

INVESTMENT SALE

OFFICE BUILDING



200 E. Silverbell Road Lake Orion, MI 48360

FEATURES

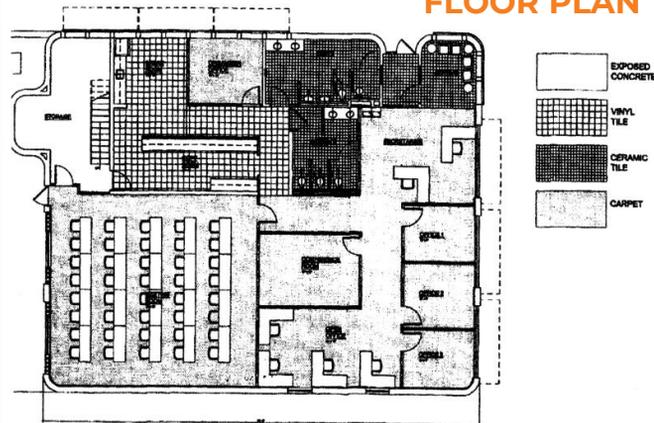
- 4,560 SF single tenant office building with a mezzanine
- 100% occupied; Long term credit tenant, Michigan Education Association (MEA), recently renewed their lease for an additional 6-year term
- Building features (4) private offices, (2) general office areas, a reception area, a copy room, a storage area, a conference room and a meeting room for +40 seats
- Thermal windows
- Backup generator
- Renovated in 2016 for current Tenant
- Excellent parking
- Building signage
- Located on E. Silverbell Road, just east of Lapeer Road/ M-24 and within a few minute drive to I-75.
- +/- 25,000 vehicles per day heading east/west at Lapeer Road/M-24 and E. Silverbell Road

SALE PRICE: \$1,500,000. Financials available upon request.

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FLOOR PLAN



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,337	32,204	108,451
Total H.H	1,668	12,942	43,032
Average HH Income	\$172,294	\$155,507	\$138,520



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