

# 38900 Van Dyke Ave

*Sterling Heights, MI*

- Medical/Office Building Available for Sale or Lease
- Excellent Opportunity for Owner/User or Investor
- .27 Acres on Hard Corner Included
- Conveniently Located in Close Proximity to M-53 & M-59
- Outstanding Exposure and Signage on Van Dyke Ave
- Ample Parking
- 4,000-12,000 SF Available for Lease

## OFFICE BUILDING FOR SALE OR LEASE

### FOR MORE INFORMATION:

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248.637.9700 | [LMCap.com](http://LMCap.com)

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**L. MASON CAPITANI**

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CELEBRATING 60 YEARS



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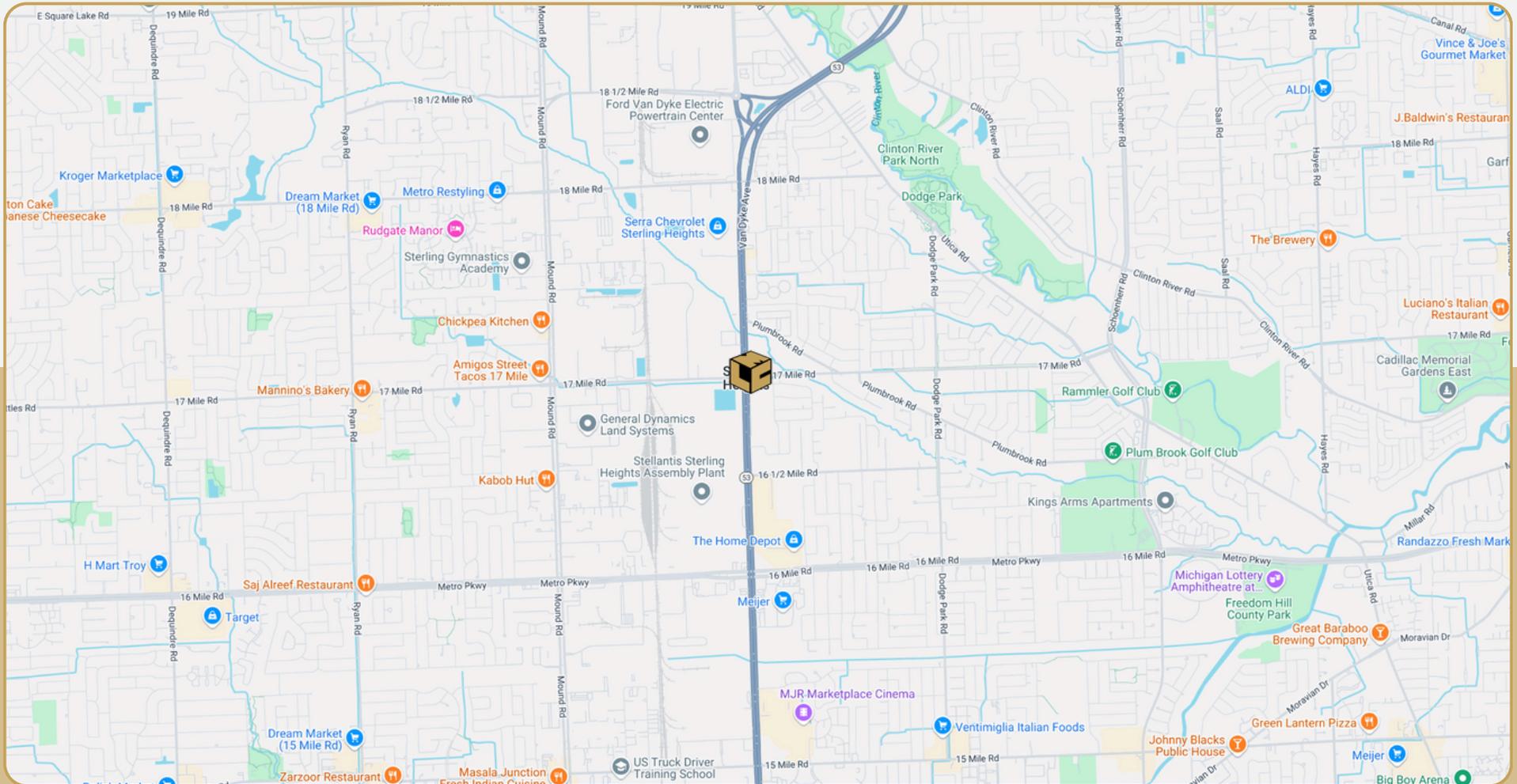
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## Office Property Details:

### Details:

<b>Location Description:</b>	E of Van Dyke, S of 17 Mile
<b>Building Type:</b>	Office
<b>Class:</b>	C
<b>Zoning:</b>	O-2
<b>Floors:</b>	2
<b>Year Built:</b>	1968
<b>Gross SF:</b>	12,000 SF
<b>Total Rentable SF:</b>	12,000 SF
<b>Available SF:</b>	31,130 SF
<b>Min/Max SF:</b>	4,000 SF - 12,000 SF
<b>Acres:</b>	0.65
<b>Multitenant:</b>	Yes
<b>Parcel ID:</b>	10-10-22-101-003

**Property Description:** A 4,000 to 12,000 square foot medical or office building is available for sale or lease, offering an excellent opportunity for an owner/user or investor. Situated on a .27-acre hard corner with outstanding exposure and signage on Van Dyke Avenue, the property features ample parking and convenient access to M-53 and M-59.

### Economic:

<b>Min/Max Rental Rate:</b>	\$12.95/SF
<b>Rental Terms:</b>	+ Utilities
<b>Annual Escalations:</b>	\$0.50/SF
<b>Load Factor:</b>	-
<b>Occupancy:</b>	Immediate
<b>Parking:</b>	45 Spaces +/-
<b>Partition Allowance:</b>	Negotiable
<b>Signage:</b>	Building
<b>Status:</b>	Existing
<b>Operating Expenses:</b>	Gross
<b>Sale Price</b>	\$695,000.00
<b>Price/SF:</b>	\$58.00

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## Available Suites:



**Lower Level:** 4,000 SF

**First Floor:** 4,000 SF

**Second Floor:** 4,000 SF

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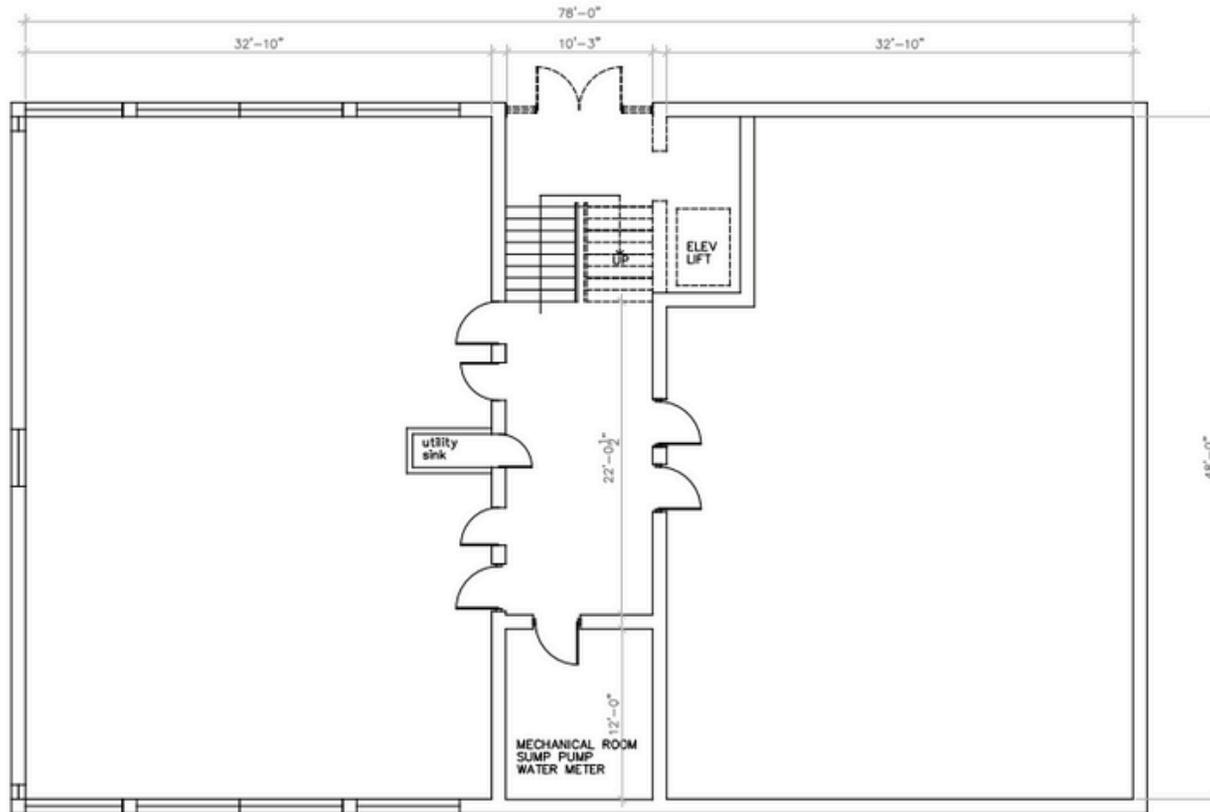


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## Lower Level



### 38900 Van Dyke, Sterling Heights

LOWER LEVEL  
APPROX 4,100 GROSS SQUARE FOOTAGE

Suite Number	Square Footage
Lower Level	4,000 SF

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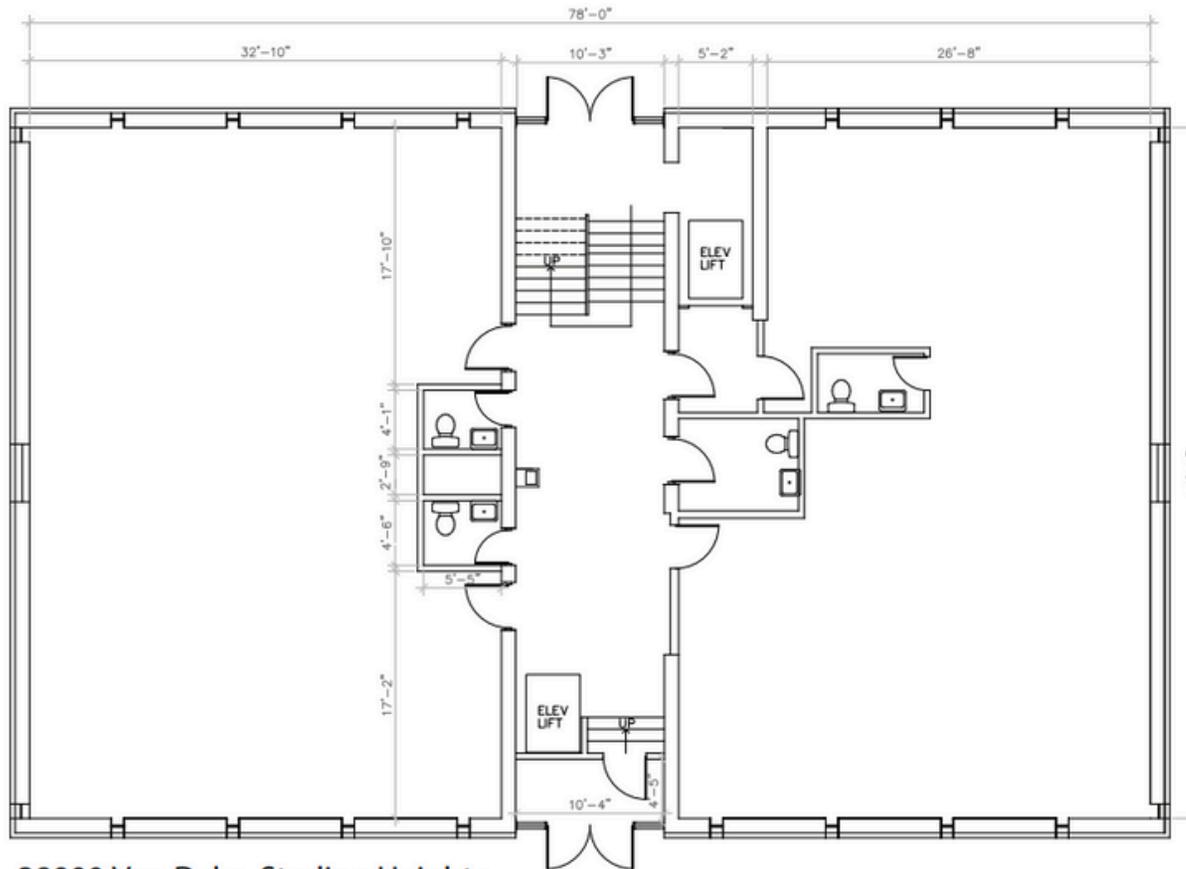


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## First Floor



### 38900 Van Dyke, Sterling Heights

FIRST FLOOR  
APPROX 4,100 GROSS SQUARE FOOTAGE

Suite Number	Square Footage
First Floor	4,000 SF

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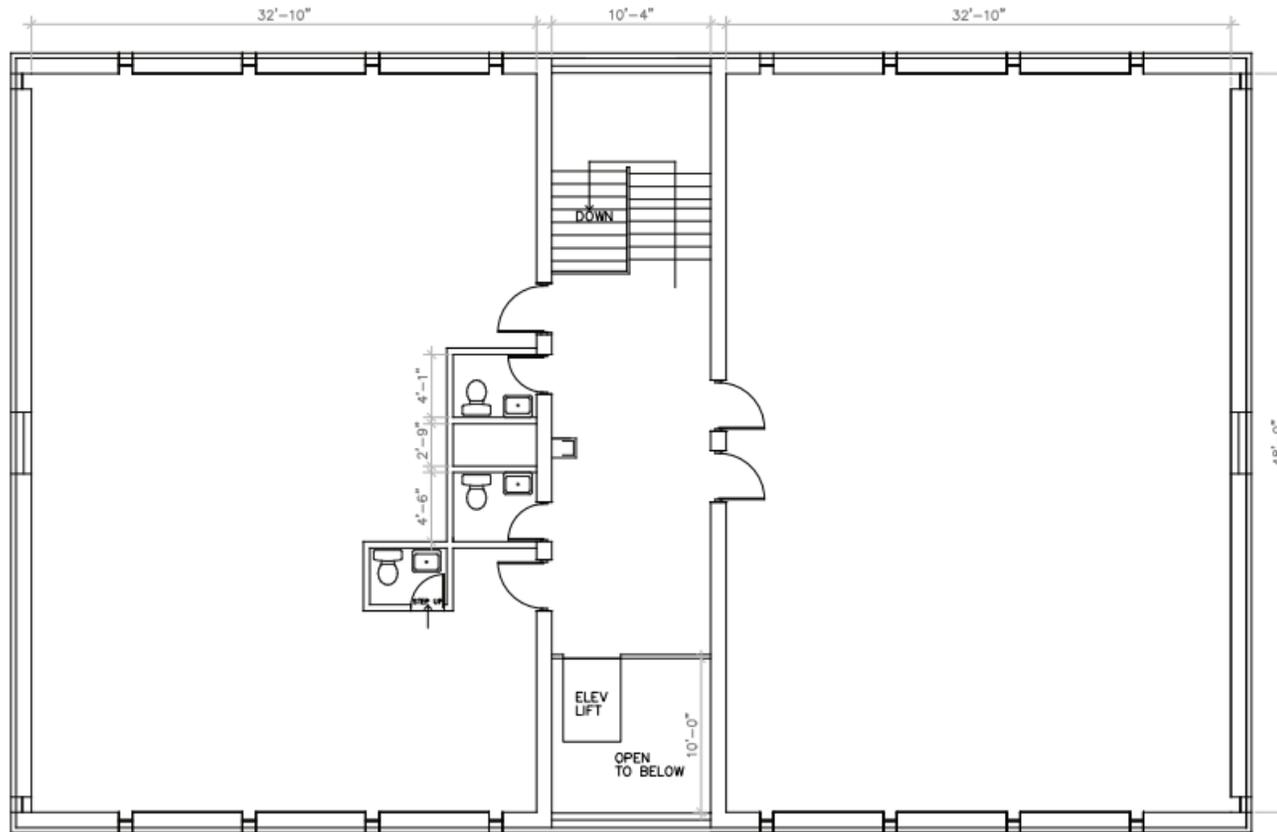


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## Second Floor



### 38900 Van Dyke, Sterling Heights

SECOND FLOOR  
APPROX 4,100 GROSS SQUARE FOOTAGE

Suite Number	Square Footage
Second Floor	4,000 SF

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