

UTILITIES INCLUDED!



PILOT

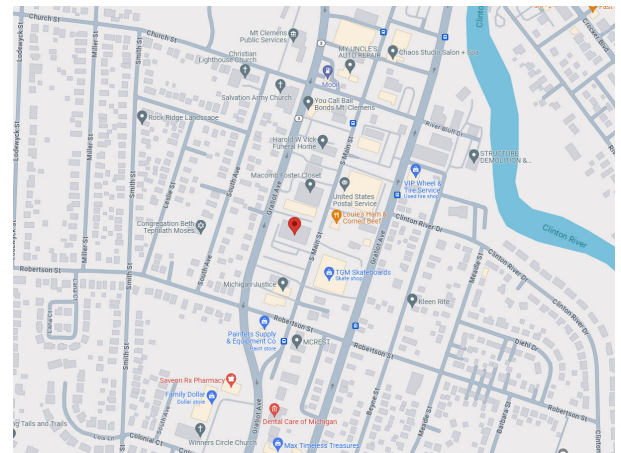
PROPERTY GROUP

176 S. MAIN ST., MOUNT CLEMENS, MI 48043

PROPERTY OVERVIEW:

- Very Well-Maintained Office building in Mount Clemens.
- Ample onsite parking.
- Professional/onsite ownership.
- Close proximity to Macomb County Court and Downtown Mount Clemens.
- Utilities, real estate taxes, real estate insurance, and common area maintenance included in lease rate, common area lounge/restrooms maintained/managed by Landlord.
- Space available on July 1, 2024 - do not approach existing occupant.
- All inquiries through listing broker.

Property Type: Office/Commercial
Cross Streets: S. Main and Robertson
Total Square Footage: 16,827 SF
Minimum Square Footage: 5,482
Maximum Square Footage: 5,482
Lot Size: 1.062 Acres
Year Built: 1953
Parking Spaces: 61
Heat Type: Package heating and cooling
Lease Rate: \$5,000/month (\$10.95/SF)
Lease Type: All Inclusive Gross



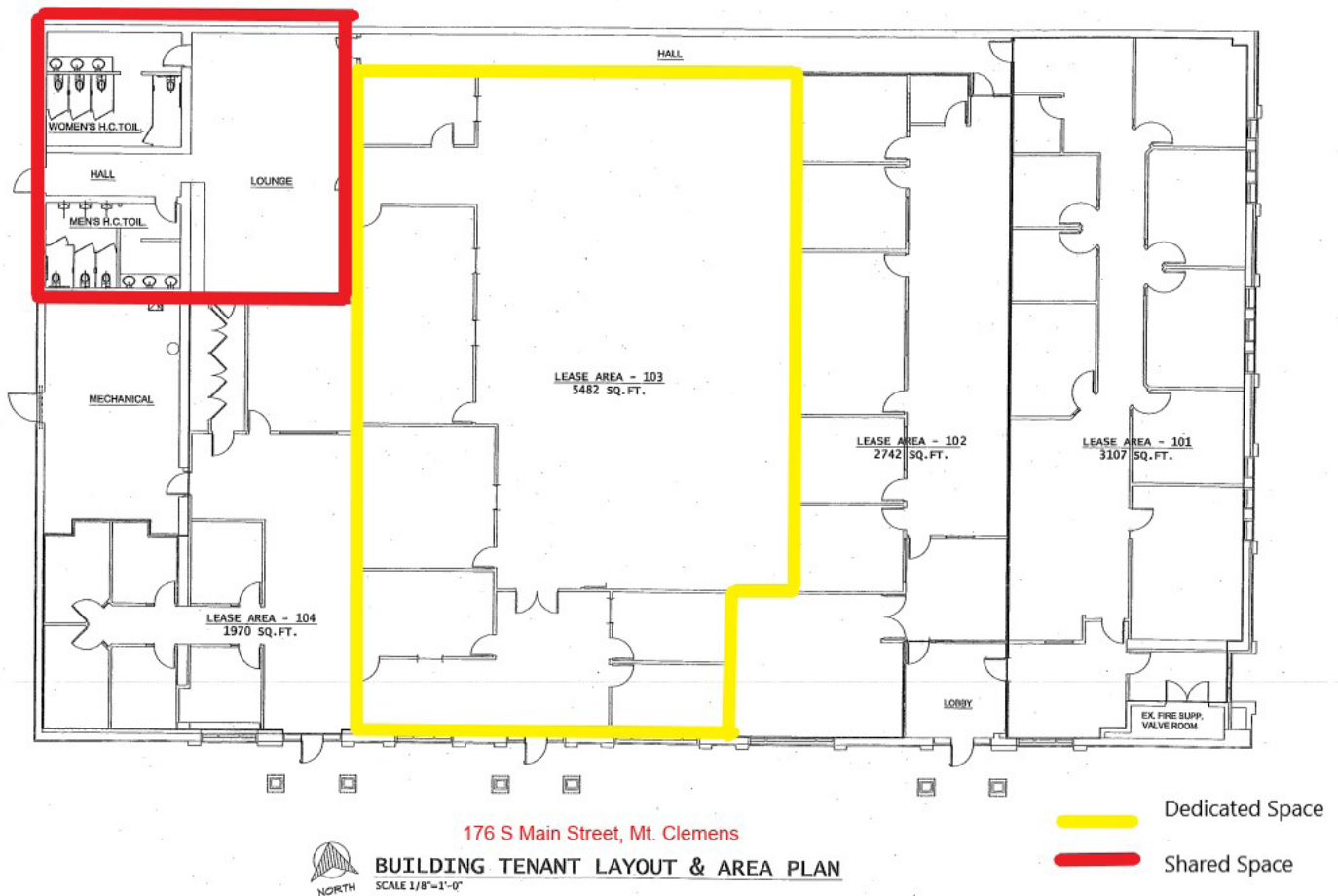
AGENT CONTACT INFO

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FLOOR PLAN



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ADDITIONAL PHOTOS



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