

27365 Harper Ave

Saint Clair Shores, MI

- Single Story Multi-Tenant Office Building
- 56% Occupied by Established Regional Tenant
- Up to 2,492 SF Available – Owner/User or Lease
- Exceptional Owner/User or Investment Opportunity
- Stable In-Place Income with Upside Potential
- Prominent Visibility on Harper Ave
- Professionally Owned & Managed Asset
- Excellent Access to I-94 & I-696
- Convenient On-Site Parking

OFFICE BUILDING FOR SALE OR LEASE

FOR MORE INFORMATION:

Robert Gojcay
Vice President
248.637.7783
rgojcay@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.



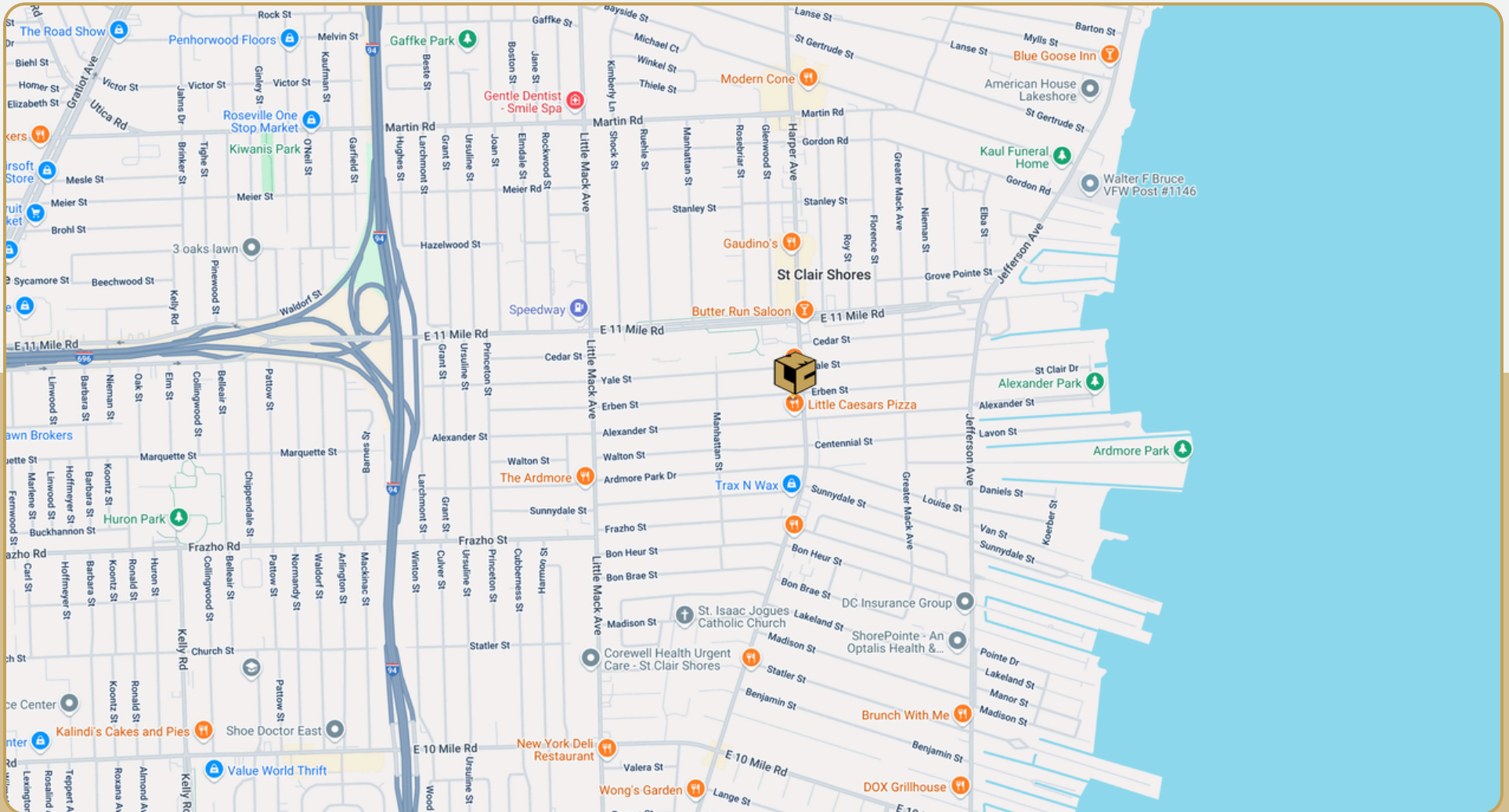
L. MASON CAPITANI
CORFAC INTERNATIONAL

27365 Harper Ave

Saint Clair Shores, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL



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.

27365 Harper Ave

Saint Clair Shores, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

Office Property Details:

Details:

Location Description:	11 Mile & Harper Avenue
Building Type:	Office
Class:	B
Zoning:	Office
Floors:	B-1
Year Built:	1979
Occupancy:	56%
Gross SF:	5,739 SF
Total Rentable SF:	5,739 SF
Available SF:	992 SF - 2,492 SF
Acres:	0.38
Multitenant:	Yes
Parcel ID:	09-14-22-128-022

Property Description: Well-maintained, single-story office building strategically positioned on Harper Avenue in Saint Clair Shores. The property is 56% occupied by an established regional tenant, providing immediate, stable in-place income, while up to 2,492 SF remains available for an owner/user or additional tenant to occupy. Professionally owned and managed, the asset offers 24 on-site parking spaces, strong street visibility, and excellent access to I-94 and I-696 — an attractive opportunity for an investor seeking in-place cash flow with upside, or a user looking to occupy a portion of the building while offsetting costs with existing rental income.

Economic:

Sale Price:	\$695,000.00
Price/SF:	\$121.10
Min/Max Rental Rate:	\$16.00/SF
Rental Terms:	+ Utilities
Annual Escalations:	\$0.50/SF
Occupancy:	Immediate
Parking:	Surface - 24 Spaces
Partition Allowance:	Negotiable
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.

27365 Harper Ave

Saint Clair Shores, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL



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.

27365 Harper Ave

Saint Clair Shores, MI



Available Suites:



Suite A: 992 SF

Suite B: 1,500 SF

248.637.9700 | LMCap.com

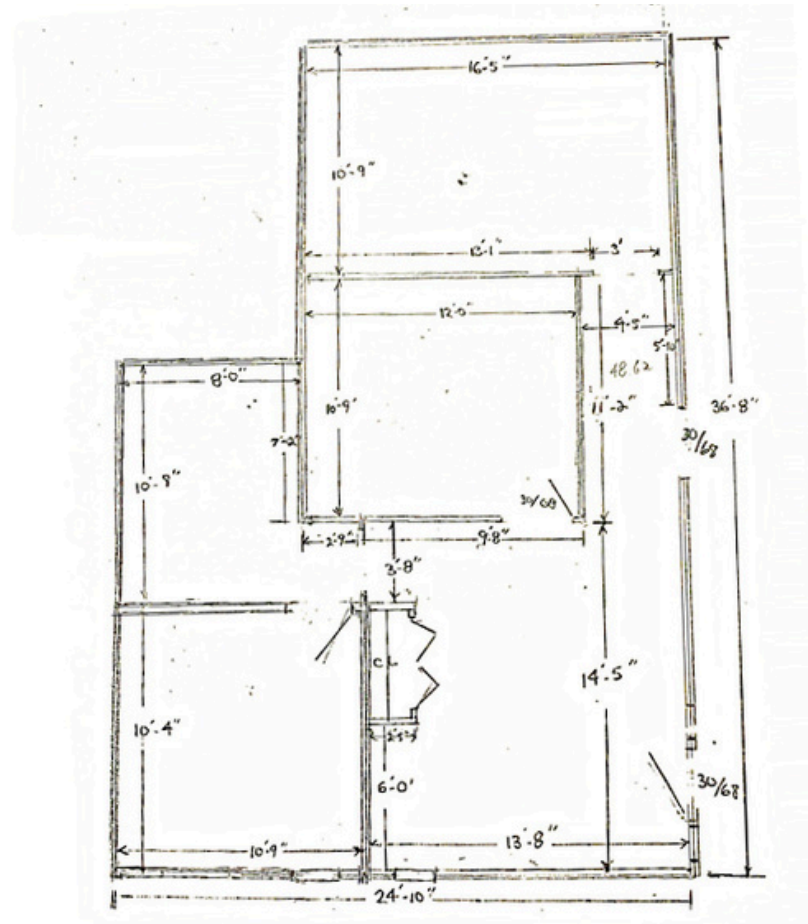
Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

27365 Harper Ave

Saint Clair Shores, MI



Suite A Floor Plan



Suite Number	Square Footage
A	992 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.

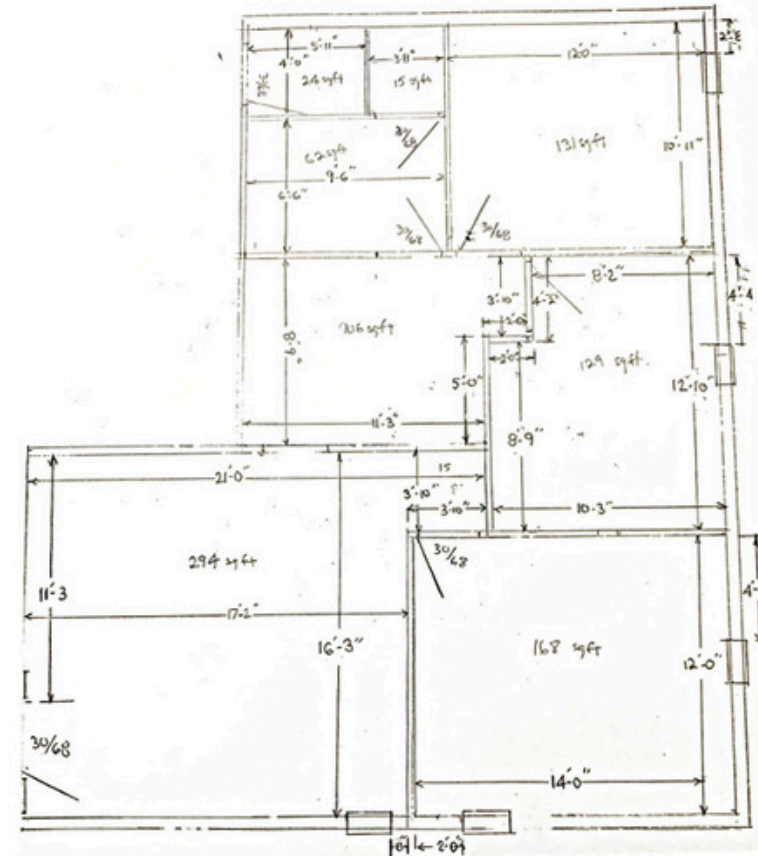
27365 Harper Ave

Saint Clair Shores, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

Suite B Floor Plan



Suite Number	Square Footage
B	1,500 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.