

OFFICE/RETAIL PROPERTY // FOR LEASE

3,600 RETAIL/OFFICE BUILDING ON HARPER AVE IN ST CLAIR SHORES

29635 HARPER AVE

ST. CLAIR SHORES, MI 48081

PRICE REDUCED & FREE RENT!



- FREE RENT - MOTIVATED LANDLORD!
- 3,600 SF retail/office available
- Immediate occupancy
- Harper Ave frontage & exposure
- Building & pylon signage
- Ample parking
- Aggressive rental rate!



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

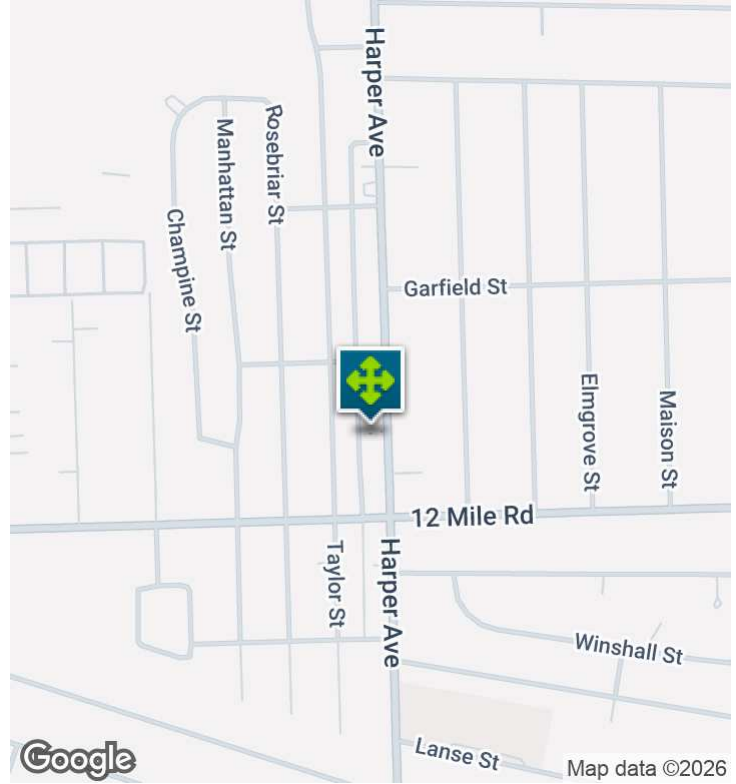
248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$12.50 SF/YR (MG)
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OFFERING SUMMARY

Building Size:	7,200 SF
Available SF:	3,600 SF
Lot Size:	0.23 Acres
Number of Units:	2
Year Built:	1978
Zoning:	Commercial
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	19,177

PROPERTY OVERVIEW

This office/retail building is ready for its next tenant! 29635 Harper Ave has been stripped down to the studs and is available for its next opportunity. The suite next door at 29629 Harper Ave is occupied by a dance studio. This opportunity provides great exposure and building signage in a high-visibility area of St. Clair Shores. There is also a parking lot that can accommodate 23 vehicles.

LOCATION OVERVIEW

Located on the west side of Harper Ave, just north of 12 Mile Rd. Great central location to the St. Clair Shores Community with quick access to I-94 and I-696 expressways.

PROPERTY HIGHLIGHTS

- FREE RENT - MOTIVATED LANDLORD!
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- Building & pylon signage
- Ample parking



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ADDITIONAL PHOTOS



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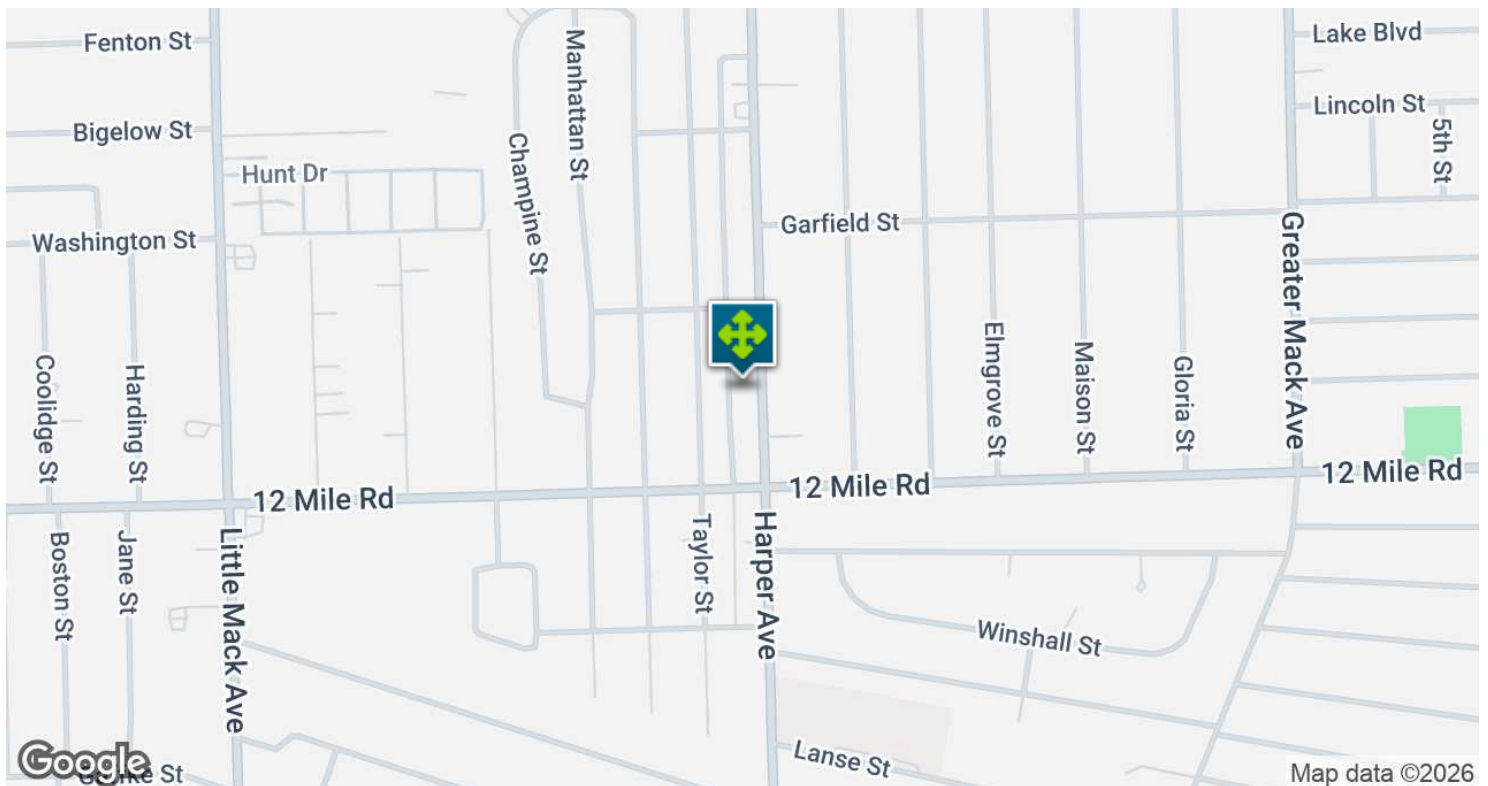
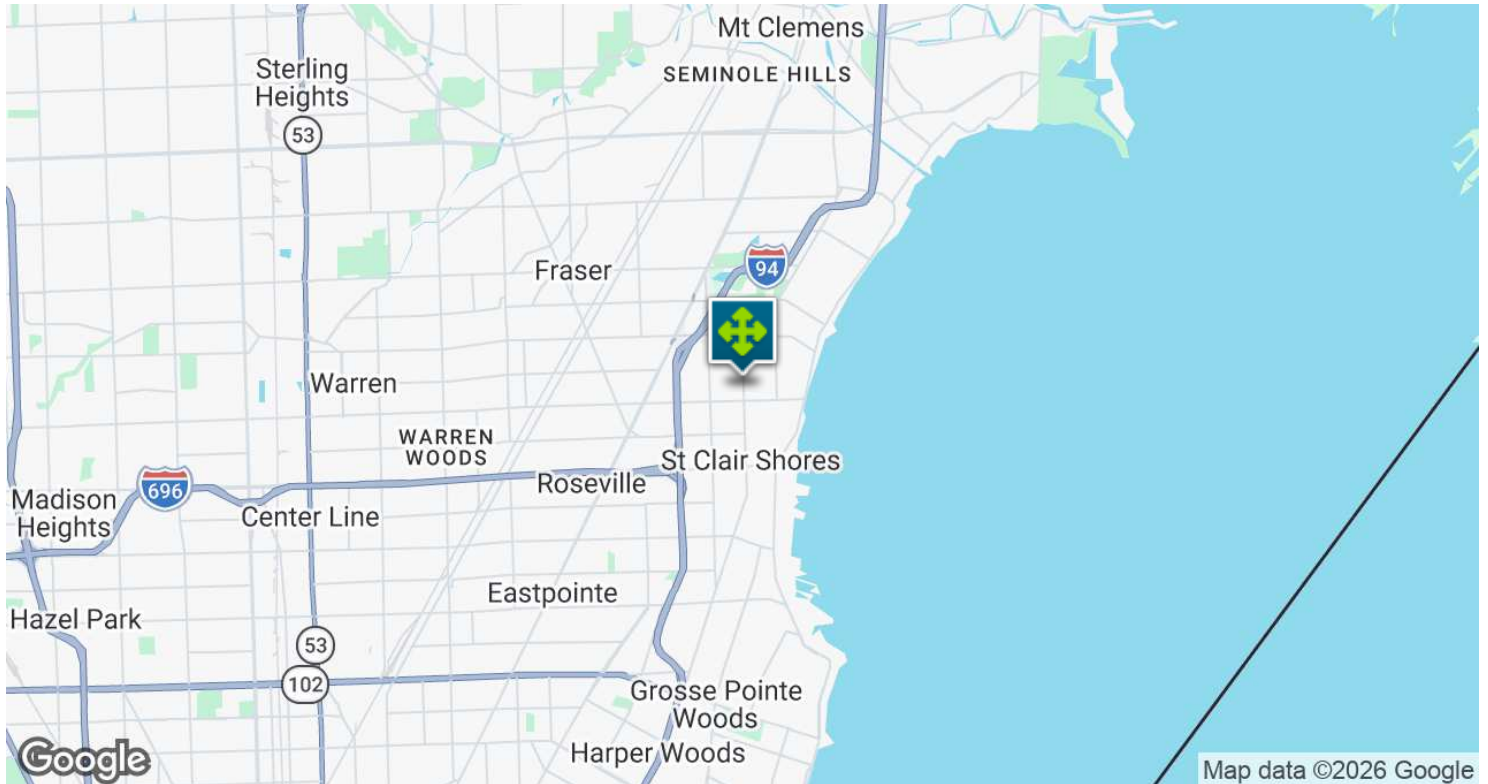
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RETAILER MAP



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LOCATION MAP



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