

24055 JEFFERSON AVENUE
ST. CLAIR SHORES, MICHIGAN

OFFICE FOR SALE
20,800 Square Feet Available



**SIGNATURE
ASSOCIATES**
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PROPERTY FEATURES

- 20,800 square foot building for sale
- High end office finishes and build-out
- Elevator access to 2nd floor
- Ample parking for tenants and clients
- Located off Jefferson Avenue in the “Nautical Mile”
- Convenient access to I-94/I-696 expressways
- No long-term Lease Agreements (see attached rent roll)
- Sale Price: \$2,500,000 (\$120.19/sq. ft.)



For more information, please contact:

CHRIS MONSOUR
(248) 948 0107
cmonsour@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

24055 Jefferson Avenue – St. Clair Shores, Michigan

Office For Sale

20,800
Square Feet
AVAILABLE



KMA PROPERTIES RENT ROLL

SUITE	TENANT NAME	SIZE (SQ. FT.)	MONTHLY	YEARLY	PRICE/ SQ. FT.	NOTES
103	Ascension	3,600	\$8,520.00	\$102,240.00	\$28.40	LEASED
102	GEICO	1,500	\$2,500.00	\$30,000.00	\$20.00	LEASED
102	Bank Space	1,500				VACANT
210	Vacant	1,170				VACANT MEDICAL SPACE
2000	Ithrie	5,250	\$12,469.00	\$149,625.00	\$28.50	LEASED
2500	Vacant	400				VACANT
101	Keating Law	1,200	\$2,200.00	\$26,400.00	\$22.00	OWNER OCCUPIED
101	WKT	200	\$360.00	\$4,320.00	\$21.60	OWNER OCCUPIED
101	KFLP	200	\$360.00	\$4,320.00	\$21.60	OWNER OCCUPIED
OUT BUILDING	24053 Annex		\$83.00	\$1,000.00		MAINTENACE AGREEMENT ON LOT
TOTAL		14,820	\$26,492.00	\$317,905.00		

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Interior Photos



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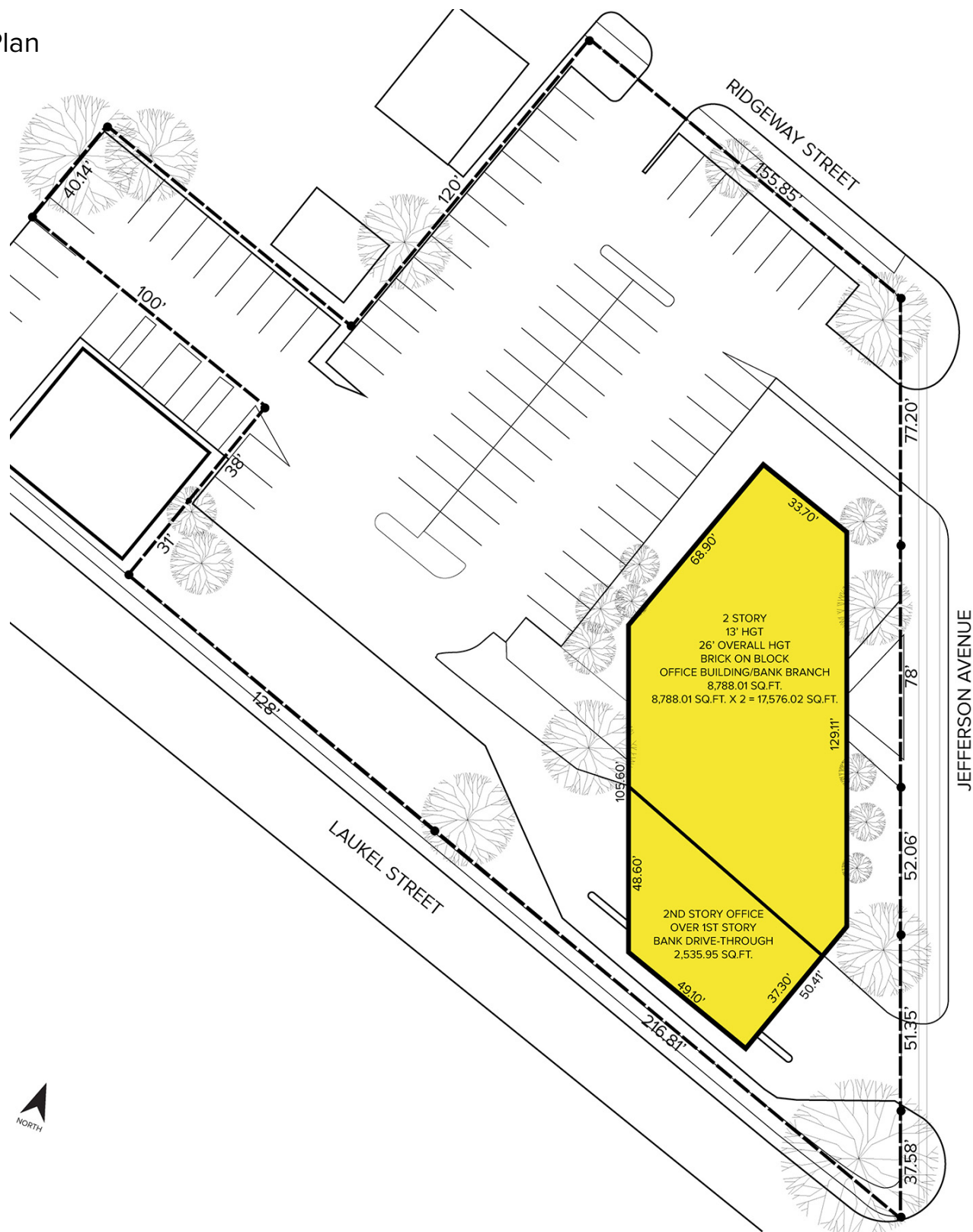
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Site Plan



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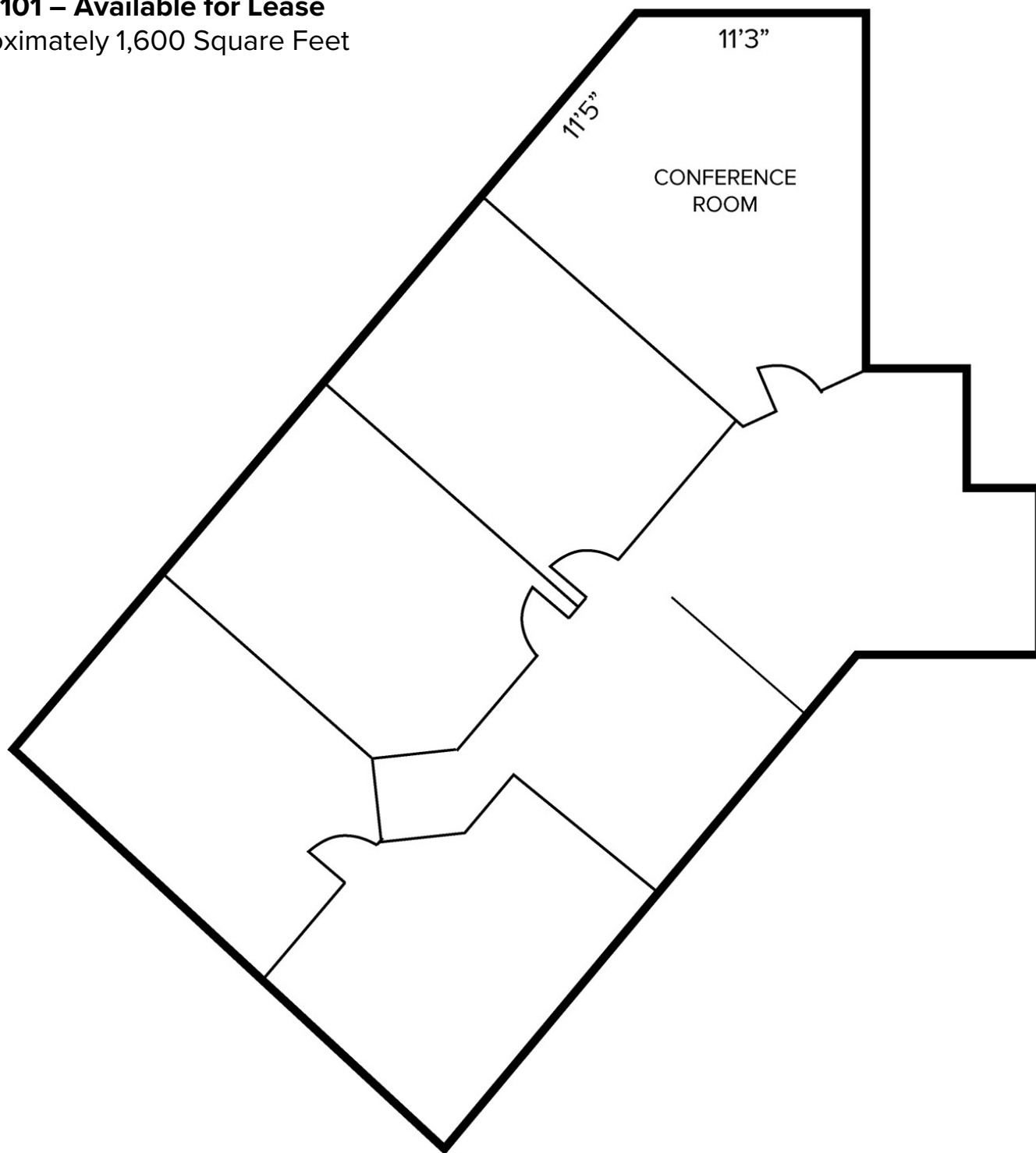
Office For Sale

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Floor Plan

Suite 101 – Available for Lease

Approximately 1,600 Square Feet



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Office For Sale

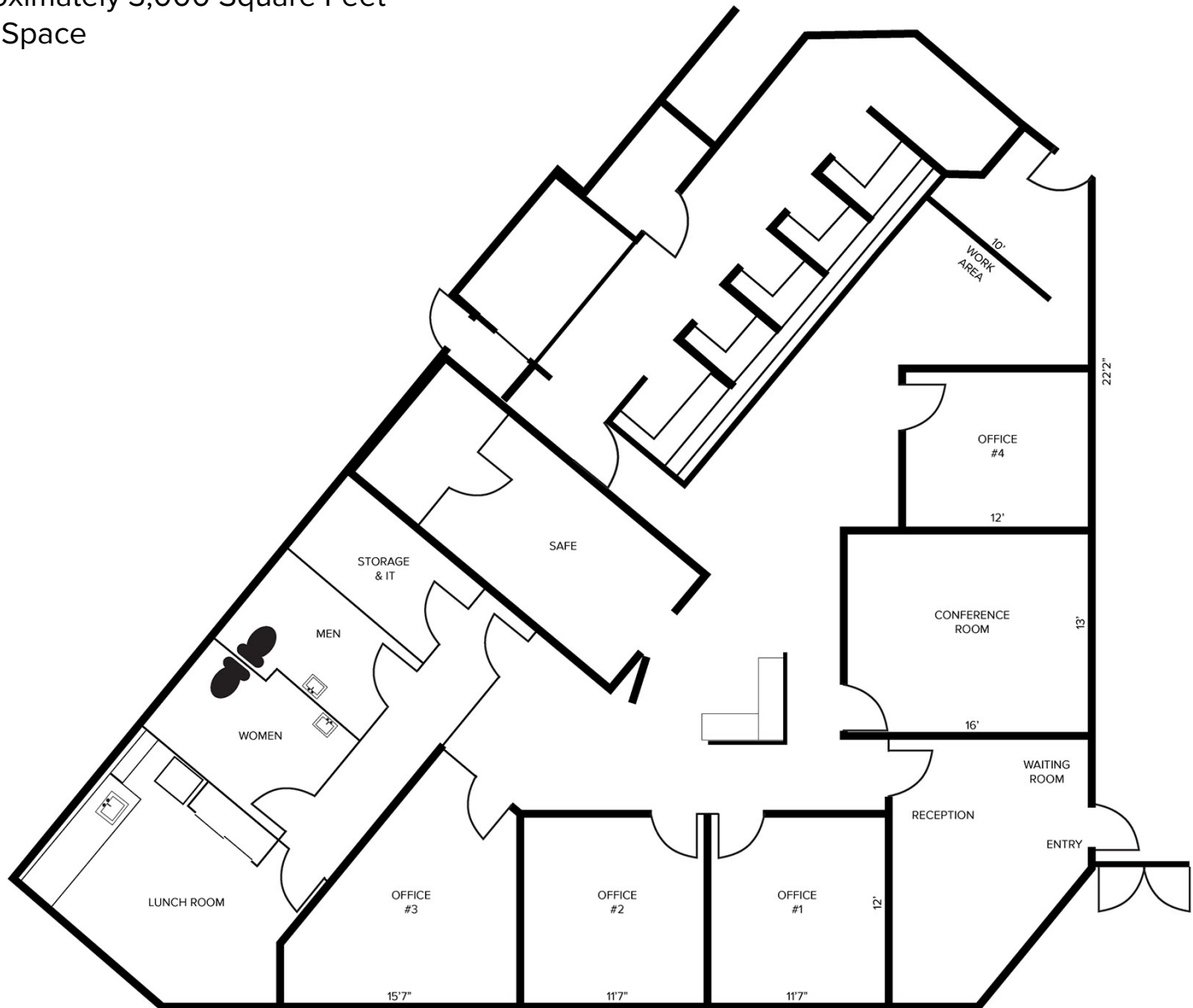
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Square Feet
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Floor Plan

Suite 102 – Available for Lease

Approximately 3,000 Square Feet

Bank Space



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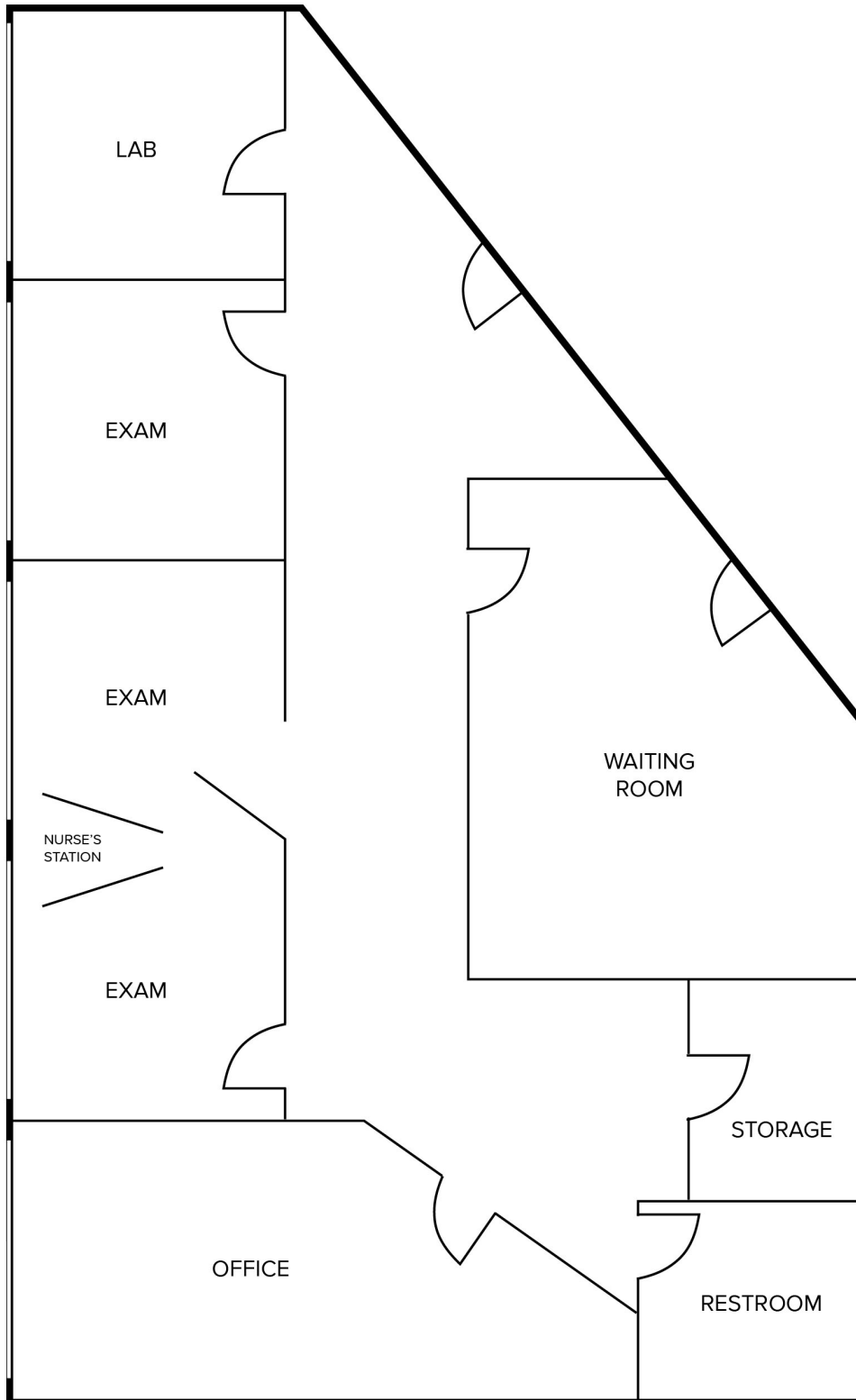
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Floor Plan

Suite 210 – Available for Lease
Approximately 1,170 Square Feet
Medical Space



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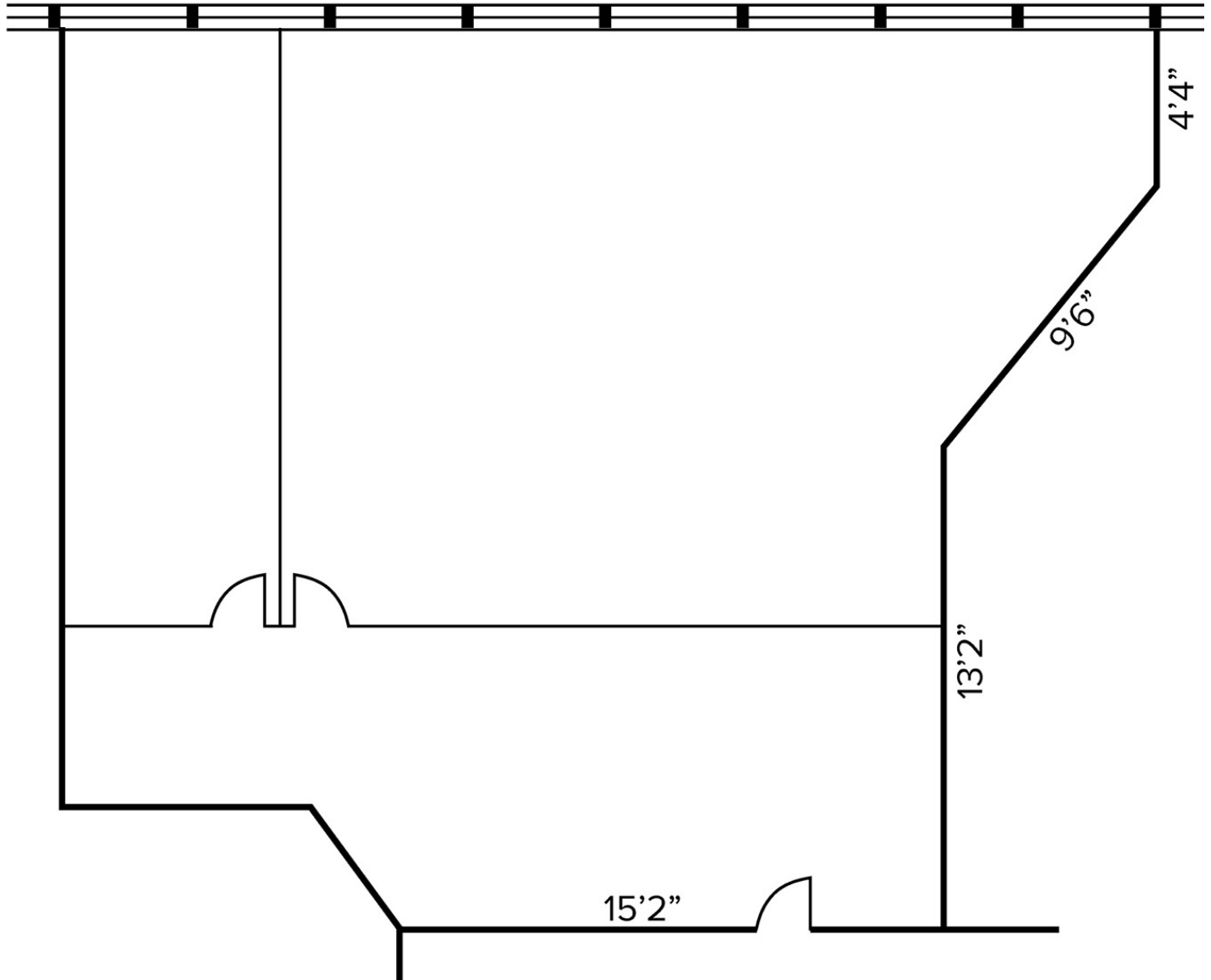
Office For Sale

20,800
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Floor Plan

Suite 2500 – Available for Lease

Approximately 400 Square Feet



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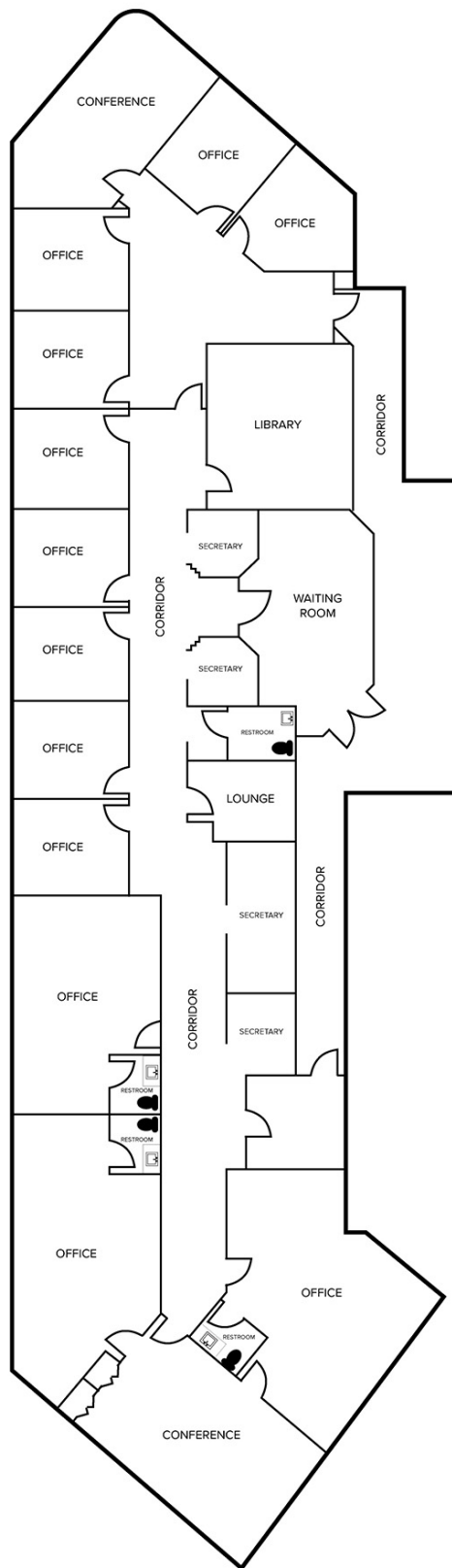
Office For Sale

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Square Feet
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Floor Plan

Second Floor – NOT FOR LEASE

Approximately 5,250 Square Feet



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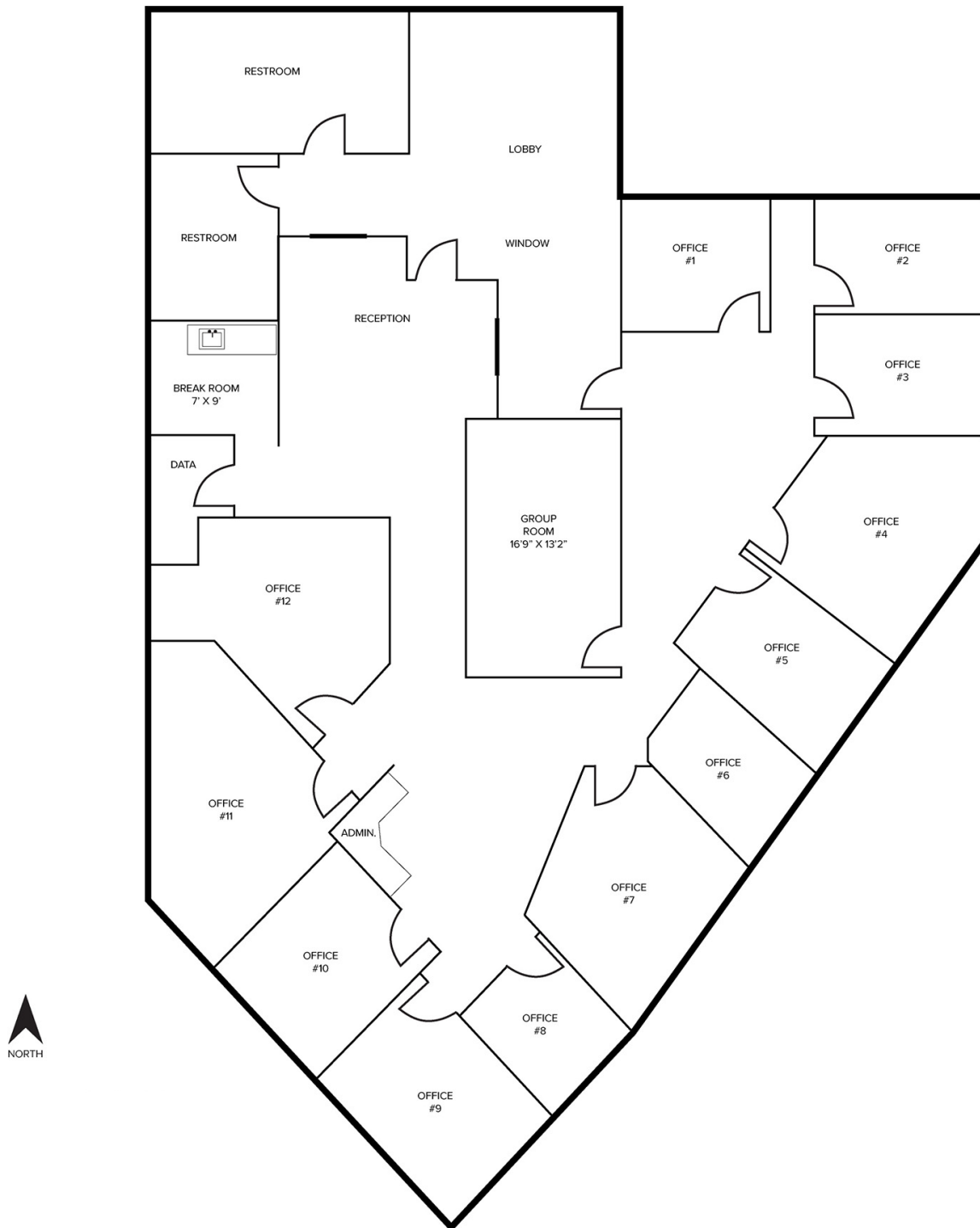
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Floor Plan

Suite 103 (1st Floor) – NOT FOR LEASE

Approximately 3,600 Square Feet



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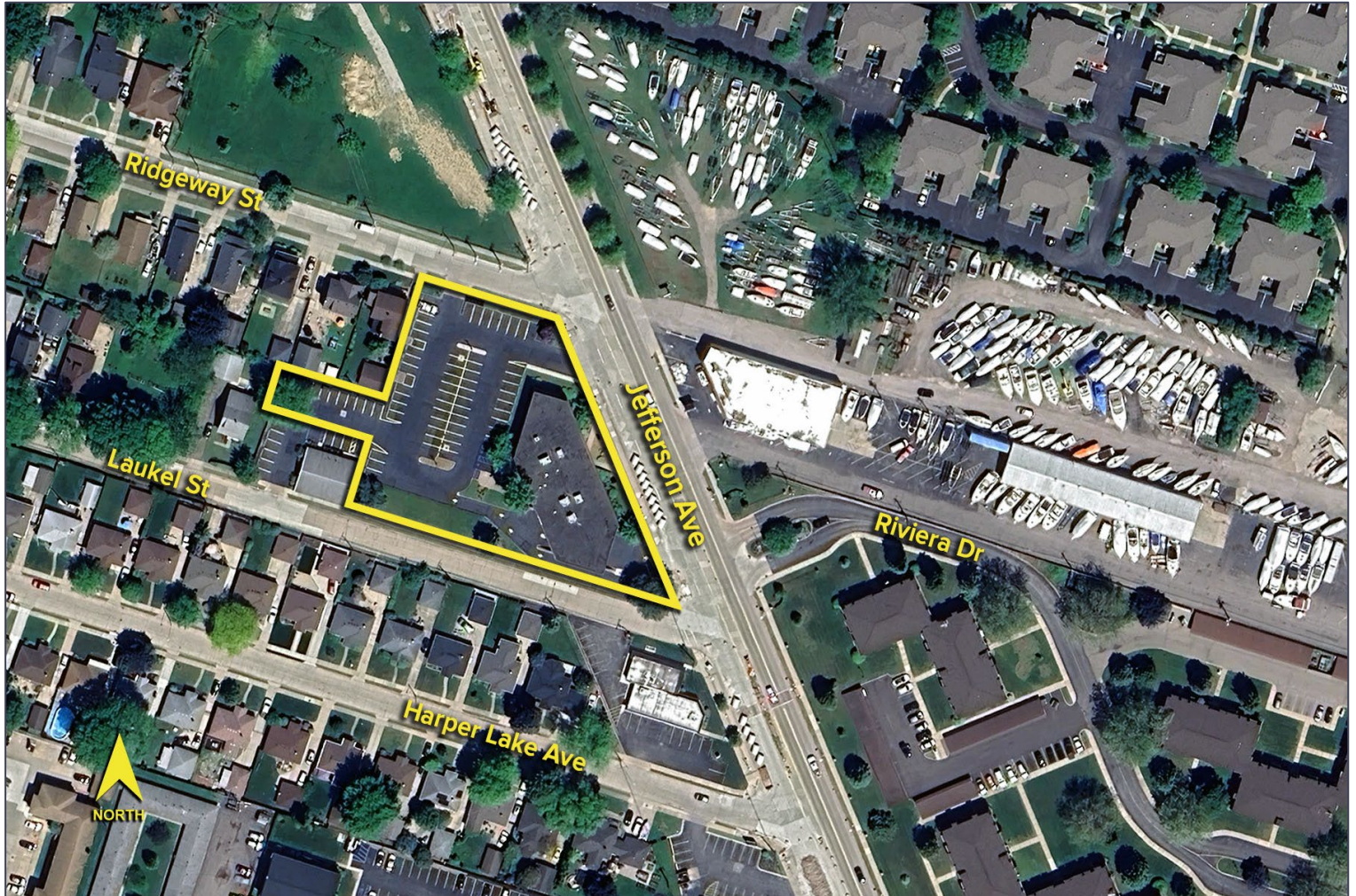
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Aerial



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