



**SIGNATURE
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Medical For Sale

Property Name:

Location: 6902 Chicago Road

City, State: Warren, MI

Cross Streets: West of Van Dyke Ave.

County: Macomb

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	70,486	Total Available Sq. Ft.:	70,486	Class:	C
Typical Floor Plate:	70,486	Min / Max Cont. Sq. Ft.:	70,486 / 70,486	No. of Floors:	2

PROPERTY INFORMATION

Zoning:	M-2	Parking:	Large Lot
Exterior Construction:	Masonry	Power:	N/A
Structural System:	Concrete/Steel	Security Systems:	Yes
Roof:	N/A	Restrooms:	49
Floors / Covering:	Floor Tiles / N/A	Sprinklers:	Yes
Heating:	N/A	Signage:	Yes
Air-Conditioning:	HVAC	Delivery Area:	N/A
Ceiling Height:	8'	Date Available:	Immediate
Year Built:	1938 (Retrofit: 1977)	Acreage:	6.09

Current Tenants:

PRICING INFORMATION

Sale Price:	\$5,500,000 (\$78.03/sqft)	Total Taxes:	Tax Exempt	Deposit:	N/A
Options:	N/A	Impr Allowance:	N/A		
Parcel #:	12-13-04-451-010				

Tenant Responsibility:

Comments: Rare opportunity to purchase a 160 person behavioral health residential / outpatient facility. Beautiful grounds with baseball diamond, basketball court and picnic areas. Deed restriction. Adjacent to General Motors Tech Center. Maintenance shed on site.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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