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## Office For Sale or Lease

**Property Name:**

**Location:** 49751 Woodward Avenue

**City, State:** Pontiac, MI

**Cross Streets:** N. of Huron Street

**County:** Oakland

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 9,963

**Total Available Sq. Ft.:** 9,963

**Class:** B

**Typical Floor Plate:** 9,963

**Min / Max Cont. Sq. Ft.:** 9,963 / 9,963

**No. of Floors:** 0

### PROPERTY INFORMATION

**Zoning:** C-2

**Parking:** 54

**Exterior Construction:** Brick/Block

**Power:** 400 Amps, 3-Phase

**Structural System:** Steel/Block

**Security Systems:** No

**Roof:** N/A

**Restrooms:** Yes

**Floors / Covering:** Concrete / N/A

**Sprinklers:** No

**Heating:** Yes

**Signage:** Yes

**Air-Conditioning:** Forced Air

**Delivery Area:** Yes

**Ceiling Height:** 16'

**Date Available:** Immediate

**Year Built:** 1954

**Acreage:** 0.83

### Current Tenants:

### PRICING INFORMATION

**Lease Rate:** \$7.50 NNN

**Rentable/Usable:** N/A

**Lease Term:** 5 Years

**Sale Price:** \$795,000 (\$79.80/sqft)

**Total Taxes:** \$6,586.97 (2024)

**Impr Allowance:** TBD

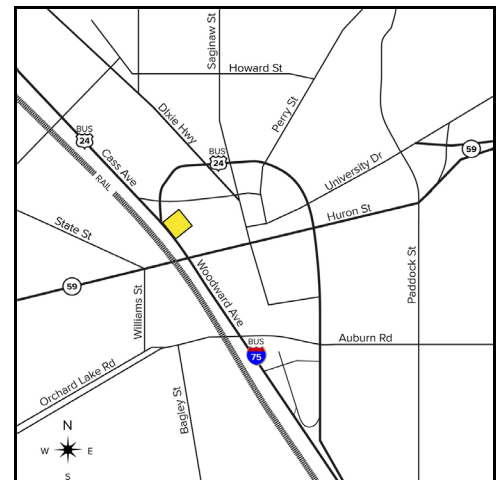
**Options:** N/A

**Parcel #:** 14-29-404-007

**Deposit:** 2 Months

### Tenant Responsibility:

**Comments:** Commercial building featuring 370' frontage on Woodward Avenue. Mixed use zoning allows retail, office, showroom, residential, lodge/meeting space, restaurant. Downtown Pontiac continues redevelopment with recent County investments and plans.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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