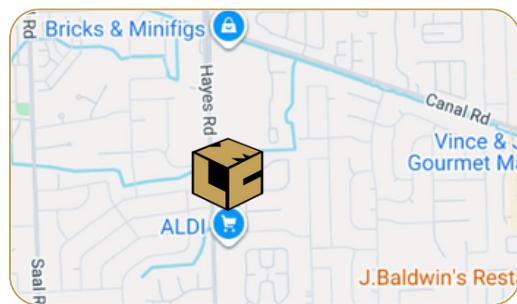


41800 Hayes

Clinton Township, MI

- Retail, Office & Medical Use
- 6,000 Square Foot Out-Lot Building
- Busy Shopping Strip Center
- Set up as Individual Executive Office Rental
- Fully Leased- 1-3 year Leases in Place
- Zoned B-2
- Excellent Ownership Opportunity

OFFICE BUILDING FOR SALE/LEASE



FOR MORE INFORMATION:

Al Iafrate, SIOR
Senior Vice President
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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

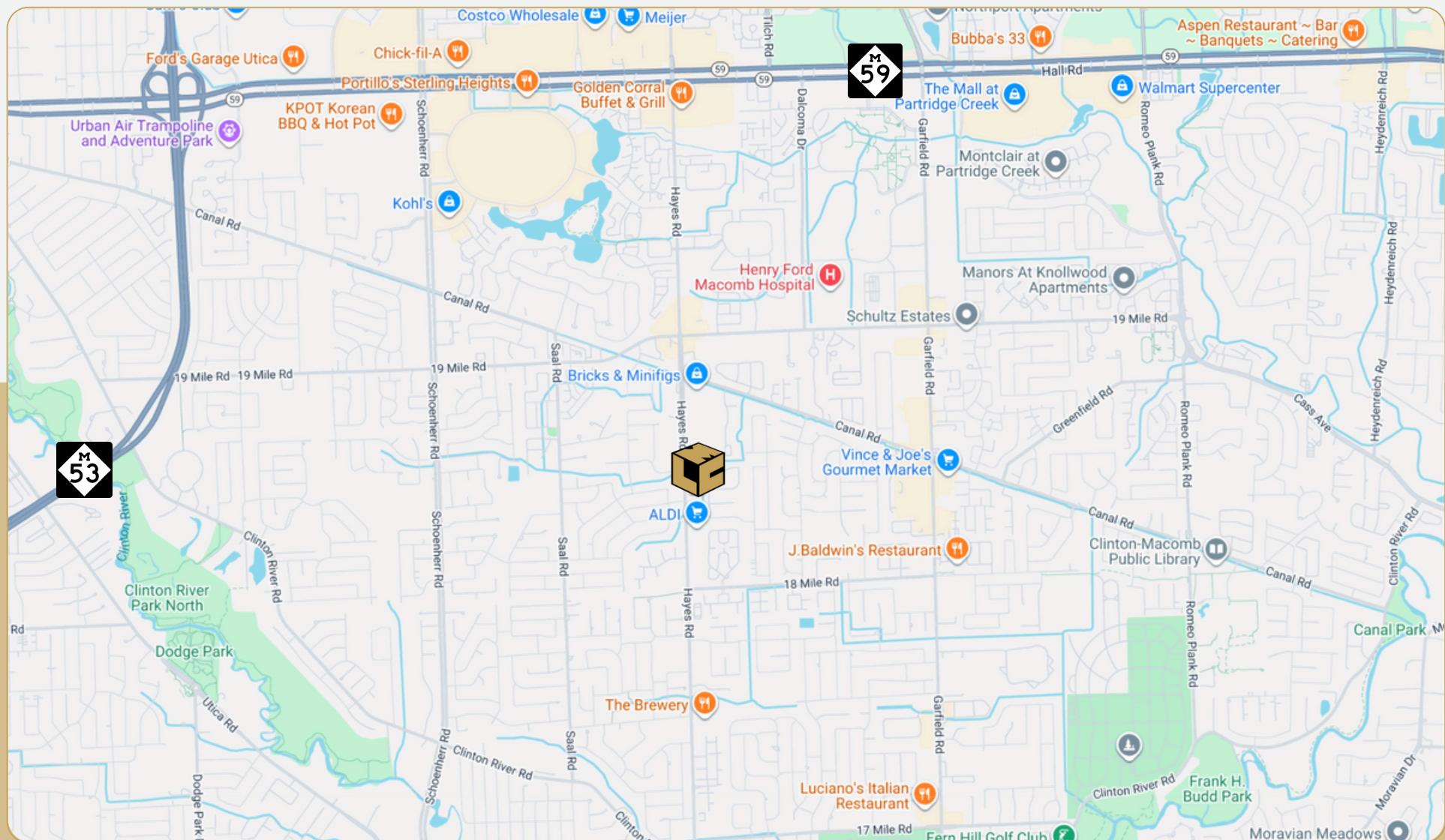
41800 Hayes

Clinton Township, MI



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41800 Hayes

Clinton Township, MI



Office Property Details:

Details:

Location Description: Hayes Road & Canal Road

Building Type: Office

Class: C

Zoning: B-2

Floors: 1

Year Built: 1980

Year Renovated: -

Gross SF: 6,000 SF

Total Rentable SF: 6,000 SF

Available SF: 3,000 SF - 6,000 SF

Acres: 0.5

Multitenant: Yes

Parcel ID: 16-11-07-301-017

Property Description: Retail\Office\Medical building available for sale or lease. Out-lot building located in front of busy strip center. Fully leased with short-term executive single office tenants. Excellent main-road exposure; Located seconds from Hall Road.

Economic:

Rental Rate: \$14.00/SF

Rental Terms: NNN

Sale Price: \$1,100,000

Annual Escalations: \$0.50/SF

Load Factor: -

Occupancy: Immediate

Parking: 4.5/1,000

Partition Allowance: -

Signage: -

Status: Existing

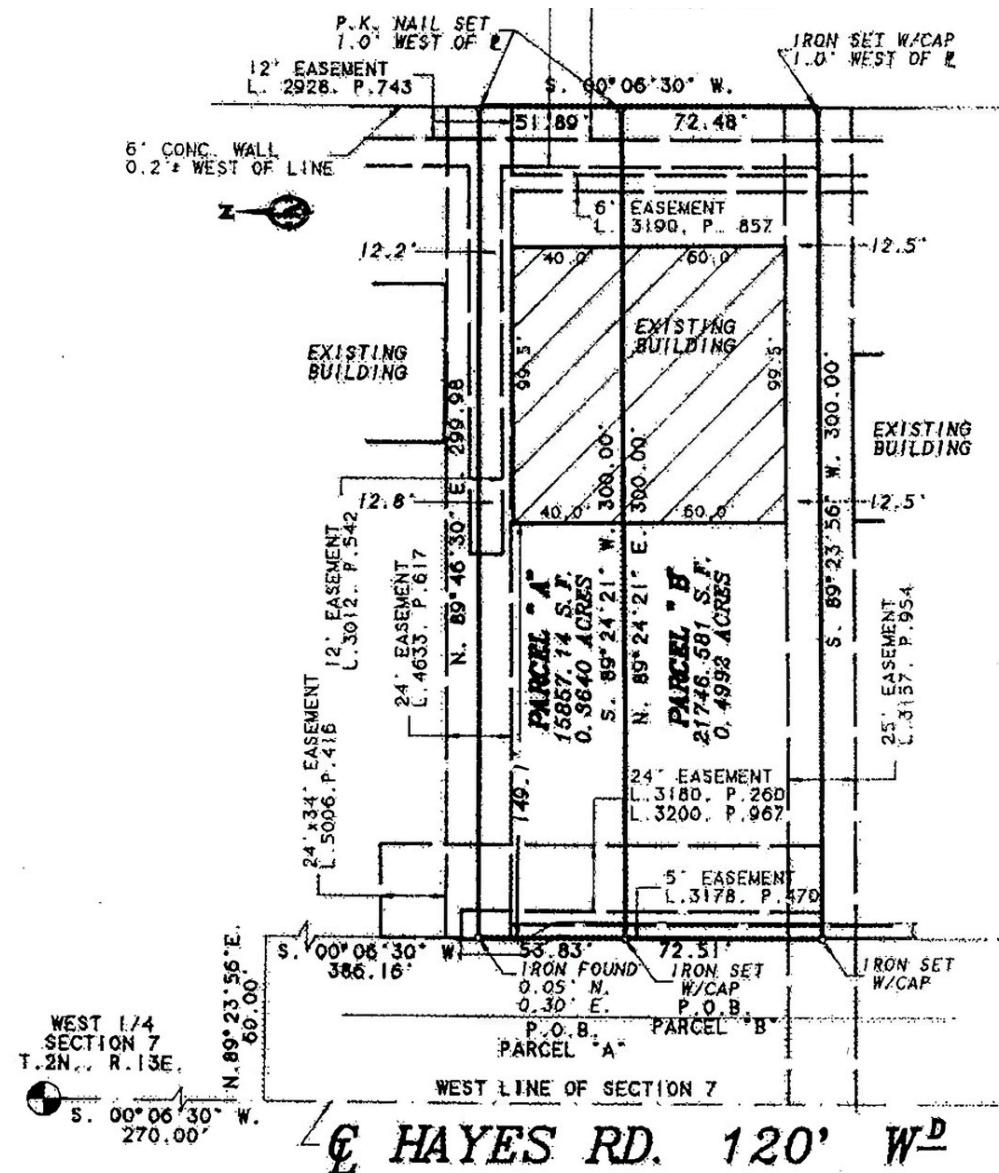
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