

PROPERTY FOR SALE / LEASE

Michigan Neurological Building

19699 E 8 Mile Rd Saint Clair Shores, MI 48080



CORFAC INTERNATIONAL



Property Highlights

- 6,027 Square Feet Available For Sale and Lease
- Freestanding Medical Clinic
- Multiple Exam & Treatment Rooms
- Exterior MRI PAD/Hook-Up
- Close Proximity to St. John Ascension



FOR MORE INFORMATION:

Al Iafrate, SIOR
Senior Vice President
248.637.7791
aiafrate@lmcap.com



CONNECT WITH US

248.637.9700 | www.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.

PROPERTY FOR SALE / LEASE

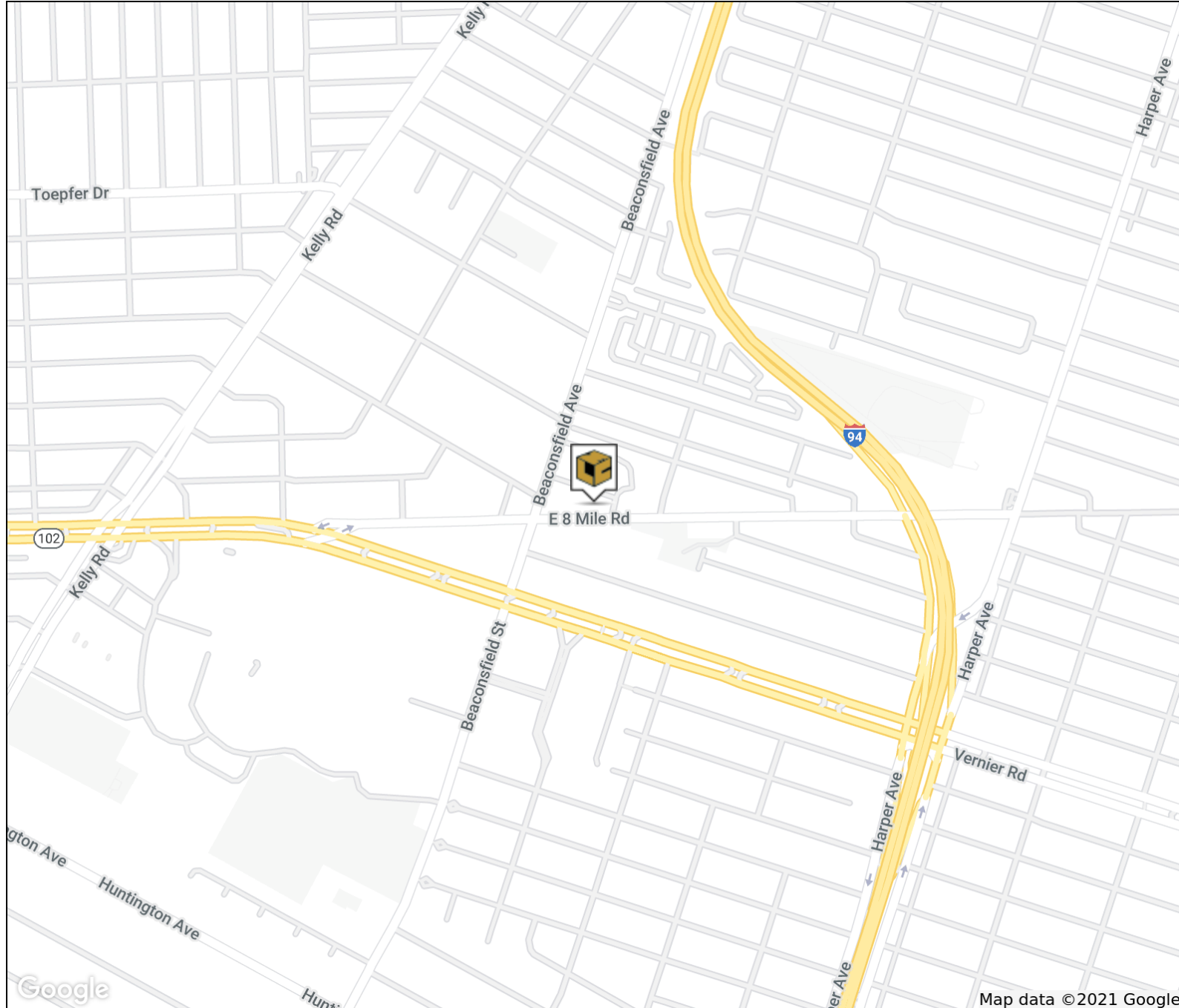
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RETAILER MAP



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L. MASON CAPITANI

CORFAC INTERNATIONAL

OFFICE PROPERTY DETAILS

Location Information

Street Address	19699 E 8 Mile Rd
City, State, Zip	Saint Clair Shores, MI 48080
County	Macomb
Cross-Streets	8 Mile Rd & Beaconsfield
Nearest Highway	I-94 & M-102

Building Information

Building Size	6,027 SF
Building Class	B
Occupancy %	0%
Tenancy	Single
Number of Floors	1
Year Built	1983
Gross Leasable Area	6,027 SF
Load Factor	N/A
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Sale Price:
Price/SF:

\$999,000
\$165.57

Lease Rate:

\$16.00 SF/yr NNN

Annual Escalations:

\$0.50/SF

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	Office
Lot Size	0.48 Acres
APN #	09-14-32-483-018

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	80

Available Suites

19699 E 8 Mile Rd - 6,027 SF	\$16.00 NNN
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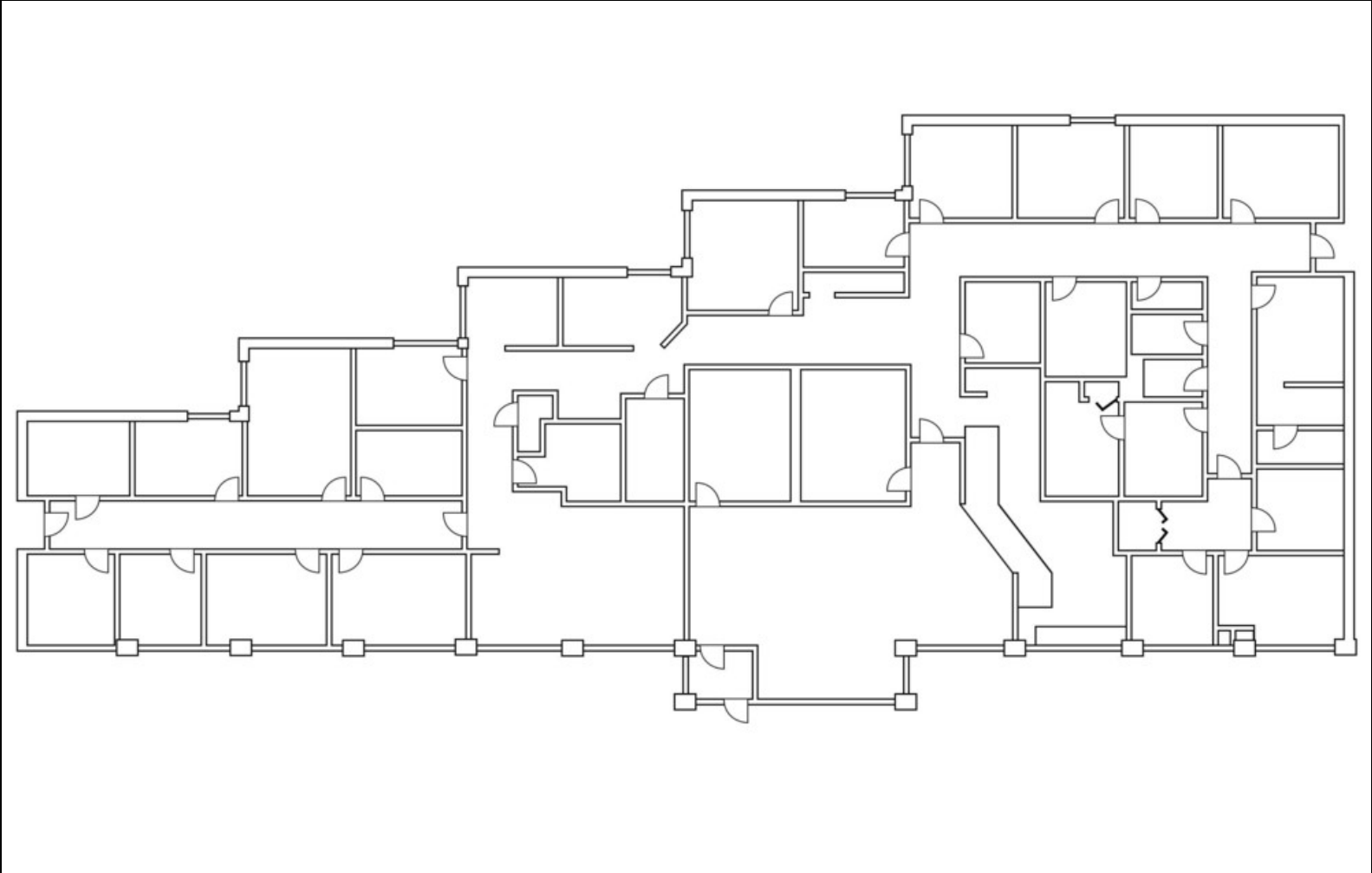
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19699 E. 8 MILE ROAD FLOOR PLAN



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
19699 E 8 Mile Rd	Available	6,027 SF	NNN	\$16.00 SF/yr

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