

FOR SALE/LEASE | 2,726 SF RETAIL W/DRIVE-THROUGH

69055 NORTH MAIN STREET



SUBSTANTIAL PRICE REDUCTION

69055 NORTH MAIN STREET

RICHMOND, MI 48062

Available SF/Total Building Size:	2,726 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Asking Price:	\$400,000
Taxes:	\$12,236.15/yr
Insurance:	\$2,620.56/yr
Lot Size:	1.03 Acres
Year Built:	1980
Zoning:	B-2
Parking Spaces:	33

PROPERTY HIGHLIGHTS:

- Prominent downtown Richmond location
- Attractive Main Street exposure
- Ideal for free-standing retail or bank location with drive-through
- Abundant parking
- Highly visible signage
- Excellent condition
- Lease Rate: \$15.00/SF* (NNN)

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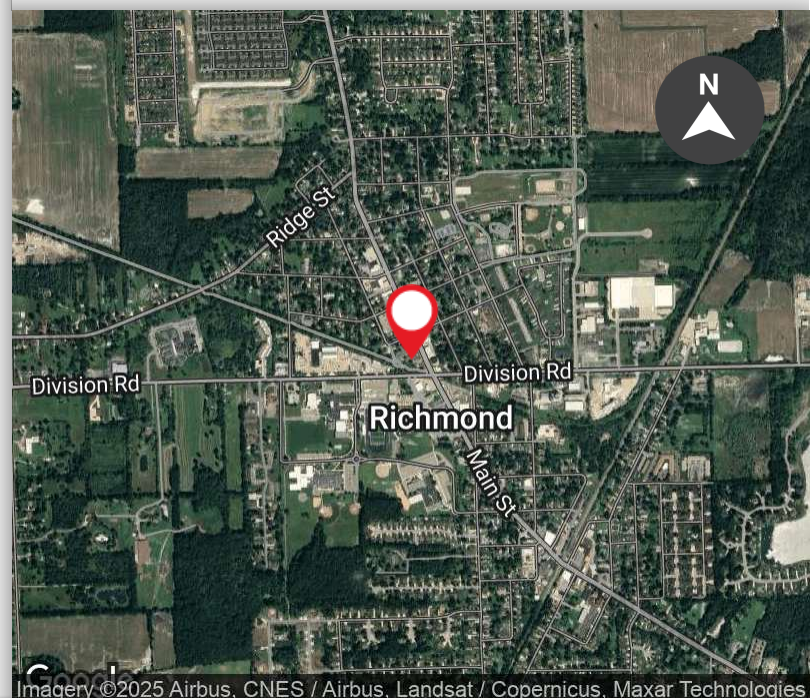
FOR MORE INFORMATION PLEASE CONTACT:



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eCODE 116



69055 NORTH MAIN STREET

PROPERTY INFORMATION

HIGHLIGHTS

Total Building SF:	2,726 SF
County:	Macomb
Cross Streets:	Main St & Division Rd

SITE

Land (acres):	1.03 AC
Parcel Number:	07-03-35-485-009
Year Built:	1980
Zoning:	B-2

GENERAL

Parking Spaces:	33
Parking Type:	Surface

AVAILABILITY AND PRICING

Availability and pricing	2,726 SF
Lease Rate:	\$15.00/SF* (NNN)
Asking Price:	\$400,000
Taxes:	\$12,236.15/yr
Insurance:	\$2,620.56/yr

*Rent is quoted on a triple-net (NNN) basis excluding building taxes, building insurance, and common area maintenance expenses. NNN charges are estimated to be approximately \$6.45/SF (includes \$1.00/SF estimate for CAM) per year. Rental rate is subject to a 3% annual increase. Quoted rent is for "as is" space, subject to length of lease, leasehold improvements, etc. Gas and electric are separately metered and are the responsibility of the tenant.

FOR MORE INFORMATION **PLEASE CONTACT:**



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69055 NORTH MAIN STREET
PROPERTY PHOTOS

