

BOBSON POLY BOND
CONSTRUCTION CO. ROOFING SYSTEM
248-357-1240

OFFICE PROPERTY // FOR SALE

3,750 SF OFFICE/RETAIL BUILDING FIRST TIME OFFERED FOR SALE!

24470 TELEGRAPH RD
SOUTHFIELD, MI 48033



- 3,750 SF office/retail building
- Jumbo-size monument sign
- Excellent visibility and traffic count of 55,500+ VPD
- Zoned I-1 for versatile use
- Well-maintained parking lot
- Immediate occupancy
- Priced to sell!

 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

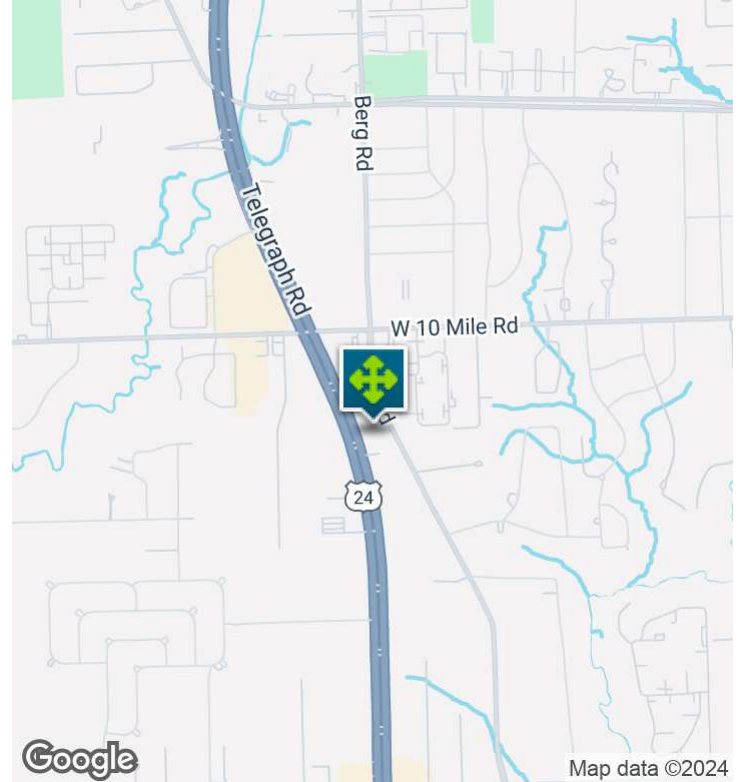
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248-357-1240

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
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pacommercial.com

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EXECUTIVE SUMMARY



Sale Price	\$450,000
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OFFERING SUMMARY

Building Size:	3,750 SF
Lot Size:	0.41 Acres
Price / SF:	\$120.00
Year Built:	1957
Renovated:	1985
Zoning:	I-1
Market:	Detroit
Submarket:	Southfield
Traffic Count:	55,569

PROPERTY OVERVIEW

This 3,750 SF building, built in 1957 and renovated in 1985, offers immediate occupancy and is attractively priced to sell. Boasting a jumbo-size sign for excellent visibility, along with a well-maintained parking lot, this property is well-equipped to meet the needs of modern businesses. Zoned I-1, this property presents a versatile space that is conducive to a variety of office and commercial uses. Currently built out for a single user but can easily be converted to a duplex with minimal work. First time offered -- Bobson Construction will relocate at closing. A larger sign is allowed by a concert decree with the City. With its strategic location and a range of amenities, this property represents a compelling investment or owner/user opportunity.

LOCATION OVERVIEW

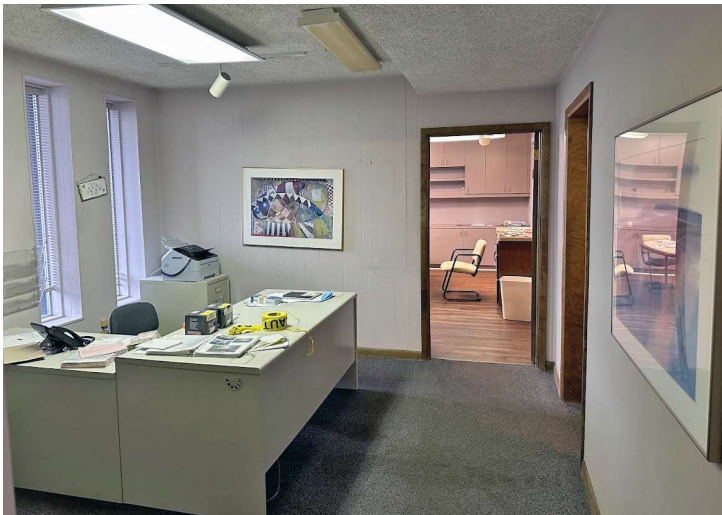
Located on the east side of Telegraph Rd, just south of W 10 Mile Rd. Quick access to M-10/The Lodge Freeway and I-696

PROPERTY HIGHLIGHTS

- 3,750 SF office/retail building - priced to sell!
- Jumbo-size monument sign
- Excellent visibility and traffic count of 55,500+ VPD
- Zoned I-1 for versatile use
- Well-maintained parking lot

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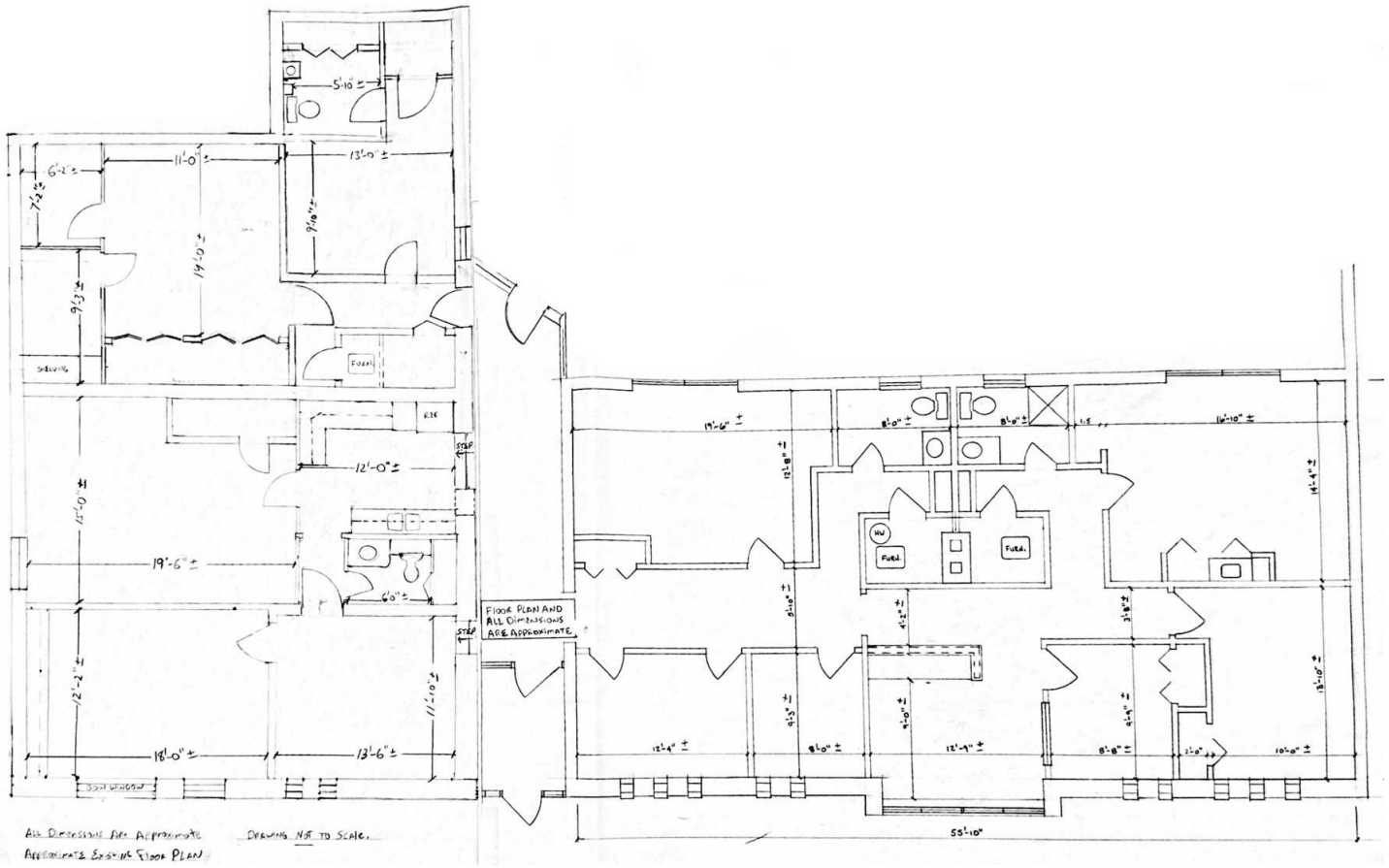
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FLOOR PLANS



All Dimensions Are Approximate
Approximate Existing Floor Plan
DRAWING NOT TO SCALE

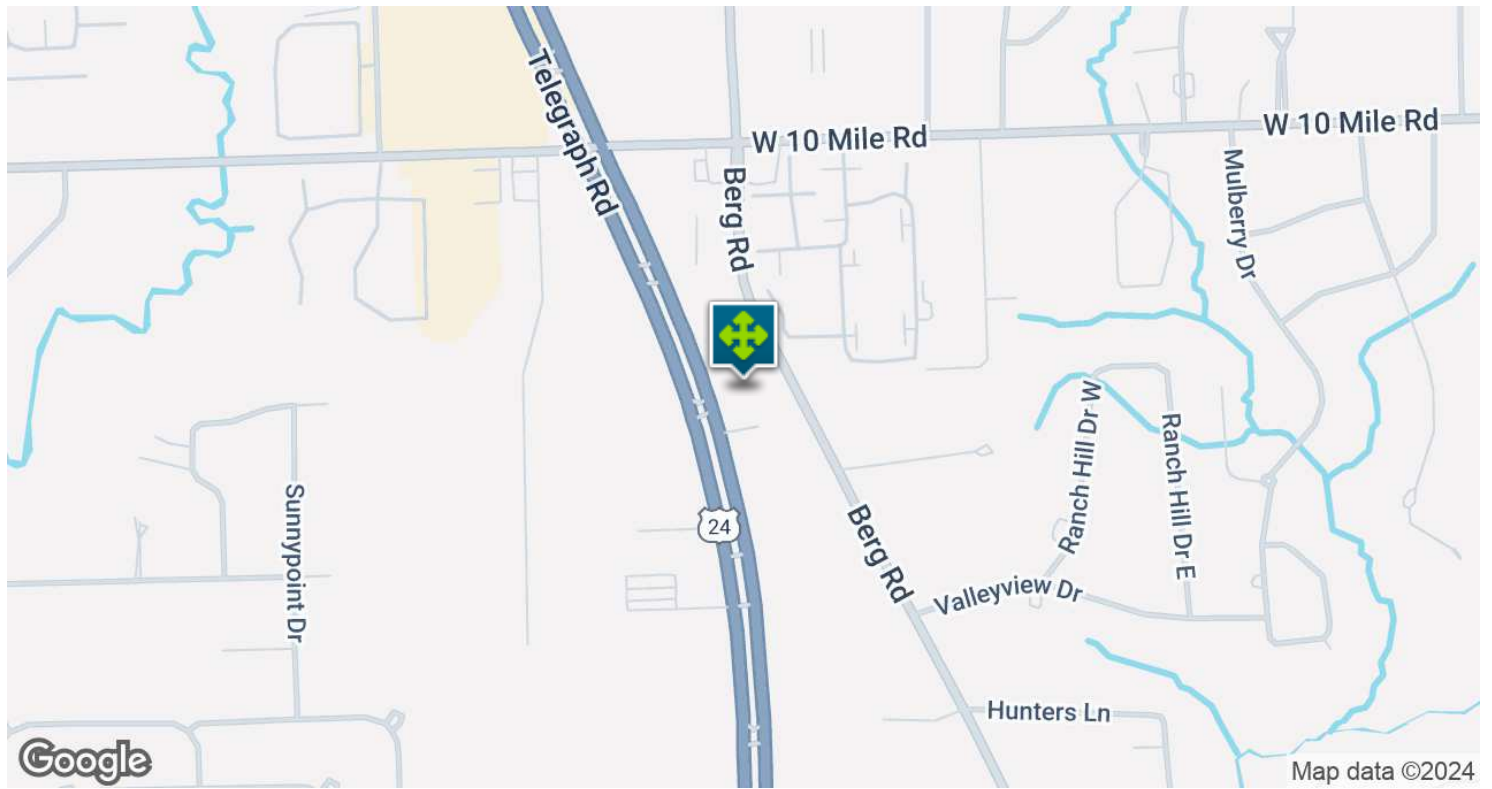
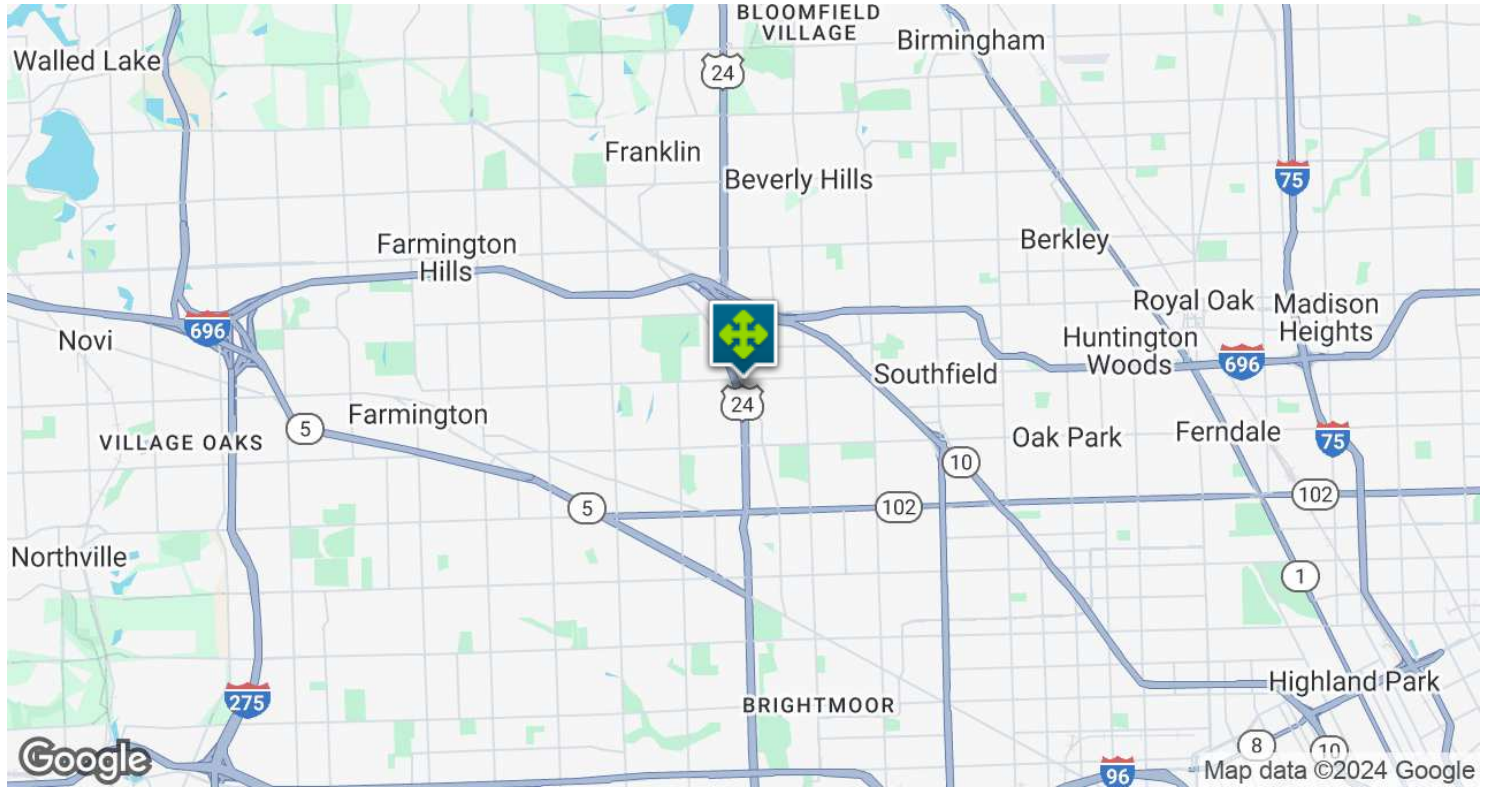
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RETAILER MAP

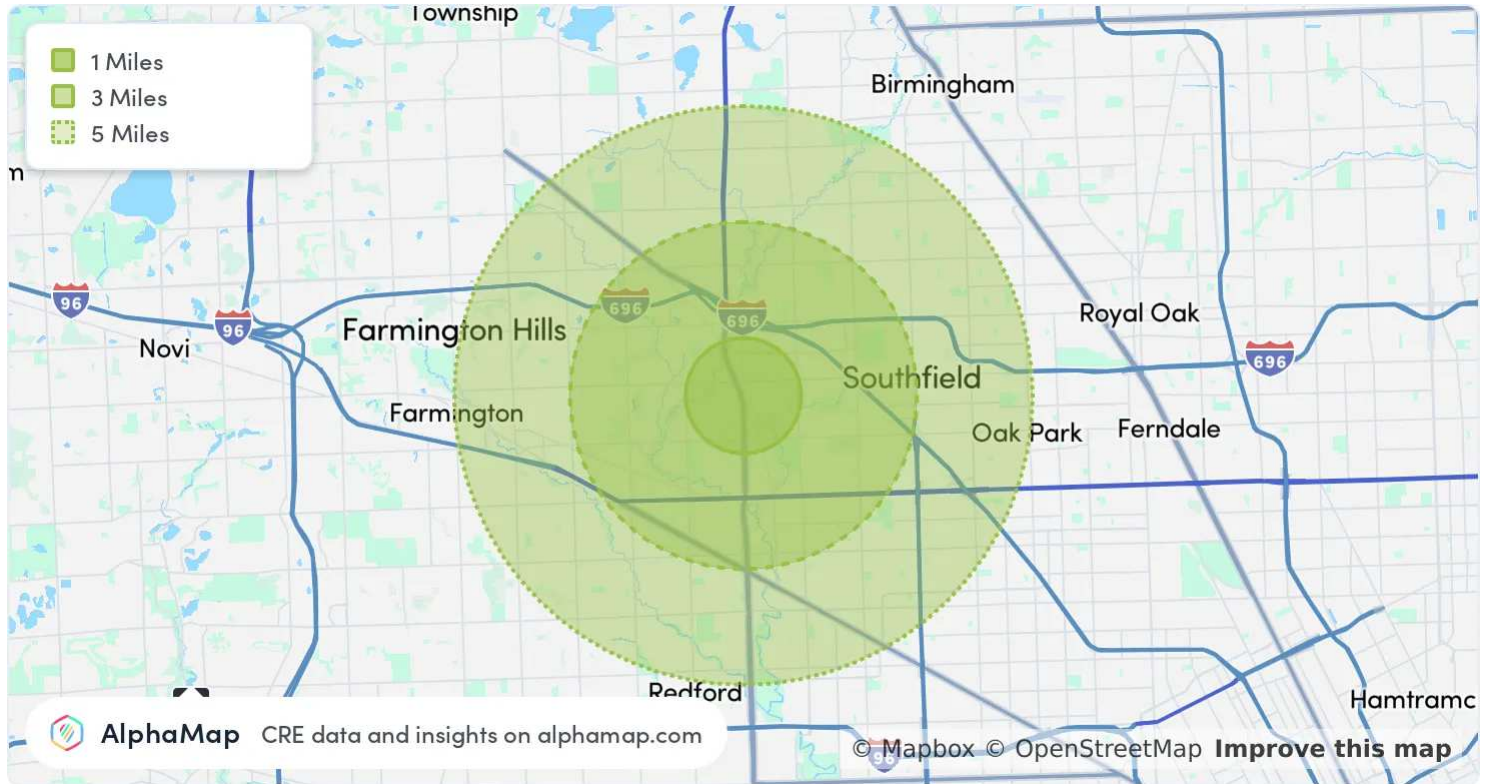


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LOCATION MAP



AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,896	84,061	237,307
Average Age	47	43	42
Average Age (Male)	44	41	40
Average Age (Female)	49	45	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,899	37,627	101,070
Persons per HH	2	2.2	2.3
Average HH Income	\$76,195	\$84,679	\$92,064
Average House Value	\$241,405	\$219,024	\$233,341
Per Capita Income	\$38,097	\$38,490	\$40,027

Map and demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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