

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

Retail For Sale or Lease

Property Name:	Roessler Neighborhood Center
Location:	56 Roessler Street, Unit: Main
City, State:	Monroe, MI
Cross Streets:	W Elm
County:	Monroe
Zoning:	C-G
Year Built:	1957

Total Building Sq. Ft.:	4,820	**Property Type:**	Neighborhood Center
Available Sq. Ft.:	4,820	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	4,820	**Total Acreage:**	0.69
Max Cont. Sq. Ft.:	4,820	**Land Dimensions:**	Irregular

Ceiling Height:	8'	**Parking:**	30
Overhead Door(s) / Height:	0	**Curb Cuts:**	2
Exterior Construction:	Brick	**Power:**	200 Amps
Structural System:	Brick/Wood truss	**Restrooms:**	7
Heating:	GFA	**Sprinklers:**	No
Air-Conditioning:	Central	**Signage:**	Available
Basement:	No	**Roof:**	Shingle
Number of Stories:	1	**Floors:**	N/A
Condition:	Good	**Delivery Area:**	None

Population:	**Median HH Income:**		**Traffic:**	**Yr:**	**Count:** N/A
1 Mile:	**1 Mile:**	$0		**Yr:**	**Count:**
3 Miles:	**3 Miles:**	$0		**Yr:**	**Count:**
5 Miles:	**5 Miles:**	$0		**Yr:**	**Count:**

Current Tenant(s): Real Estate, Therapist, Radio Station, Music Studio, Law, Barber

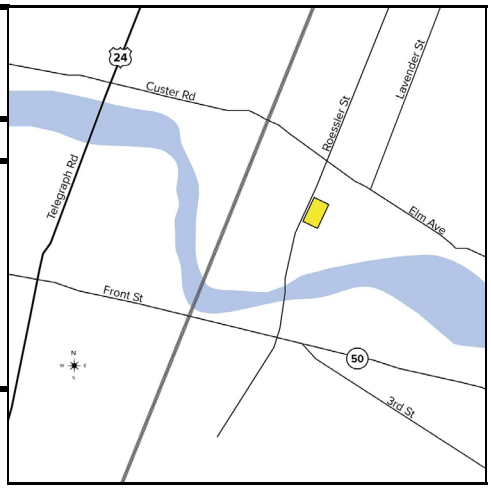
Major Tenants: N/A

Lease Rate:	$14.00	**Improvement Allowance:**	N/A
Lease Type:	Mod. Gross	**Options:**	N/A
Monthly Rate:	N/A	**Taxes:**	9,260
Lease Term:	3 Year(s)	**TD:**	N/A
Security Deposit:	N/A	**Parcel #:**	69-01534-010
Sale Price:	$395,000	**Assessor #:**	N/A
Sale Terms:	Cash at closing	**Date Available:**	Closing/lease exection

Utilities		**Electric:**	Yes
Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Water:**	Yes

Tenant Responsibilities: utilities

Comments:



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.