



Investment Sale - Office

Property Name: Chirco Enterprise Center
Location: 23521 & 23537 Telegraph Road
City, State: Brownstown Twp., MI
Cross Streets: S. of West Road
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 15,200	Occupancy Rate: 100.00%	Class: B
Typical Floor Plate: 15,200	No. of Floors: 1	

PROPERTY INFORMATION

Zoning: B-2	Parking: 66
Exterior Construction: Brick	Power: Ample
Structural System: Brick	Security Systems: Yes
Roof: Truss	Restrooms: 10
Floors / Covering: Tile / Carpet	Sprinklers: No
Heating: Yes	Signage: Monument
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 12'	Date Available: Immediate
Year Built: 2003	Acreage: 1.59

Current Tenants:

PRICING INFORMATION

Sale Price: \$2,623,000 (\$172.57/sqft)	Cap Rate:	Deposit: N/A
Options: N/A	Total Taxes: \$48,587.45 (2025)	
Parcel #: 70-059-99-0005-700	Impr Allowance: N/A	

Tenant Responsibility:

Comments: Fully leased office investment opportunity. Two 7,600 sq. ft. buildings, each occupied by a single tenant. Well-maintained by the original builder. Contact broker for financials.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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