

15506 S. TELEGRAPH ROAD
MONROE, MI 48161

OFFICE CONDO FOR SALE
1,920 Square Feet Available



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MONROE, MI OFFICE CONDOMINIUM

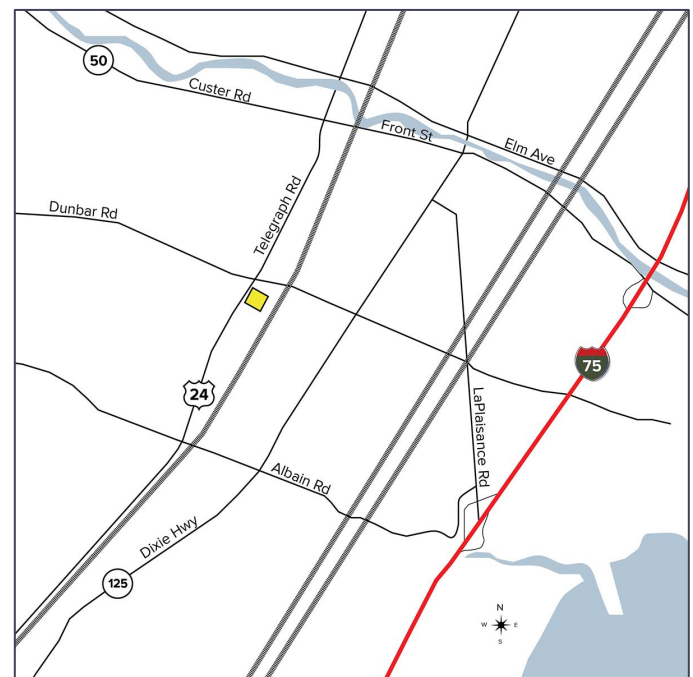
SUBJECT SUITE



**VIEW
360° TOUR**

GENERAL INFORMATION

Price:	\$288,000
Building Size:	1,920 square feet
Number of Stories:	One
Year Constructed:	2003
Condition:	Very clean
Lot Dimensions:	33.6' x 64.5' approx.
Acreage:	.05 acres – subject parcel 1.87 acres - complex
Closest Cross Street:	Dunbar Road
County:	Monroe
Zoning:	Commercial
Parking:	Approx. 28 spaces in common
Curb Cuts:	One
Street:	4 lane with center turn



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Masonry/brick
Structural System:	Wood frame/masonry
Roof:	Pitched asphalt shingle
Floors:	Concrete
Floor Coverings:	Ceramic tile
Ceiling Height:	9'±
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Two
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Yes - monument

BUILDING INFORMATION

Current Occupant:	M. Moosa, M.D. Diabetes & Hormone Center
Occupancy Date:	July 2026
Other Occupants:	See monument sign
Sign on Property:	Yes
Key Available:	No - occupied

2024 REAL ESTATE TAXES

Parcel:	12-020-021-35
Summer Taxes:	\$1,418.51
Winter Taxes:	\$4,737.30
Total Taxes:	\$6,154.81

Comments:

- Conveniently located within 2.8 miles of I-75/LaPlaisance Road exit.
- Office layout consists of 8 exam rooms, most with sinks, large waiting room, 1 office with sink and large administration area with built in cabinetry.
- Separately metered gas, water and electric.
- Generac Guardian generator.
- Updated interior finishes; ceramic tile floors throughout.
- Current condo dues are \$3,542.40/year (\$295.20/month). Condo dues cover property insurance, water, refuse, grass cutting, snow removal, parking lot electric, exterior repairs/maintenance i.e. roof and parking lot.

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Entrance off Telegraph Road



Generac Guardian generator

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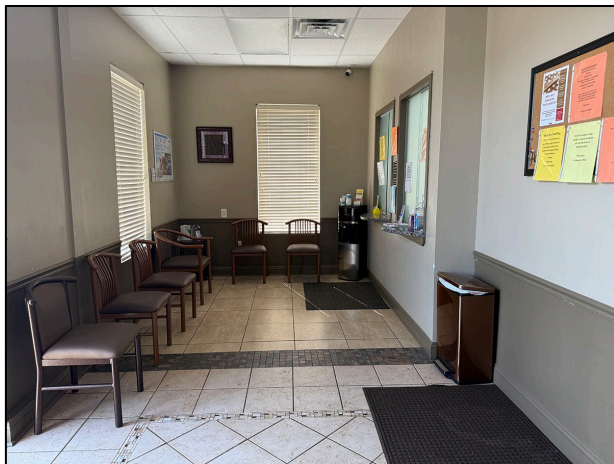
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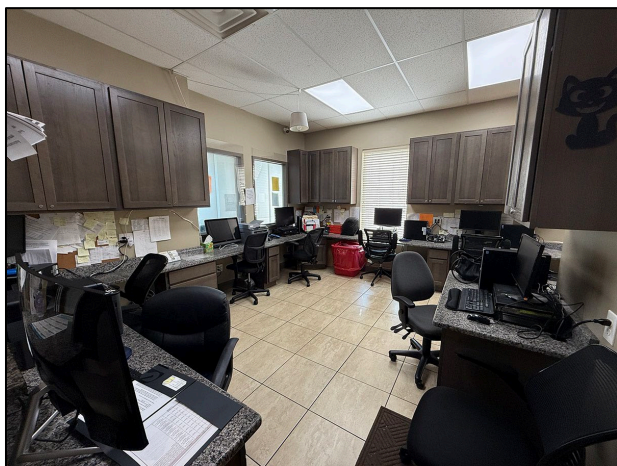
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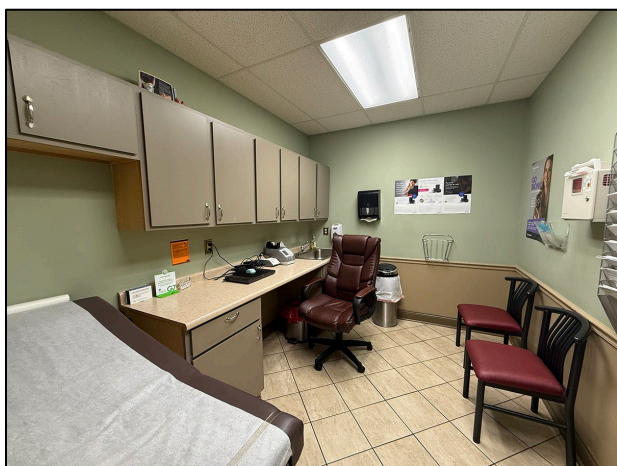
Lobby/check in



Check out



Administrative area with built in desks



Exam



Exam

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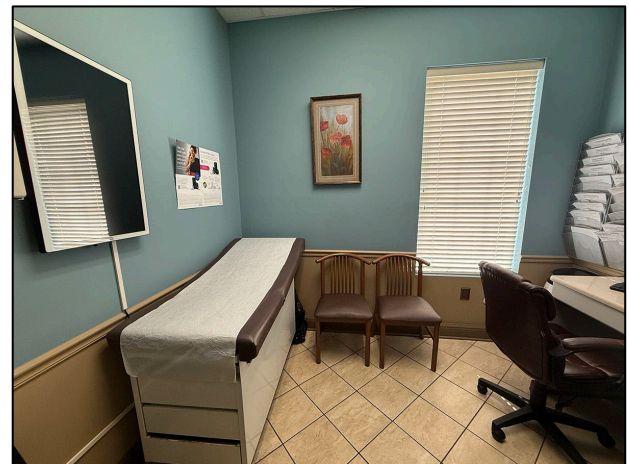
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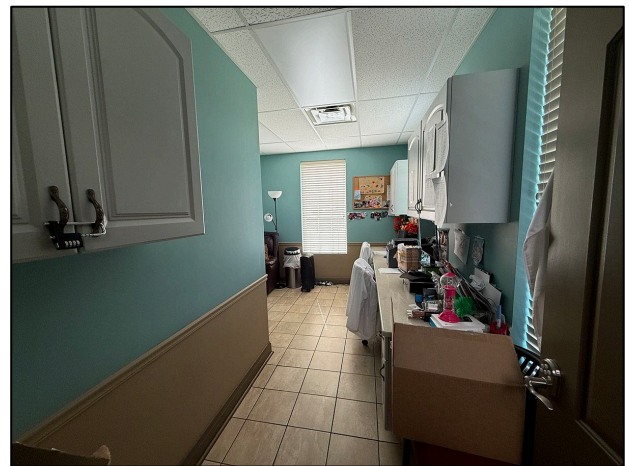
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Office



Office

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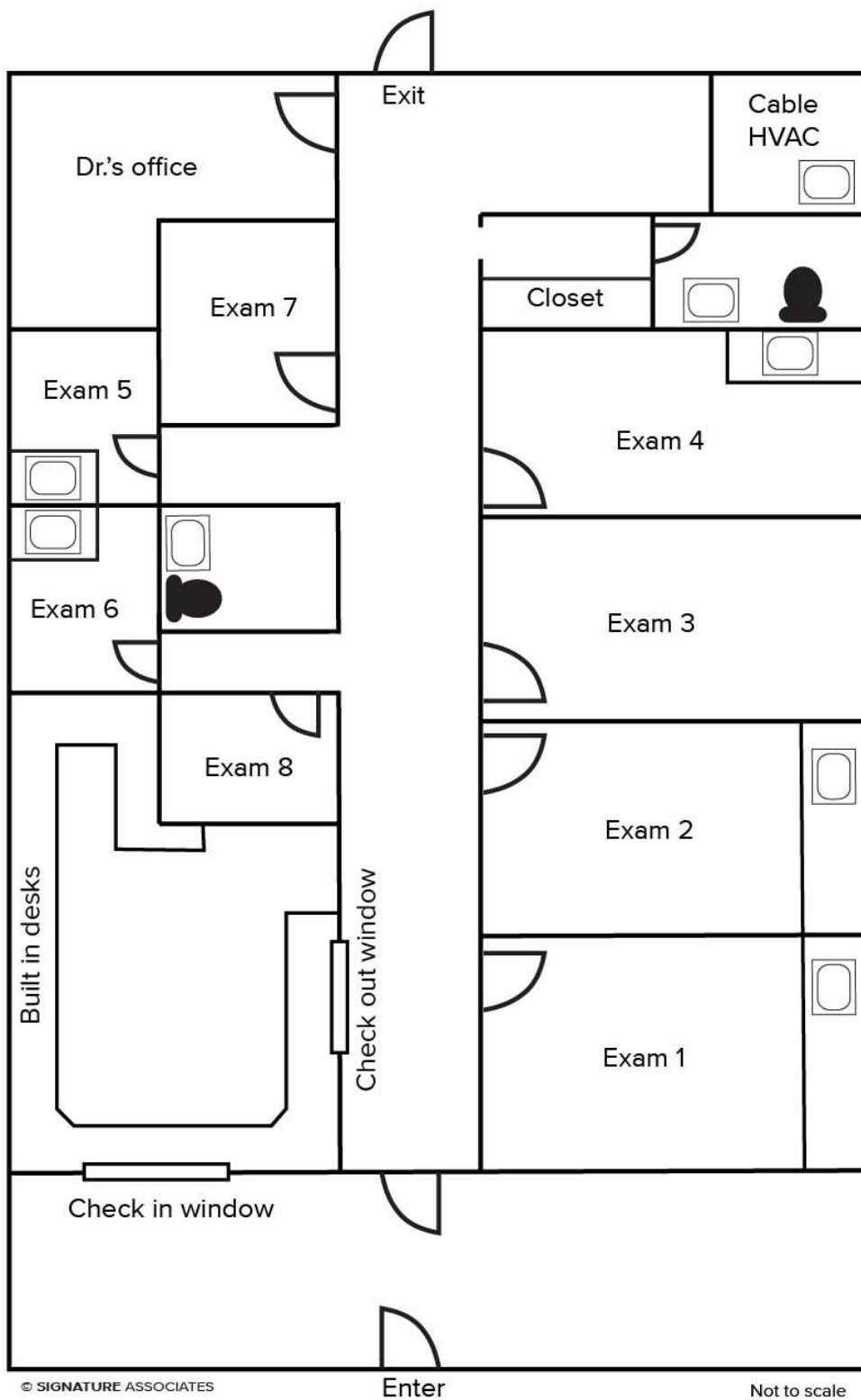
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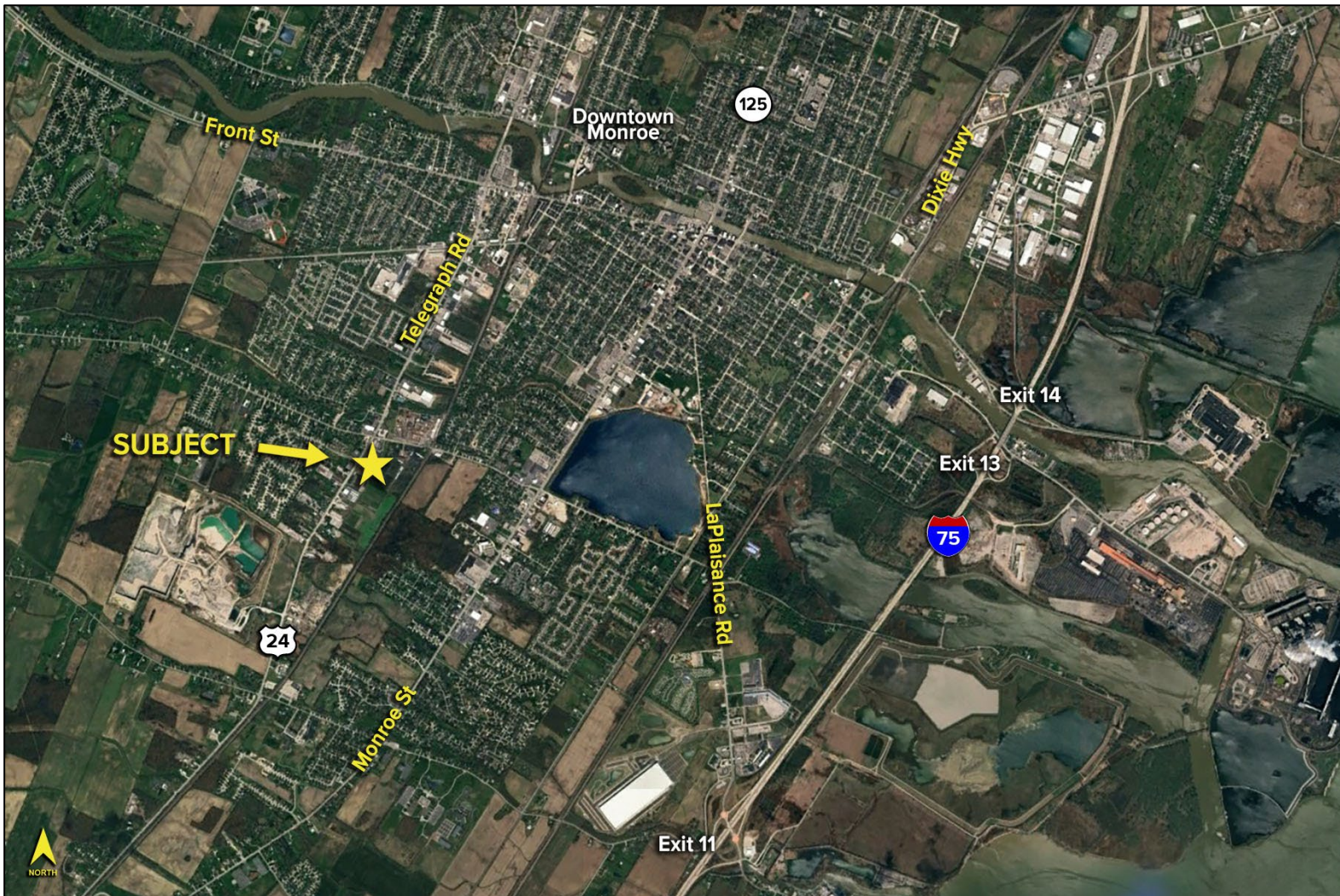
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