



# PILOT

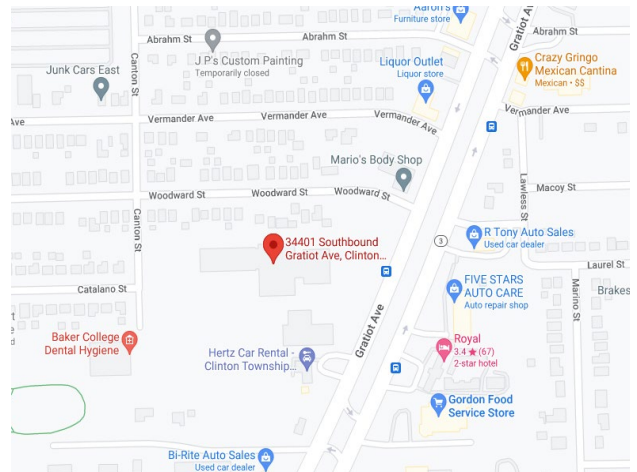
## PROPERTY GROUP

**34375 S. GRATIOT AVENUE, CLINTON TWP. 48035**

**PROPERTY OVERVIEW:**

- Beautiful 2 story building with multiple opportunities.
- Building has a kitchen area with hood vent and walk-in cooler
- Building also multiple room sizes
- Building has its own generator
- Ample parking
- Click on the link on flyer for additional pictures
- Please contact broker for more details

<i>Property Type:</i> .....	<b>Commercial/Office</b>
<i>Cross Streets:</i> .....	<b>Gratiot Avenue and 15 Mile Road</b>
<i>Building Name:</i> .....	<b>Former Baker College Dental Building</b>
<i>Total Square Footage:</i> .....	<b>33,000</b>
<i>Minimum Sq. Ft. Available:</i> .....	<b>16,500</b>
<i>Maximum Sq. Ft. Available:</i> .....	<b>33,000</b>
<i>Lease Rate:</i> .....	<b>First Floor: \$14.06 PSF</b> <b>Second Floor: \$10.00 PSF</b> <b>Entire Building: \$9.09 PSF</b>
<i>Lease Type:</i> .....	<b>Modified Gross</b>
<i>Parcel Size:</i> .....	<b>Roughly 3 Acres</b>
<i>Year Built:</i> .....	<b>2010</b>
<i>Sale Price:</i> .....	<b>\$2,145,000</b>



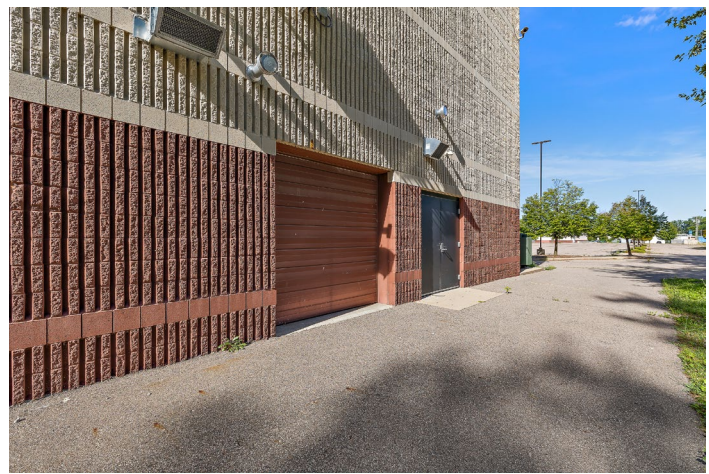
- Zoning:* .....
- Grade Level Doors:* .....
- Parking:* .....
- Power:* .....
- Heat Type:* .....

**AGENT CONTACT INFO**

**ALEX TERMINI** O: 586.254.0900 x104 • C: 586.291.0499 • alex@pilotpg.com

*Matching the right people to the right place.*

**ADDITIONAL PHOTOS**

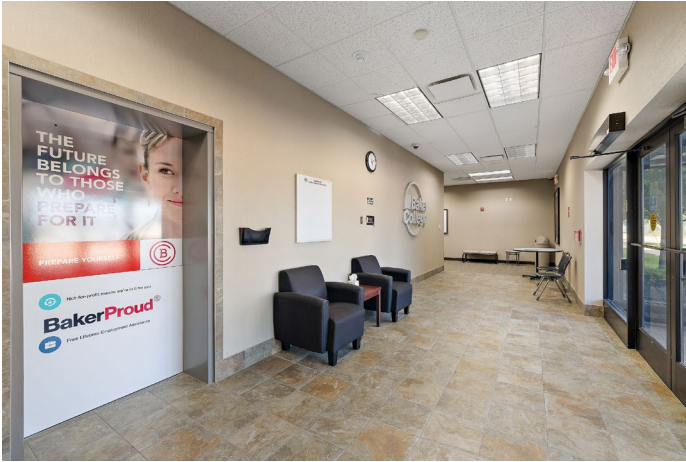


**For additional photos:**

<https://drive.google.com/drive/folders/1yF3Wn4J3EV8E2F-AABYuYFqbKoNAPj6S?usp=sharing>

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## ADDITIONAL PHOTOS



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