

31150 Hoover Rd

Warren, MI

- 8,338 SF Medical Professional Building
- Owner/User or Investment Opportunity
- Three Existing Suites - Can Be Occupied Individually or Combined
- 16,676 SF Total Usable Area
- 8,338 SF Lower Level with Elevator Access
- Seconds From Henry Ford Macomb Hospital
- Exceptional Parking - 103 Spaces
- Monument Signage Along Hoover Road
- Excellent Access to I-696 & M-53

MEDICAL BUILDING FOR SALE

FOR MORE INFORMATION:

Robert Gojcaj
Vice President
248.637.7783
rgojcaj@LMCap.com

Al Iafrate, SIOR
Senior Vice President
248.637.7791
aiafrate@LMCap.com

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



L. MASON CAPITANI
CORFAC INTERNATIONAL

31150 Hoover Rd

Warren, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

31150 Hoover Rd

Warren, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

31150 Hoover Rd

Warren, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

Office Property Details:

Details:

Location Description:	E. of Hoover
Building Type:	Medical
Class:	B
Zoning:	M2
Floors:	1
Year Built:	2004
Gross SF:	8,338 SF
Total Rentable SF:	8,338 SF
Available SF:	8,338 SF
Acres:	1.68
Multitenant:	Yes
Parcel ID:	12-13-02-353-028

Property Description: Exceptional owner/user and investment opportunity located just seconds from Henry Ford Macomb Hospital. This well-maintained 8,338 SF medical office building offers outstanding flexibility with three existing suites that can be occupied individually or combined to accommodate a single full-building user. The property also features an additional 8,338 SF lower level with elevator access and fire suppression, providing significant expansion or future build-out potential. Exceptional 103-space parking, monument signage along Hoover Road, and convenient access to I-696 and M-53, the property is ideally positioned for medical, professional, or healthcare-related users seeking a highly visible and accessible location.

Economic:

Sale Price:	\$1,650,000.00
Price/SF:	\$197.89
Signage:	Yes
Parking:	Surface - 103 Spaces
Status:	Existing

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.