

# FOR SALE MEDICAL OFFICE



## PORTFOLIO



### Bel-Aire Professional Building

23900 Orchard Lake Road  
Farmington Hills, Michigan 48336

#### Property Description

NAI Farbman is pleased to present 23900 Orchard Lake Road, a prime 16,218 SF medical/office building with a compelling investment opportunity. This two-story property with a walkout lower level, meticulously renovated in 2008, offers 5,406 RSF per floor and basement storage. Situated in the sought-after OS-2 Planned Office Service District, it boasts excellent visibility, ample parking, and easy access from Orchard Lake Rd and Leelane Street. With strategic proximity to major thoroughfares and high traffic exposure, this property presents an ideal space for office or medical use.

#### Property Highlights

- 2 Floors + Walkout Lower Level / 5,406 RSF Per Floor
- Updated Finishes
- OS-2 Planned Office Service District
- Basement Storage
- Easy Ingress/Egress off Orchard Lake Rd and Leelane Street
- Wall & Monument Signage
- High Traffic Exposure & Visibility
- Large Surface Parking
- Conveniently Located, Close Proximity to I-696, I-96, Grand River Ave.

#### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$18.00 PSF NNN
Lot Size:	0.84 Acres
Building Size:	16,218 SF



Commercial Real Estate Services, Worldwide.

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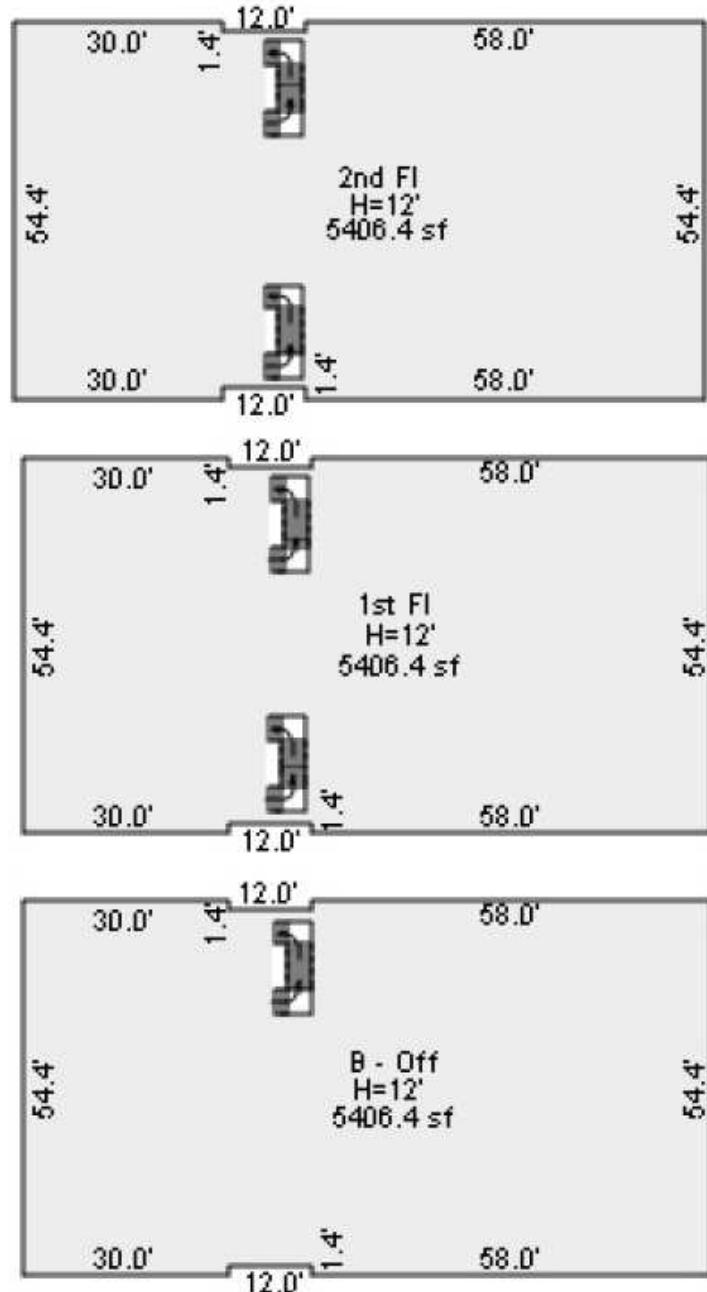
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## PORTFOLIO



## 8282 Woodward Ave

Detroit, MI 48202

### Property Description

MEDICAL OFFICE | OPPORTUNITY ZONE | Virginia Park Historic District

8282 Woodward Ave is a medical/commercial building centrally located on Woodward Ave across from the Virginia Park Historic District in the New Center area, nearby Boston-Edison Historic District, Milwaukee Junction. Location is in the Central neighborhood in Detroit. Nearby parks include New Center Historic Park, Virginia Park and Pallister Park.

Prime investment opportunity at 8282 Woodward Ave, located within minutes the Henry Ford Health Detroit hospital campus and new, state-of-the-art facility and patient tower, as part of a \$2.2 billion project called "Destination: Grand."

This 5,508 SF building, renovated in 2000, is an excellent choice for office or medical investors seeking a high-traffic location. Boasting a strategic corner lot spanning 0.32 acres and B-4 Commercial zoning, the property features a well-designed floor plan with 10 rooms, including an X-ray room, lab room, and nurses station. With its proximity to key thoroughfares and prominent exposure, this property checks all the boxes for investors looking to capitalize on a well-located asset in the Central Detroit area.

### Property Highlights

- Corner of Mt. Vernon St, Across from Virginia Park Historic District I Near Detroit-New Center District
- Built in 1999
- Zoned C-4 Commercial
- Floor Plan: 10 Rooms, X-Ray Room, Lab Room, Nurses Station
- Qualified Opportunity Zone
- Very Good Walk Score & Transit core, Very Bikeable
- Wall & Monument Signage
- High Traffic Exposure & Visibility
- Large Surface Parking
- Conveniently Located, Close Proximity to M-10, M-39, I-96

### OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$16.00 PSF NNN
Lot Size:	0.32 Acres
Building Size:	5,508 SF



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## PORTFOLIO



### Greenfield Medical Building

19141 Greenfield Rd  
Detroit, MI 48235

#### Property Description

Exceptional investment opportunity, the 16,016 SF single-story medical office/commercial property at 19141 Greenfield Rd, Detroit, MI boasts a strategic location and a robust set of features ideal for medical or office use. Built in 1978 and zoned B-2, the property offers ample space within 0.75 acres, complete with wall and monument signage, plus a large adjacent parking lot. Its prime positioning ensures high traffic exposure and easy access, near major roadways including M-10, M-39, and 8 Mile Rd. The well-situated property is perfectly suited for a range of medical and commercial endeavors.

Nestled within bustling Detroit, 19141 Greenfield Rd presents an attractive opportunity for office or medical tenants seeking a strategic location in a dynamic urban environment. The area boasts proximity to a range of key points of interest, including renowned medical facilities, corporate headquarters, and a vibrant commercial districts. With convenient access to major roadways such as M-10 and M-39, tenants will find ease in navigating the city and reaching their destination. The location's appeal is further enhanced by its close vicinity to diverse dining options, retail establishments and public transportation hubs.

#### Property Highlights

- Medical / Office
- Built in 1978 / Single Story
- 16,016 SF
- .75 Acres
- B-2 Local Business
- Wall & Monument Signage
- High Traffic Exposure & Visibility
- Large Surface Parking Adjacent Lot
- Conveniently Located, Close Proximity to M-10, M-39, M-102 (8 Mile Rd)

#### OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$16.00 PSF NNN
Lot Size:	0.75 Acres
Building Size:	16,016 SF



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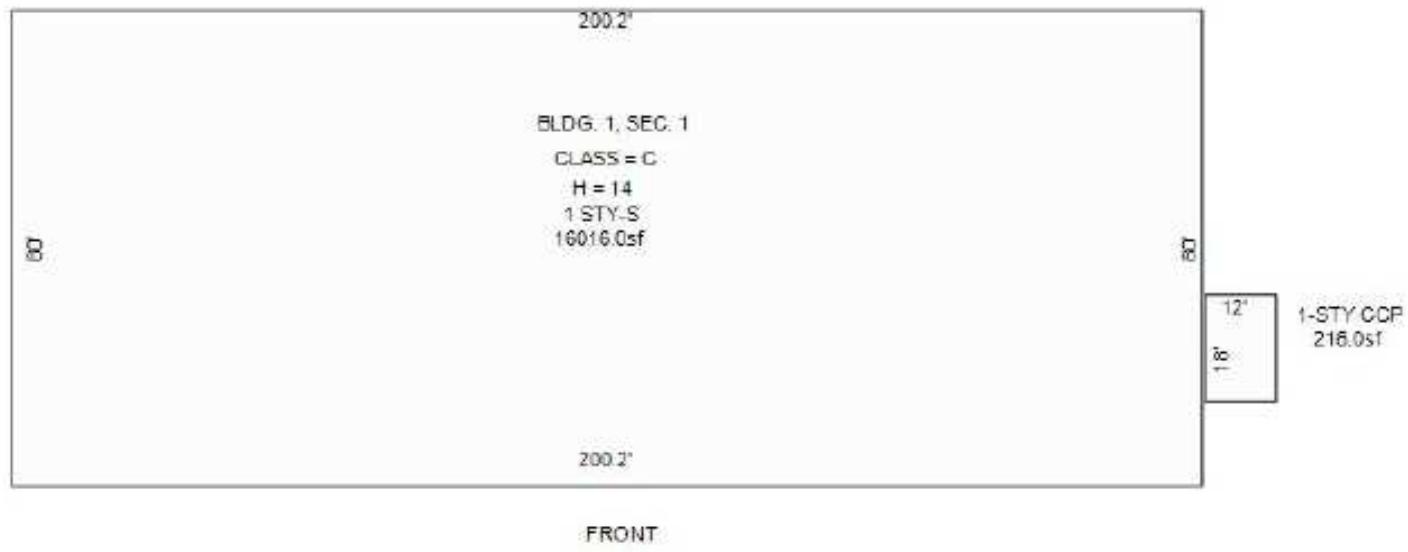
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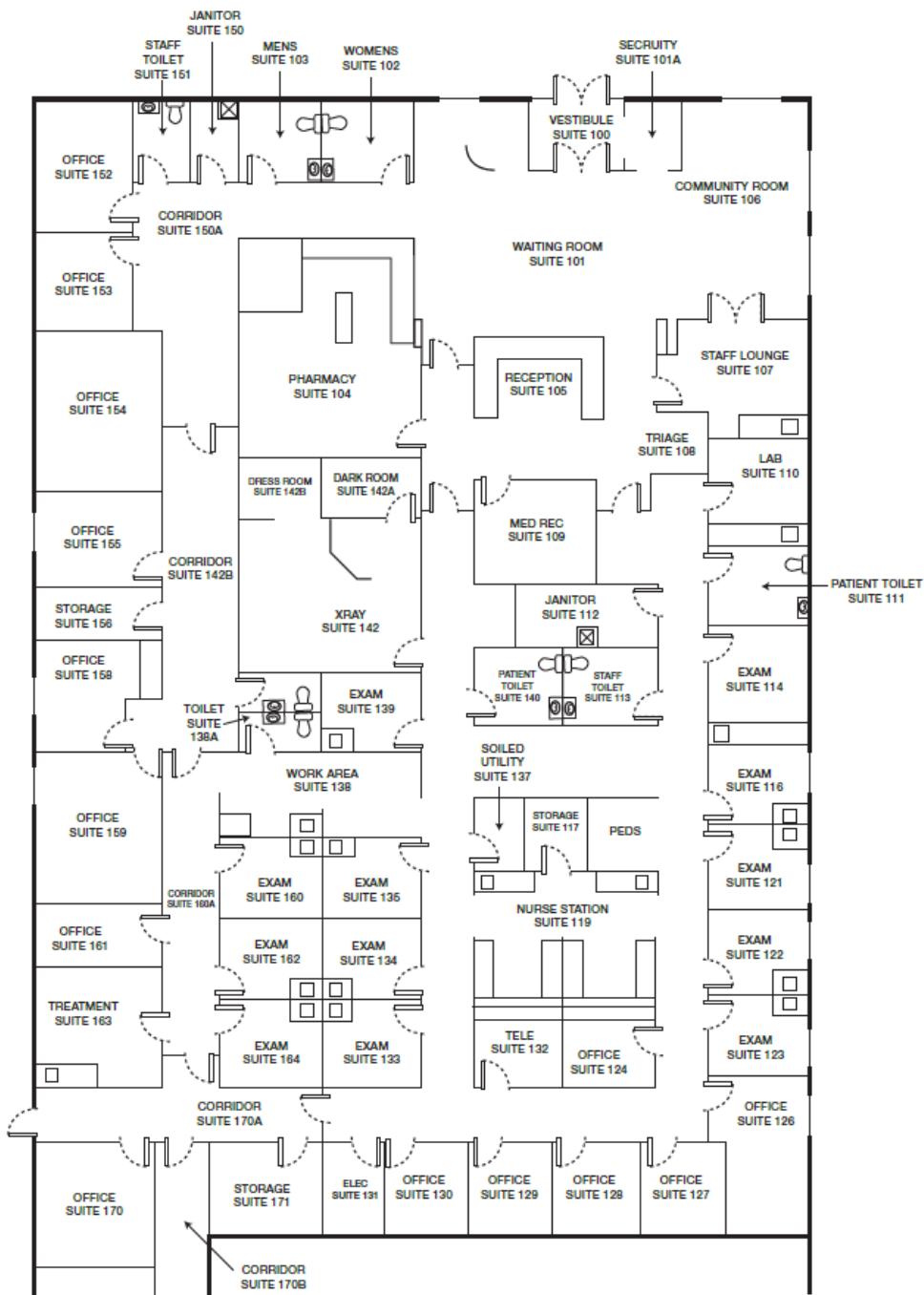
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## First Floor



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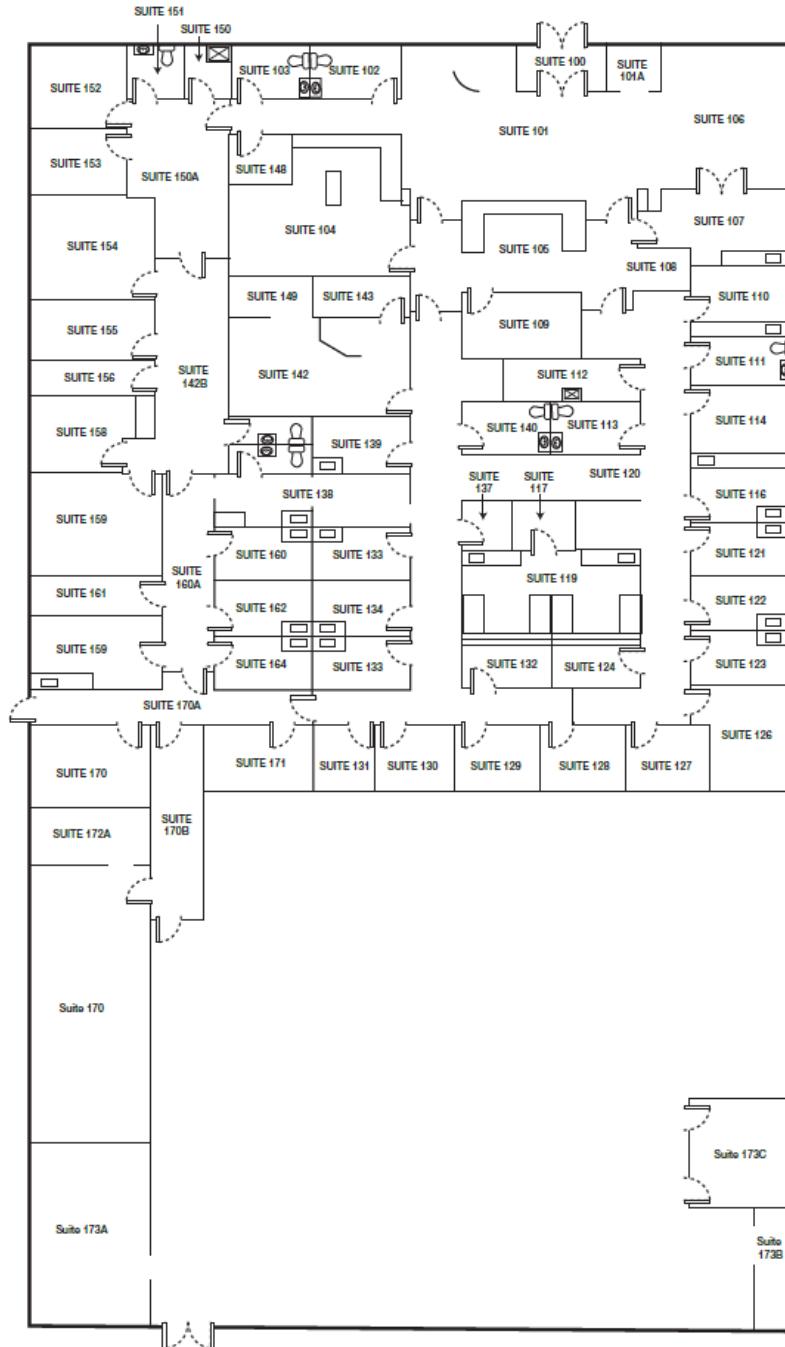
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## Second Floor



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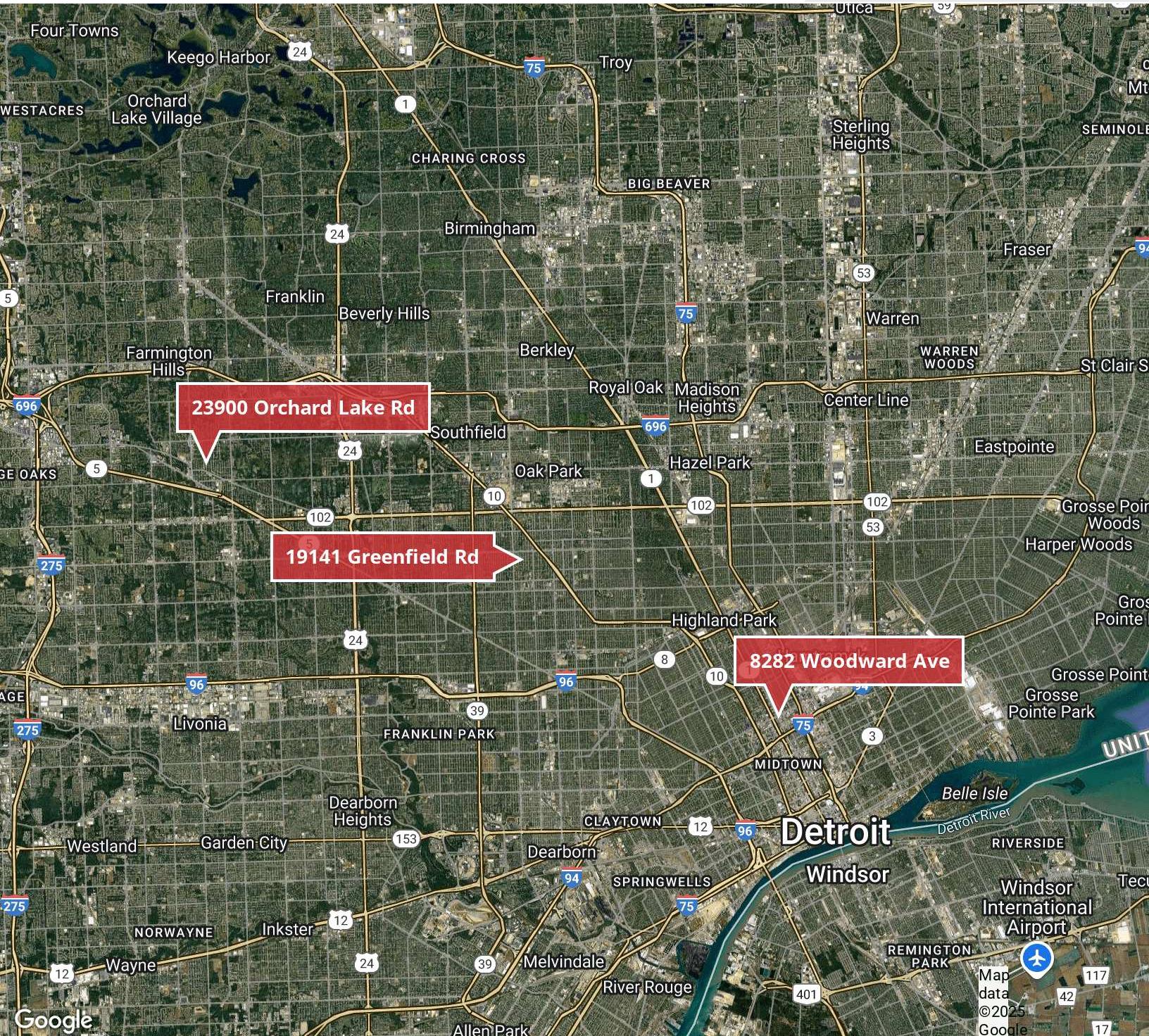
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