



**SIGNATURE
ASSOCIATES**
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Office For Sale or Ground Lease

Property Name:

Location: 22725 Greater Mack Avenue

City, State: St. Clair Shores, MI

Cross Streets: 9 Mile Road

County: Macomb

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 14,039

Total Available Sq. Ft.: 14,039

Class: C

Typical Floor Plate: 7,020

Min / Max Cont. Sq. Ft.: 14,039 / 14,039

No. of Floors: 2

PROPERTY INFORMATION

Zoning: O-1

Exterior Construction: Masonry

Structural System: N/A

Roof: N/A

Floors / Covering: N/A / N/A

Heating: Yes

Air-Conditioning: Yes

Ceiling Height: N/A

Year Built: 1967/1975

Parking: 59

Power: N/A

Security Systems: No

Restrooms: Yes

Sprinklers: No

Signage: Road

Delivery Area: N/A

Date Available: Immediate

Acreage: 0.8

Current Tenants:

PRICING INFORMATION

Lease Rate: Contact Broker

Rentable/Usable: N/A

Lease Term: 10 Years

Sale Price: \$1,125,000 (\$80.13/sqft)

Total Taxes: \$20,950.80 (2024)

Impr Allowance: N/A

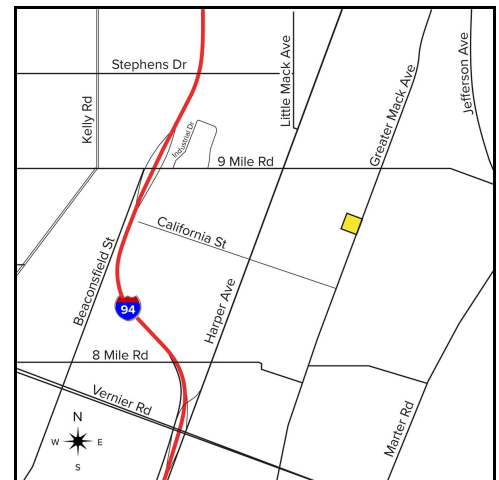
Options: N/A

Parcel #: 14-34-183-001

Deposit: N/A

Tenant Responsibility:

Comments: Two Professional Office Buildings (8,000 sq. ft & 6,039 sq. ft.) In the Heart of St. Clair Shores for Sale or Ground Lease. Approx. 1.00 acre available for redevelopment opportunity to convert to retail or mixed-use. Within walking distance to restaurants and shopping district. Ample on-site parking. Contact Brokers for additional information.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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