



**SIGNATURE  
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## Retail For Sale or Lease

### Property Name:

**Location:** 14461 Telegraph Road  
**City, State:** Monroe, MI  
**Cross Streets:** Albain  
**County:** Monroe  
**Zoning:** C-2  
**Year Built:** 1974

|                                   |            |                          |                 |
|-----------------------------------|------------|--------------------------|-----------------|
| <b>Total Building Sq. Ft.:</b>    | 6,500      | <b>Property Type:</b>    | Other           |
| <b>Available Sq. Ft.:</b>         | 6,500      | <b>Bldg. Dimensions:</b> | Irregular       |
| <b>Min Cont. Sq. Ft.:</b>         | 2,400      | <b>Total Acreage:</b>    | 10.18           |
| <b>Max Cont. Sq. Ft.:</b>         | 6,500      | <b>Land Dimensions:</b>  | Irregular       |
| <b>Ceiling Height:</b>            | 15'        | <b>Parking:</b>          | 20, Spaces      |
| <b>Overhead Door(s) / Height:</b> | 0          | <b>Curb Cuts:</b>        | 1               |
| <b>Exterior Construction:</b>     | Metal      | <b>Power:</b>            | 220 Amps        |
| <b>Structural System:</b>         | Steel      | <b>Restrooms:</b>        | 2               |
| <b>Heating:</b>                   | Forced Air | <b>Sprinklers:</b>       | No              |
| <b>Air-Conditioning:</b>          | None       | <b>Signage:</b>          | Pole & Building |
| <b>Basement:</b>                  | No         | <b>Roof:</b>             | Metal           |
| <b>Number of Stories:</b>         | 1          | <b>Floors:</b>           | Concrete        |
| <b>Condition:</b>                 | Average    | <b>Delivery Area:</b>    | N/A             |

|                    |                          |                 |            |               |               |                   |
|--------------------|--------------------------|-----------------|------------|---------------|---------------|-------------------|
| <b>Population:</b> | <b>Median HH Income:</b> | <b>Traffic:</b> | <b>Yr:</b> | <b>Count:</b> | 6,830         | S. Telegraph Road |
| <b>1 Mile:</b>     | 1,327                    | <b>1 Mile:</b>  | \$80,619   | <b>Yr:</b>    | <b>Count:</b> |                   |
| <b>3 Miles:</b>    | 19,198                   | <b>3 Miles:</b> | \$71,066   | <b>Yr:</b>    | <b>Count:</b> |                   |
| <b>5 Miles:</b>    | 45,739                   | <b>5 Miles:</b> | \$68,270   | <b>Yr:</b>    | <b>Count:</b> |                   |

**Current Tenant(s):** N/A **Major Tenants:** N/A

|                          |                          |                               |                         |
|--------------------------|--------------------------|-------------------------------|-------------------------|
| <b>Lease Rate:</b>       | \$4,000.00               | <b>Improvement Allowance:</b> | N/A                     |
| <b>Lease Type:</b>       | per mo. mod. Gross       | <b>Options:</b>               | N/A                     |
| <b>Monthly Rate:</b>     | \$4,000/mo               | <b>Taxes:</b>                 | 7144                    |
| <b>Lease Term:</b>       | 5 Year(s)                | <b>TD:</b>                    | N/A                     |
| <b>Security Deposit:</b> | \$7500                   | <b>Parcel #:</b>              | 12-010-445-00           |
| <b>Sale Price:</b>       | \$395,000 (\$60.77/sqft) | <b>Assessor #:</b>            | N/A                     |
| <b>Sale Terms:</b>       | cash, conventional       | <b>Date Available:</b>        | closing/ lease executio |

|                        |     |                  |     |
|------------------------|-----|------------------|-----|
| <b>Utilities</b>       |     | <b>Electric:</b> | Yes |
| <b>Sanitary Sewer:</b> | Yes | <b>Gas:</b>      | Yes |
| <b>Storm Sewer:</b>    | Yes | <b>Water:</b>    | Yes |

**Tenant Responsibilities:** N/A

### Comments:

Flex space available for sale. The property consists of 10.18 acres with 779 feet of frontage along US-24 and two commercial buildings.  
4,100 sq. ft. single-story retail commercial building featuring a retail/showroom area and workshop space  
2,400 sq. ft. clear-span storage pole barn with 14-foot ceiling height and sliding exterior access doors  
10.18 acres - offering ample, parking, or room for site expansion  
Zoning - 201 commercial-improved (C-2)

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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