



Industrial For Sale

Property Name: Total Sports
Location: 40501 Production Drive
City, State: Harrison Twp., MI
Cross Streets: I-94 & North River Rd.
County: Macomb
Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	54,140	Available Shop Sq. Ft.:	54,140	Office Dim:	N/A
Available Sq. Ft.:	54,140	Available Office Sq. Ft.:	0	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1977 (Retrofit: 2019)
Clear Height:	16' - 20'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	0	Security:	Yes	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	N/A	Lighting:	N/A	Roof:	N/A
Structural System:	N/A	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	N/A	Floor Drains:	No
Heating:	Gas Forced Air	Cranes:	No	Acres:	13.500
Availability:	Immediately	Parking:	Newly Paved	Land Dimensions:	N/A
Power (Amps/Volts):	N/A				

PRICING INFORMATION

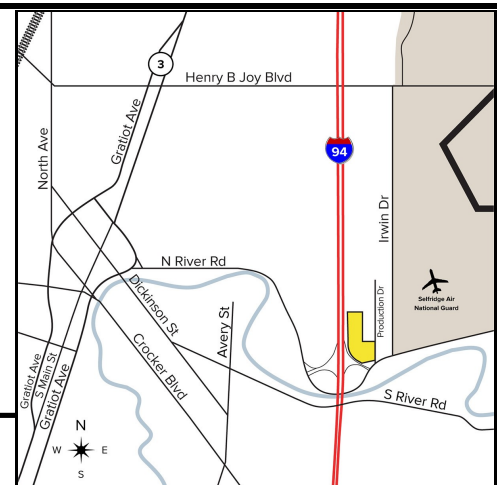
Sale Price:	\$7,950,000 (\$146.84/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$66,531.75 (2024)	Options:	N/A	Assessor #:	N/A
Parcel #:	17-11-13-277-017; 022				

COMMENTS

Redevelopment Opportunity.

Newly remodeled interior and exterior. New paved parking. Main road and freeway exposure. Easy access to freeway.

Currently a sports and entertainment center. The sports center includes: bowling, softball diamonds, racquet/handball/wallyball courts, axe throwing, arcades, darts/billiards, cornhole, pins & skins, and short court basketball. Full commercial kitchen. Full bar. Crafts/drafts.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com