

**UTILITIES INCLUDED!**



# PILOT

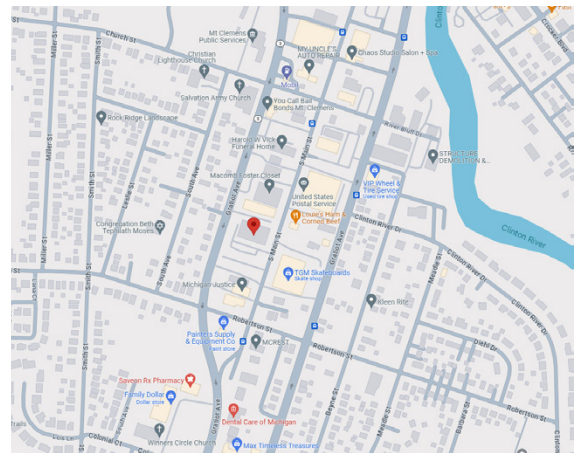
## PROPERTY GROUP

**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.

Property Type: ..... Office/Commercial  
Cross Streets: ..... S. Main and Robertson  
Building Name: ..... 176 South Main  
Total Square Footage: ..... 16,827 SF  
Minimum Square Footage: ..... 1,970  
Maximum Square Footage: ..... 1,970  
Lot Size: ..... 1.062 Acres  
Year Built: ..... 1953  
Parking Spaces: ..... 61  
Heat Type: ..... Package heating and cooling  
Lease Rate: ..... \$13.00/SF  
Lease Type: ..... All Inclusive Gross



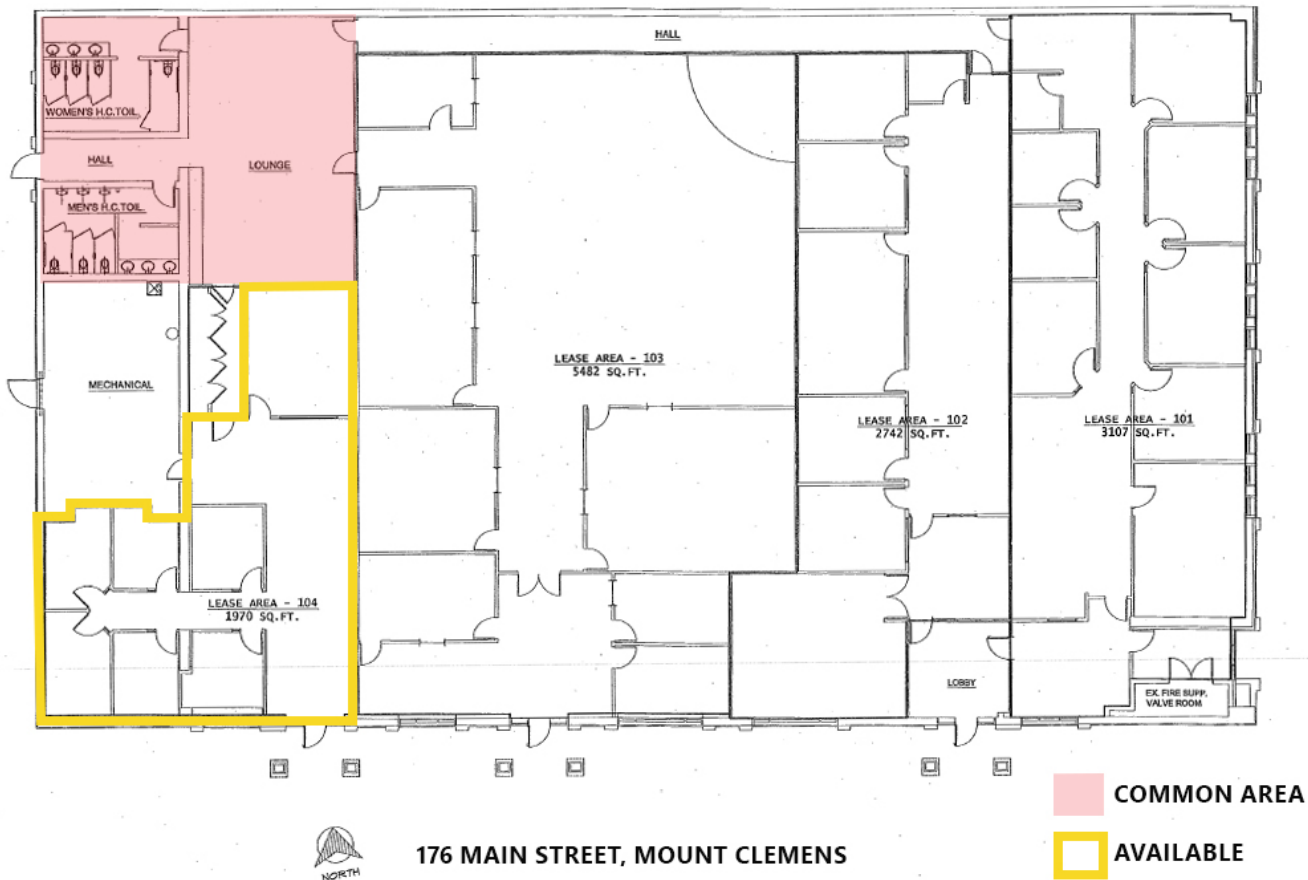
### AGENT CONTACT INFO

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## FLOOR PLAN



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*ADDITIONAL PHOTOS*



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