



**SIGNATURE ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

## Office For Sale

**Property Name:**  
**Location:** 10087 Spencer Road  
**City, State:** Brighton, MI  
**Cross Streets:** US-23  
**County:** Livingston

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 3,823	<b>Total Available Sq. Ft.:</b> 3,823	<b>Class:</b> B
<b>Typical Floor Plate:</b> 3,823	<b>Min / Max Cont. Sq. Ft.:</b> 3,823 / 3,823	<b>No. of Floors:</b> 2

### PROPERTY INFORMATION

<b>Zoning:</b> Commercial/Light Ind.	<b>Parking:</b> 10 - Surface
<b>Exterior Construction:</b> N/A	<b>Power:</b> N/A
<b>Structural System:</b> Wood Frame	<b>Security Systems:</b> No
<b>Roof:</b> Gable	<b>Restrooms:</b> Yes
<b>Floors / Covering:</b> N/A / N/A	<b>Sprinklers:</b> No
<b>Heating:</b> Baseboard Gas	<b>Signage:</b> N/A
<b>Air-Conditioning:</b> N/A	<b>Delivery Area:</b> N/A
<b>Ceiling Height:</b> N/A	<b>Date Available:</b> Immediate
<b>Year Built:</b> 1907	<b>Acreage:</b> 2.31

**Current Tenants:**

### PRICING INFORMATION

<b>Sale Price:</b> \$450,000 (\$117.71/sqft)	<b>Total Taxes:</b> \$5,249.52 (2024)	<b>Deposit:</b> N/A
<b>Options:</b> N/A	<b>Impr Allowance:</b> N/A	
<b>Parcel #:</b> 12-29-200-047/12-29-200-0		

### Tenant Responsibility:

**Comments:** Frontage on Spencer Road. Close to intersection of US-23 and I-96. Ideal location between Lansing and Detroit. Two parcels that total approximately 2.3 acres and a 3,400 sq. ft. house that was used as office space.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Jeff Lemanski, (248) 359-0641, jlemanski@signatureassociates.com  
Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com