



**SIGNATURE  
ASSOCIATES**  
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## Medical For Sale or Lease

**Property Name:** Condo Unit #16530  
**Location:** 16510 - 16570 Nineteen Mile Road  
**City, State:** Clinton Twp., MI  
**Cross Streets:** Garfield Road  
**County:** Macomb

### BUILDING SIZE / AVAILABILITY

|                                       |                                               |                         |
|---------------------------------------|-----------------------------------------------|-------------------------|
| <b>Total Building Sq. Ft.:</b> 20,400 | <b>Total Available Sq. Ft.:</b> 8,000         | <b>Class:</b> C         |
| <b>Typical Floor Plate:</b> 20,400    | <b>Min / Max Cont. Sq. Ft.:</b> 8,000 / 8,000 | <b>No. of Floors:</b> 2 |

### PROPERTY INFORMATION

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| <b>Zoning:</b> OS-1                 | <b>Parking:</b> Ample                |
| <b>Exterior Construction:</b> N/A   | <b>Power:</b> Ample                  |
| <b>Structural System:</b> N/A       | <b>Security Systems:</b> No          |
| <b>Roof:</b> N/A                    | <b>Restrooms:</b> Yes                |
| <b>Floors / Covering:</b> N/A / N/A | <b>Sprinklers:</b> Partial           |
| <b>Heating:</b> Yes                 | <b>Signage:</b> N/A                  |
| <b>Air-Conditioning:</b> Yes        | <b>Delivery Area:</b> N/A            |
| <b>Ceiling Height:</b> 9'           | <b>Date Available:</b> December 2026 |
| <b>Year Built:</b> 1990             | <b>Acreage:</b> 0.35                 |

**Current Tenants:**

### PRICING INFORMATION

|                                              |                                           |                            |
|----------------------------------------------|-------------------------------------------|----------------------------|
| <b>Lease Rate:</b> \$16.00 NNN               | <b>Rentable/Usable:</b> N/A               | <b>Lease Term:</b> N/A     |
| <b>Sale Price:</b> \$850,000 (\$106.25/sqft) | <b>Total Taxes:</b> \$11,353.39 (2025/26) | <b>Impr Allowance:</b> N/A |
| <b>Options:</b> N/A                          | <b>Parcel #:</b> 16-11-07-232-006         | <b>Deposit:</b> N/A        |

### Tenant Responsibility:

**Comments:** Very professional and well laid out space. Former Ophthalmologist. Square footage includes functional lower level with kitchen and offices. Ideal for owner-user or healthcare practice. Move-in-ready with welcoming lobby, nice finishes and convenient parking.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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