



Office For Sale

Property Name:

Location: 3505 - 3509 Biddle Avenue

City, State: Wyandotte, MI

Cross Streets: Pine Street

County: Wayne

BUILDING SIZE / AVAILABILITY

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:BrickPower:AmpleStructural System:BlockSecurity Systems:Yes

Roof: Flat Restrooms: 4

Floors / Covering:Carpet / TileSprinklers:NoHeating:YesSignage:NoneAir-Conditioning:YesDelivery Area:N/A

Ceiling Height: 10' Date Available: Immediate

Year Built: 1925 (Retrofit: 2020) **Acreage:** 0.14

Current Tenants:

PRICING INFORMATION

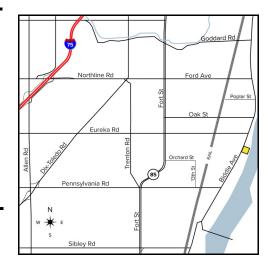
Sale Price: \$656,000 (\$109.77/sqft) **Total Taxes:** \$8,017.35 (2024) **Deposit:** N/A

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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