

6021 PARKSIDE DRIVE  
MONROE, MI 48161

COMMERCIAL BUILDING FOR SALE OR LEASE  
1,500 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$150,000
Lease Rate:	\$1,200/mo. modified gross
Space Available:	1,500 SF
Building Size:	1,500 SF
Number of Stories:	1
Year Constructed:	1970
Condition:	Good
Building Dimensions:	30' x 50'
Acreage:	1 AC
Closest Cross Street:	Dixie Highway
County:	Monroe
Zoning:	C-2
Parking:	20 spaces
Curb Cuts:	2
Street:	2 lane, 2 way with center turn lane



For more information, please contact:

**THOMAS FRITZ, CCIM**  
(734) 625 7100 or (419) 249 7070  
tfritz@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

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### BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Steel truss
Roof:	Rubber
Floors:	Concrete slab
Floor Coverings:	Tile and carpet
Ceiling Height:	8'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Restrooms:	2 – Men's and Women's
Security System:	No
Sprinklers:	No
Signage:	Building & window

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing or lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agent

### LEASE DETAILS

Term:	36 months
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Base rent, utilities, and a pro rata share of designated operating expenses.

### 2026 REAL ESTATE TAXES

Parcel ID Number:	1221501000
Total Annual Taxes:	\$5,500

### Comments:

- The interior consists of a large open main area with a combination of tile and carpet flooring, a central hallway leading to several smaller rooms/offices, and a basic kitchenette with wood cabinets, countertop, and sink.
- The building has a drop ceiling with fluorescent lighting, a Ruud gas furnace, and standard electrical service. Some areas show signs of wear, exposed wiring, and general maintenance needs.
- The property is not ADA compliant.
- This space may suit users looking for an affordable, functional commercial building that could benefit from updates and reconfiguration. Ask about free rent or landlord improvements. It was previously used by a local non-profit organization.

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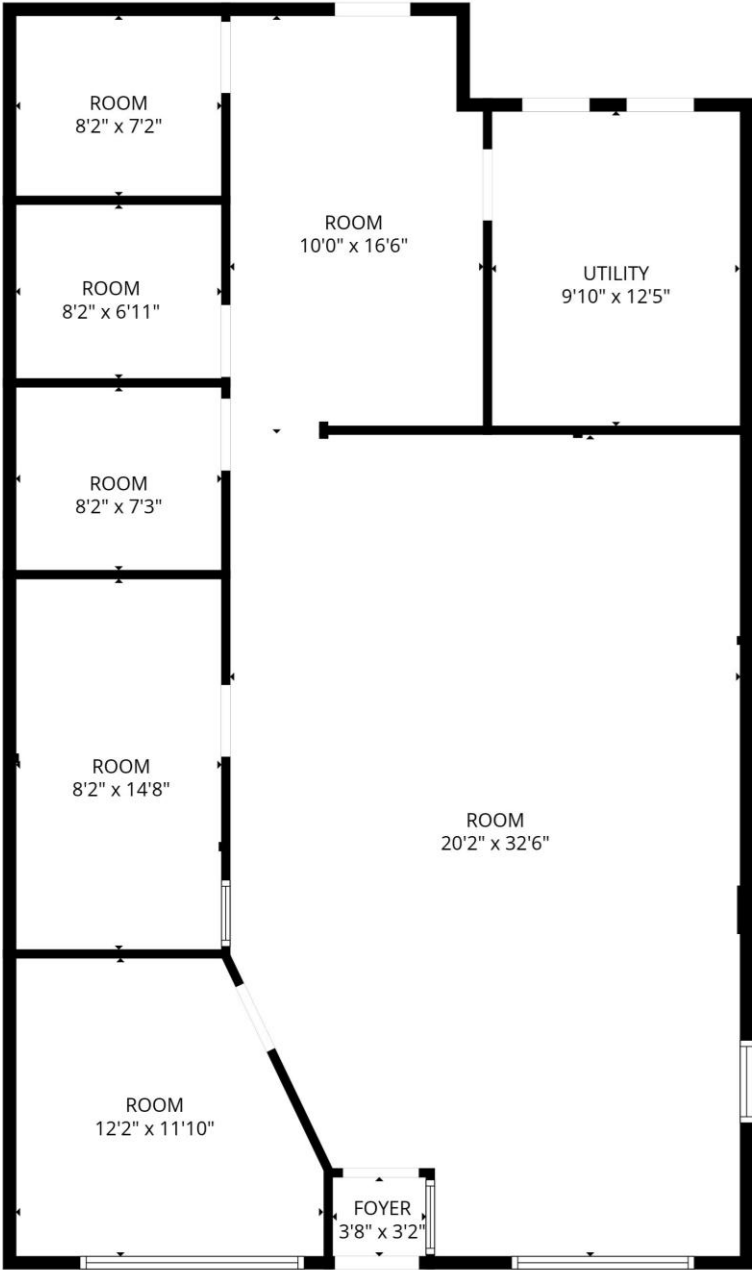
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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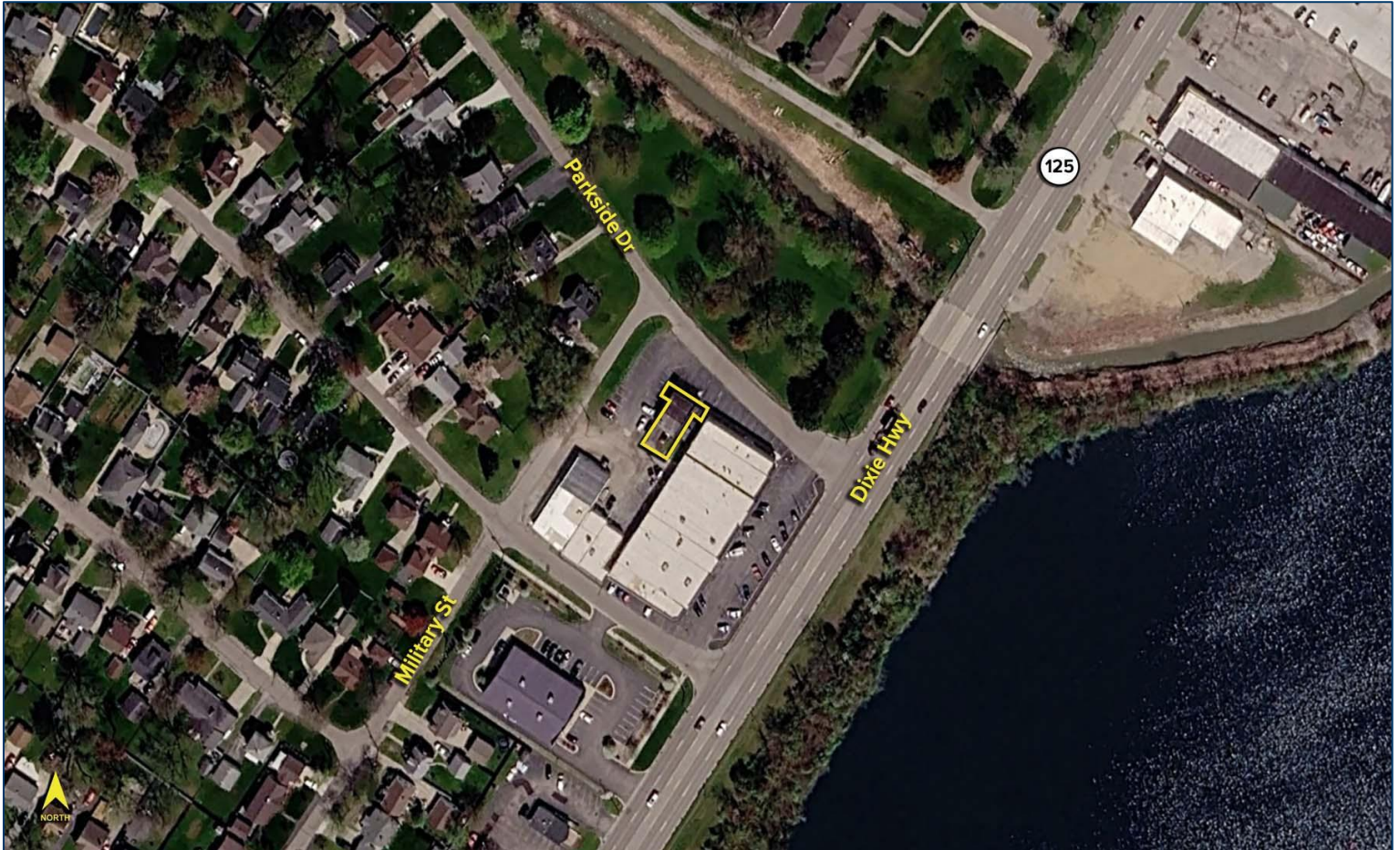
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,803	\$61,064
3 MILE	37,516	\$65,609
5 MILE	50,433	\$68,828

## TRAFFIC COUNTS (TWO-WAY)

177	Parkside Drive
14,183	S. Dixie Highway
8,434	E. Dunbar Road

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