



## FOR SALE / LEASE

### **45700 Mound Rd. Shelby Township, Michigan 48317**

#### **PROPERTY HIGHLIGHTS:**

- 17,086 square foot building
- 4.8 acres
- 117 parking spaces (room for additional parking on 2 acres)
- Four (4) overhead doors
- Zoned C- 4 - General Business District
- 520' frontage on Mound Rd
- Traffic counts - 18,924 VPD
- Great visibility with monument signage
- Large lot with room for additional development
- Excellent location at M-59 and Mound
- Lease rate: \$22.00 Gross per sq. ft.
- Sale price: \$2,800,000 (\$163/sq. ft.)

For more information, contact:

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