

750 S. MONROE STREET
MONROE, MI 48161

OFFICE BUILDING FOR SALE
6,560 Square Feet Available



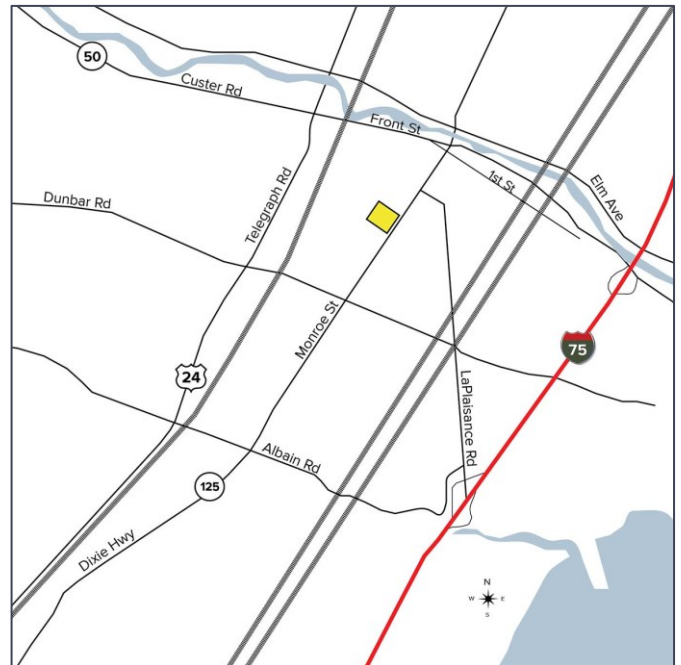
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$459,000
Building Size:	6,560 SF
Number of Stories:	1
Year Constructed:	1963
Acreage:	0.5 AC
Closest Cross Street:	Eighth Street
County:	Monroe
Zoning:	C-2
Parking:	30 spaces
Curb Cuts:	1
Street:	4 lane, 2 way with center turn lane



For more information, please contact:

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
tfritz@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

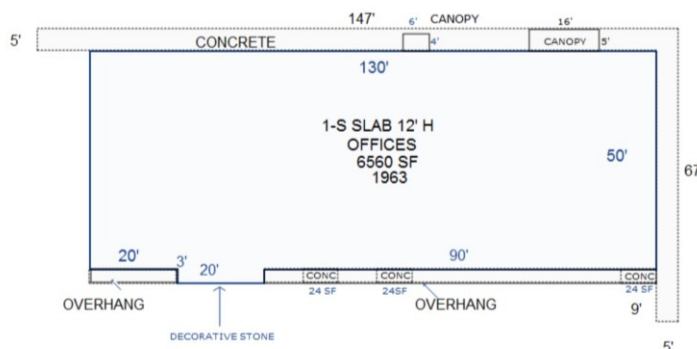
Exterior Walls:	Brick
Structural System:	Steel truss
Roof:	Rubber
Floors:	Concrete slab
Floor Coverings:	Carpet
Ceiling Height:	8'
Basement:	No
Heating:	GFA
Air Conditioning:	Forced Air
Power:	220 amp
Restrooms:	4
Sprinklers:	No
Signage:	On Building

BUILDING INFORMATION

Current Occupant:	Occupied
Occupancy Date:	60 days
Sign on Property:	No
Showing Instructions:	Contact agent

2026 REAL ESTATE TAXES

Parcel ID Number:	55-29-00050-000
Total Annual Taxes:	\$16,000 less proration



Comments:

- This professional commercial building at 750 S. Monroe offers a premier investment or owner-user opportunity in a high-visibility corridor of Monroe, Michigan.
- The property features a well-maintained, single-story professional aesthetic characterized by classic brickwork and expansive floor-to-ceiling windows that flood the interior with natural light.
- Currently, configured as a multi-unit center. The 6,560-square-foot building is home to established professional services such as insurance and wellness, providing a sophisticated environment for medical or office use.
- Each of the three units is equipped with modern infrastructure, including individual climate controls where tenants are responsible for their own electricity and gas.
- Strategically positioned on a heavily traveled thoroughfare, the location ensures excellent brand exposure and convenient access for clients and employees alike. The property is currently performing with a strong net operating income of \$37,000.00, supported by a diverse group of tenants. With a valuation of \$462,000 based on an 8% capitalization rate, this asset aligns closely with the Assessor's Valuation of \$574,000.00, representing a stable and attractive addition to any commercial portfolio. Whether you are looking to maintain the current tenant mix or occupy a portion of the space, 750 S. Monroe stands as a landmark professional hub in the heart of the community.

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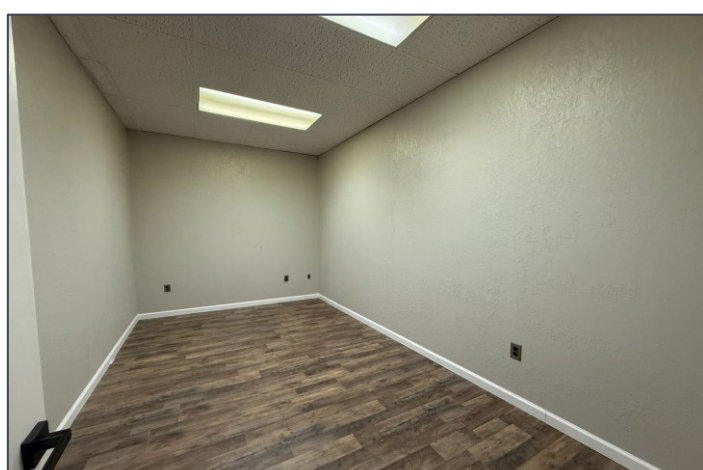
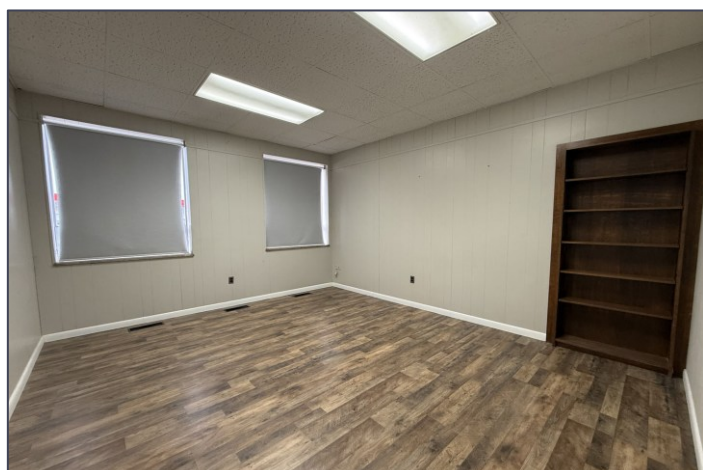
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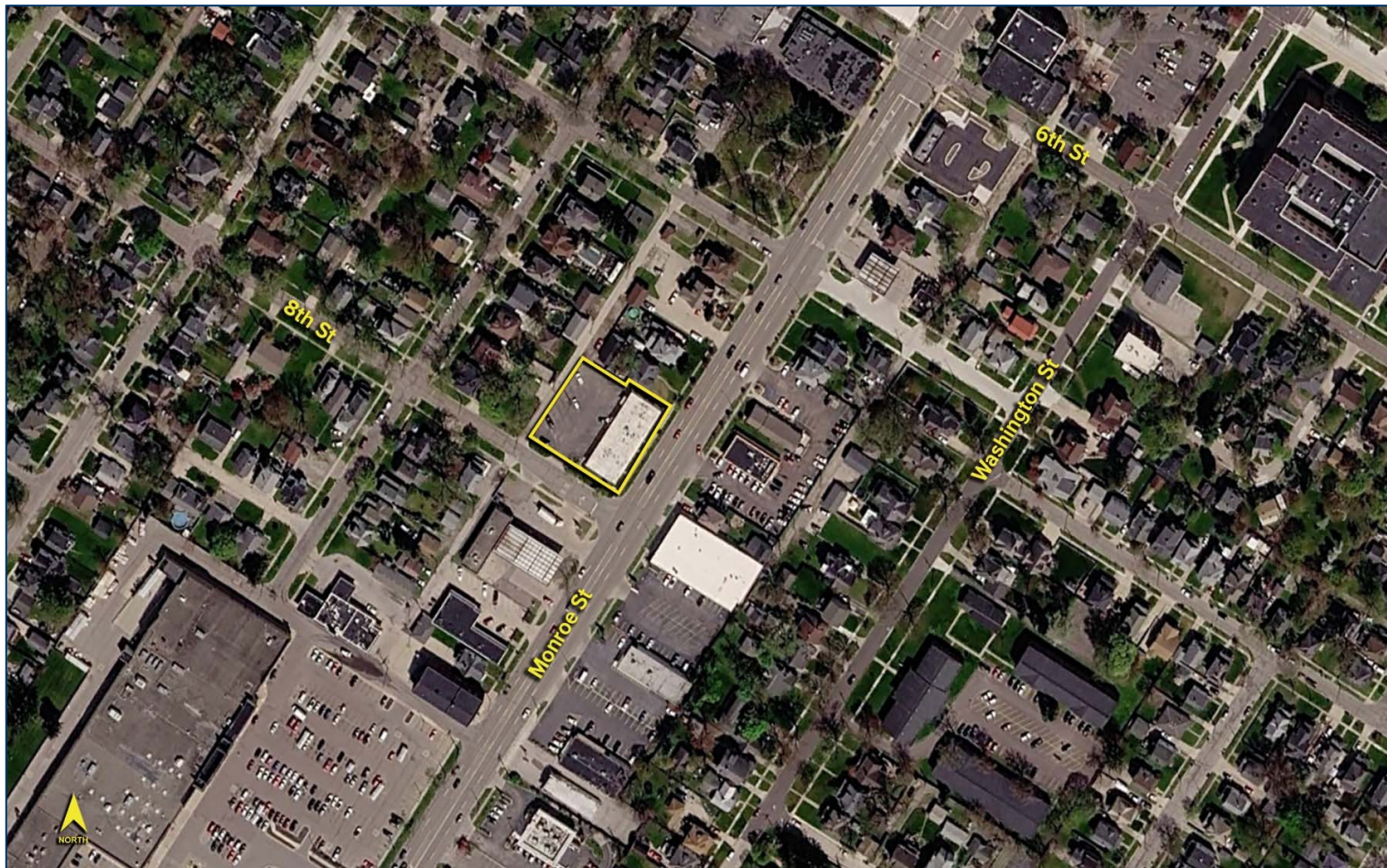
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,444	\$59,360
3 MILE	39,521	\$64,805
5 MILE	51,458	\$68,860

TRAFFIC COUNTS (TWO-WAY)

15,362	Monroe Street
1,218	8 th Street
1,708	7 th Street
2,572	Jones Avenue

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