

**OFFICE BUILDING WITH
OWNER/USER UPSIDE**

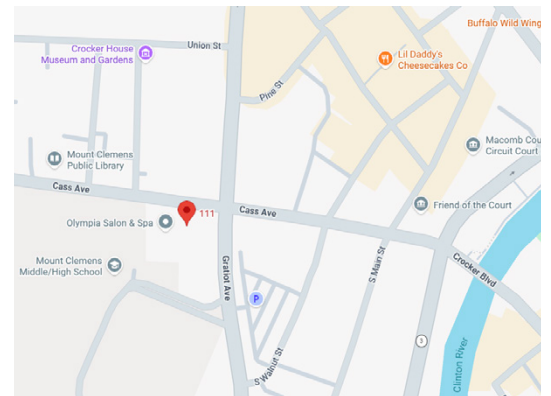


PILOT
PROPERTY GROUP

111 CASS AVENUE, MOUNT CLEMENS, MI 48043

PROPERTY OVERVIEW:

- Two-story professional office building for sale with excellent frontage near downtown Mount Clemens.
- First floor leased to an established attorney group providing immediate income but on a short term lease.
- Second floor will be delivered vacant at closing — ideal for an owner-user.
- Features multiple entrances for dual-tenant use and a dedicated private parking lot.
- A rare opportunity in one of Macomb County’s most desirable business corridors.
- Contact Broker for more details.



Property Type:	Office
Cross Streets:	South side of Cass, West of SB Gratiot
Total Square Footage:	3,472
Parcel Size:	0.283 Acres
Year Built:	1900 - Renovated 2012
Zoning:	MU
Parking Spaces:	Ample
Heat Type:	Package heating and cooling
Property Taxes:	2025 - \$9,152.95
Lease Rate:	\$299,000.00

AGENT CONTACT INFO

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