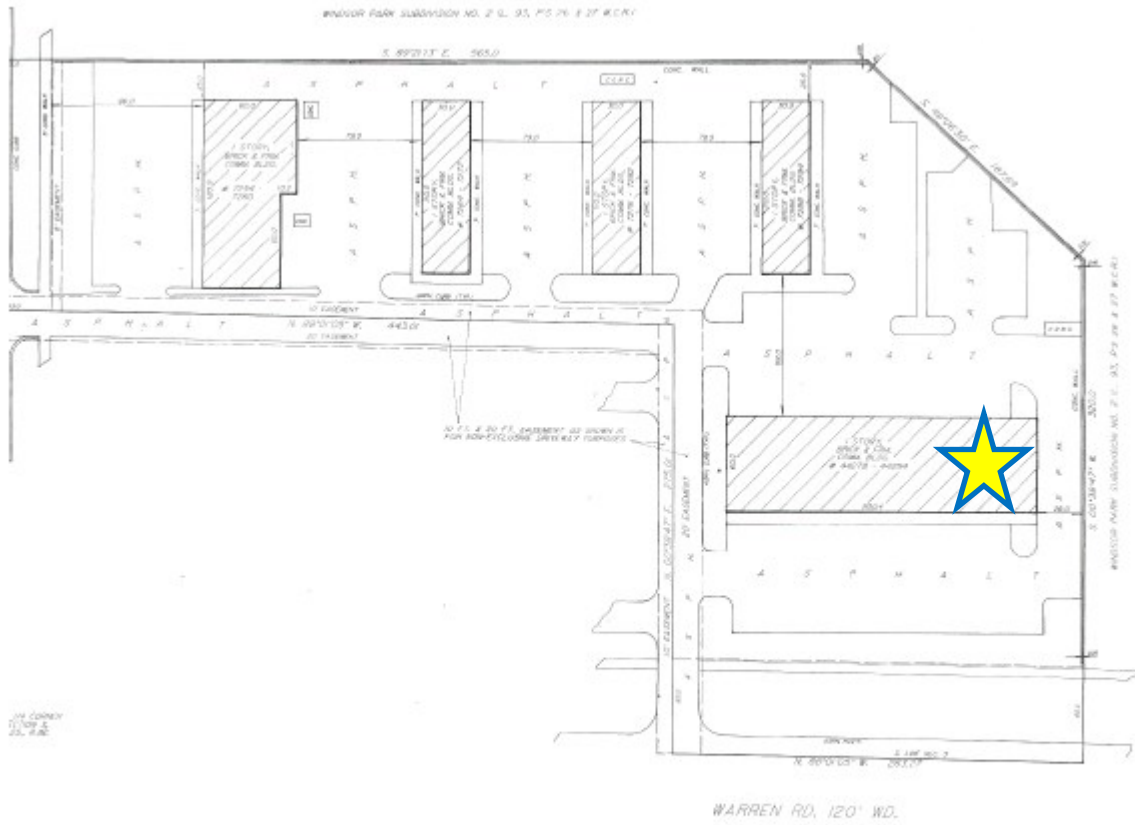


Call Harry Dikho

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 **LOCATIONS** (248) 516-7777 **710 E 11 MILE RD**
COMMERCIAL REAL ESTATE SERVICES **ROYAL OAK, MI 48067**

SITE PLAN



AERIAL



PICTURES

