



Office For Sale

Property Name:

Location: 275 Iron Street

City, State: Detroit, MI

Cross Streets: Jefferson Avenue

County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 17,794 Total Available Sq. Ft.: 17,794 Class:

Typical Floor Plate: 17,794 **Min / Max Cont. Sq. Ft.:** 17,794 / 17,794 **No. of Floors:** 1

PROPERTY INFORMATION

Zoning: SD4 Parking:

Exterior Construction: Brick/Block **Power:** 220 Volts, 3-Phase

N/A Structural System: **Security Systems:** No Roof: N/A Restrooms: 6 Floors / Covering: N/A / N/A Sprinklers: No **GFA** N/A Heating: Signage: Air-Conditioning: Fully A/C Delivery Area: N/A

Ceiling Height: 15' - 20' Date Available: Immediate

Year Built: N/A Acreage: 0.75

Current Tenants:

PRICING INFORMATION

Sale Price: \$1,175,000 (\$66.03/sqft) **Total Taxes:** \$8,149.63 (2024/25) **Deposit:** N/A

Options: N/A Impr Allowance: N/A

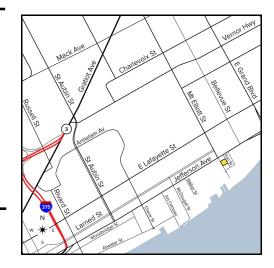
Parcel #: 15-01-386-90-01

Tenant Responsibility:

Comments: 3 buildings included in sale. Mezzanine throughout. Fully renovated.

Paved, fenced parking. Flexible layout.

275 Iron Street - 11,420 sq.ft. 260 Mt. Elliott Street - 5,217 sq.ft. 266 Mt. Elliott Street - 1,157 sq.ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Richard Pifer, (248) 799-3158, rpifer@signatureassociates.com Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.