

PROFESSIONAL OFFICE SPACE FOR SALE

253 S. Gratiot Ave, Mount Clemens



OFFERING SUMMARY

Space Available	3,298 SF
Price	\$349,000
Sale Terms	Cash, L/C
SF Price	\$105.82/SF
Site Size	34' x 160'
Occupancy	Immediate
Parking	On-site
Zoning	MU

PROPERTY OVERVIEW

Convenient access from both northbound and southbound Gratiot, this well located office property offers versatility for medical, dental, or general office use. Each level provides 1,649 SF of functional space and is separately metered, giving owners or occupants flexibility for multi tenant or single user configurations.

PROPERTY HIGHLIGHTS

- Easy access from N & S Gratiot
- Located on SMART bus route
- Two levels, each 1,649 SF; separately metered
- Dental suite build out with compressor
- Plumbing in place for exam rooms
- First floor with 12' ceilings
- Suitable for medical, dental, or general office



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