



## Retail For Sale

**Property Name:**  
**Location:** 102 E. Front Street  
**City, State:** Monroe, MI  
**Cross Streets:** Washington Street  
**County:** Monroe  
**Zoning:** CBD  
**Year Built:** 1858/1948 (Retrofit: 1963)

<b>Total Building Sq. Ft.:</b>	33,524	<b>Property Type:</b>	Bank
<b>Available Sq. Ft.:</b>	33,524	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	33,524	<b>Total Acreage:</b>	0.28
<b>Max Cont. Sq. Ft.:</b>	33,524	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	8'	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	N/A	<b>Signage:</b>	Yes
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2023	<b>Count:</b> 4,561	Front St. E. of Monroe St. 2-Way
<b>1 Mile:</b> 13,524	<b>1 Mile:</b> \$48,241	<b>Yr:</b> 2023	<b>Count:</b> 6,142	Front St. W. of Monroe St. 2-Way	
<b>3 Miles:</b> 39,195	<b>3 Miles:</b> \$53,952	<b>Yr:</b> 2023	<b>Count:</b> 22,259	Monroe St. N. of Front St. 2-Way	
<b>5 Miles:</b> 52,027	<b>5 Miles:</b> \$58,387	<b>Yr:</b> 2023	<b>Count:</b> 21,538	Monroe St. S. of Front St. 2-Way	

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

<b>Sale Price:</b>	\$1,200,000 (\$35.80/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$20,620.52 (2024)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	55-39-00167-000		

<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:** Great location in the center of town. Beautiful limestone building with convenient parking on the street or public parking. 5-year deed restriction against bank or credit union use.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
 Jeffrey Trepeck, (248) 359-0626, jtrepeck@signatureassociates.com

