



**SIGNATURE
ASSOCIATES**
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Office For Sale

Property Name:

Location: 3505 - 3509 Biddle Avenue

City, State: Wyandotte, MI

Cross Streets: Pine Street

County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	5,976	Total Available Sq. Ft.:	5,976	Class:	C
Typical Floor Plate:	2,988	Min / Max Cont. Sq. Ft.:	5,976 / 5,976	No. of Floors:	2

PROPERTY INFORMATION

Zoning:	PD - Planned Development	Parking:	6 - City
Exterior Construction:	Brick	Power:	Ample
Structural System:	Block	Security Systems:	Yes
Roof:	Flat	Restrooms:	4
Floors / Covering:	Carpet / Tile	Sprinklers:	No
Heating:	Yes	Signage:	None
Air-Conditioning:	Yes	Delivery Area:	N/A
Ceiling Height:	10'	Date Available:	Immediate
Year Built:	1925 (Retrofit: 2020)	Acreage:	0.14

Current Tenants:

PRICING INFORMATION

Sale Price:	\$656,000 (\$109.77/sqft)	Total Taxes:	\$8,017.35 (2024)	Deposit:	N/A
Options:	N/A	Impr Allowance:	N/A		
Parcel #:	57-020-38-0001-000				

Tenant Responsibility:

Comments: Excellent opportunity for investor, attorney, CPA or other office user to own this income producing property with room to owner occupy. 90% leased with newer HVAC units and many interior upgrades. Main level is 3115 sq.ft., 2nd floor 2,861 sq.ft. and basement storage is 2,000 sq.ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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