

# INVESTMENT SALE ➤ OFFICE BUILDING



## 200 E. Silverbell Road Lake Orion, MI 48360

### FEATURES

- 4,560 SF single tenant office building with a mezzanine
- 100% occupied; Long term credit tenant, Michigan Education Association (MEA), recently renewed their lease for an additional 6-year term
- Building features (4) private offices, (2) general office areas, a reception area, a copy room, a storage area, a conference room and a meeting room for +40 seats
- Thermal windows
- Backup generator
- Renovated in 2016 for current Tenant
- Excellent parking
- Building signage
- Located on E. Silverbell Road, just east of Lapeer Road/M-24 and within a few minute drive to I-75.
- +/- 25,000 vehicles per day heading east/west at Lapeer Road/M-24 and E. Silverbell Road

**SALE PRICE: \$1,500,000. Financials available upon request.**

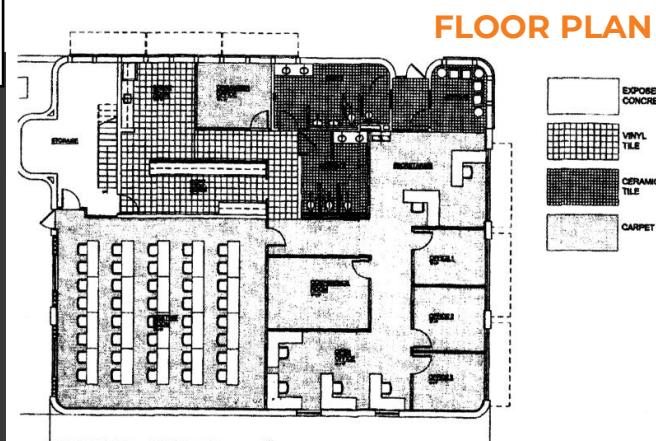
**DAVID MCNABNAY, SIOR**

Vice President

248.399.9999 x250

248.980.5076

dmcnabnay@dominionra.com



### AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	4,337	32,204	108,451
<b>Total H.H</b>	1,668	12,942	43,032
<b>Average HH Income</b>	\$172,294	\$155,507	\$138,520



**DOMINION**  
REAL ESTATE ADVISORS