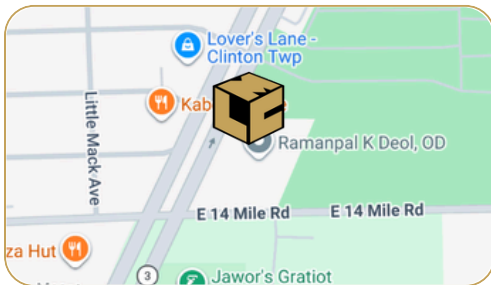


33140-33150 S Gratiot

Clinton Township, MI

- 5,130 Sq. Ft. For Sale or Lease
- B-3 Zoning & Minutes from I-94
- Main Road Signage & Exposure
- New Roof & HVAC Systems
(Installed Approx. 2020)
- Situated on 0.89 Acres with
Parking Expansion Possible



RETAIL BUILDING FOR SALE OR LEASE

FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM
Managing Partner
248.637.7684
jcapitani@LMCap.com

Nick Gitary
Sales Associate
248.637.3525
ngitary@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

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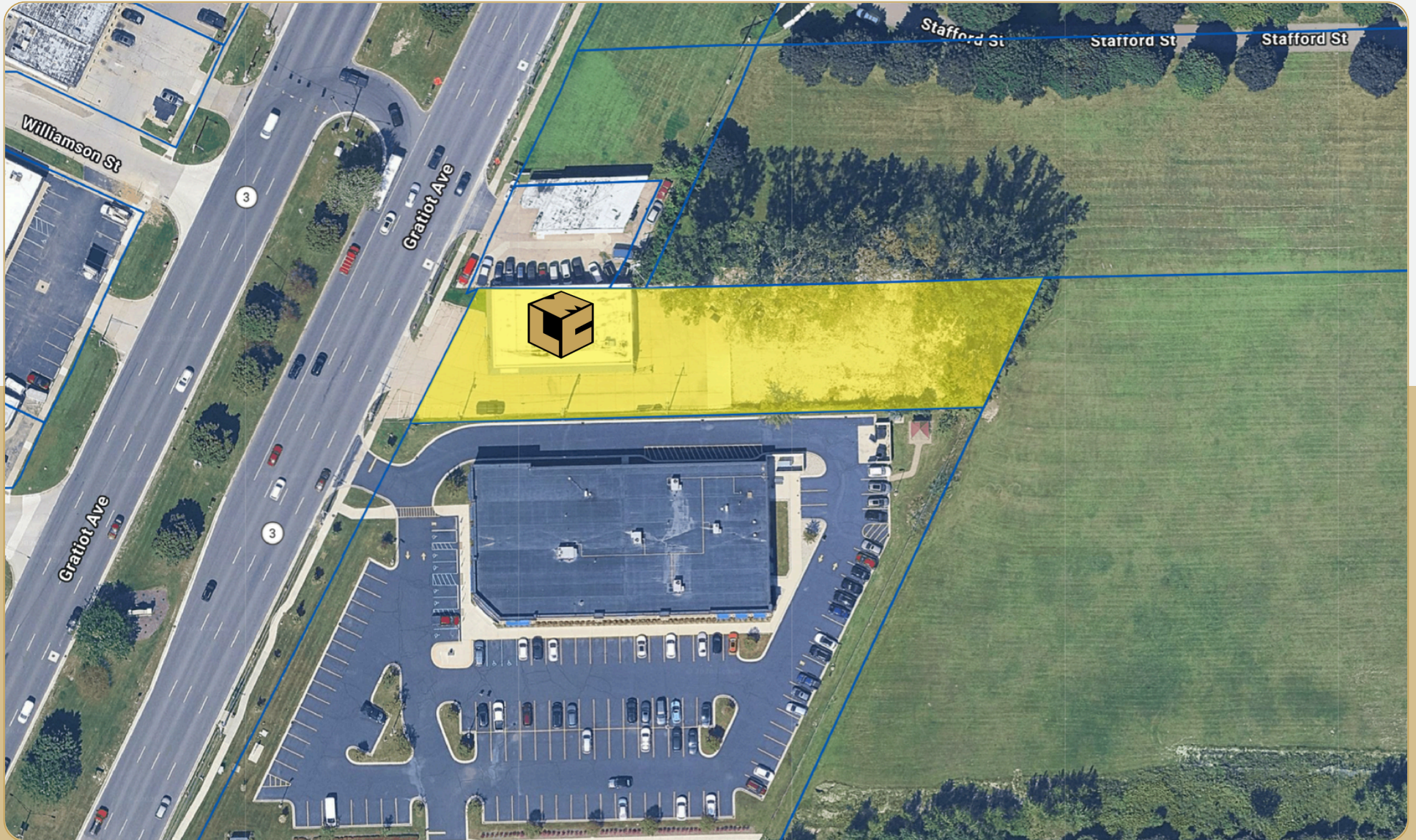


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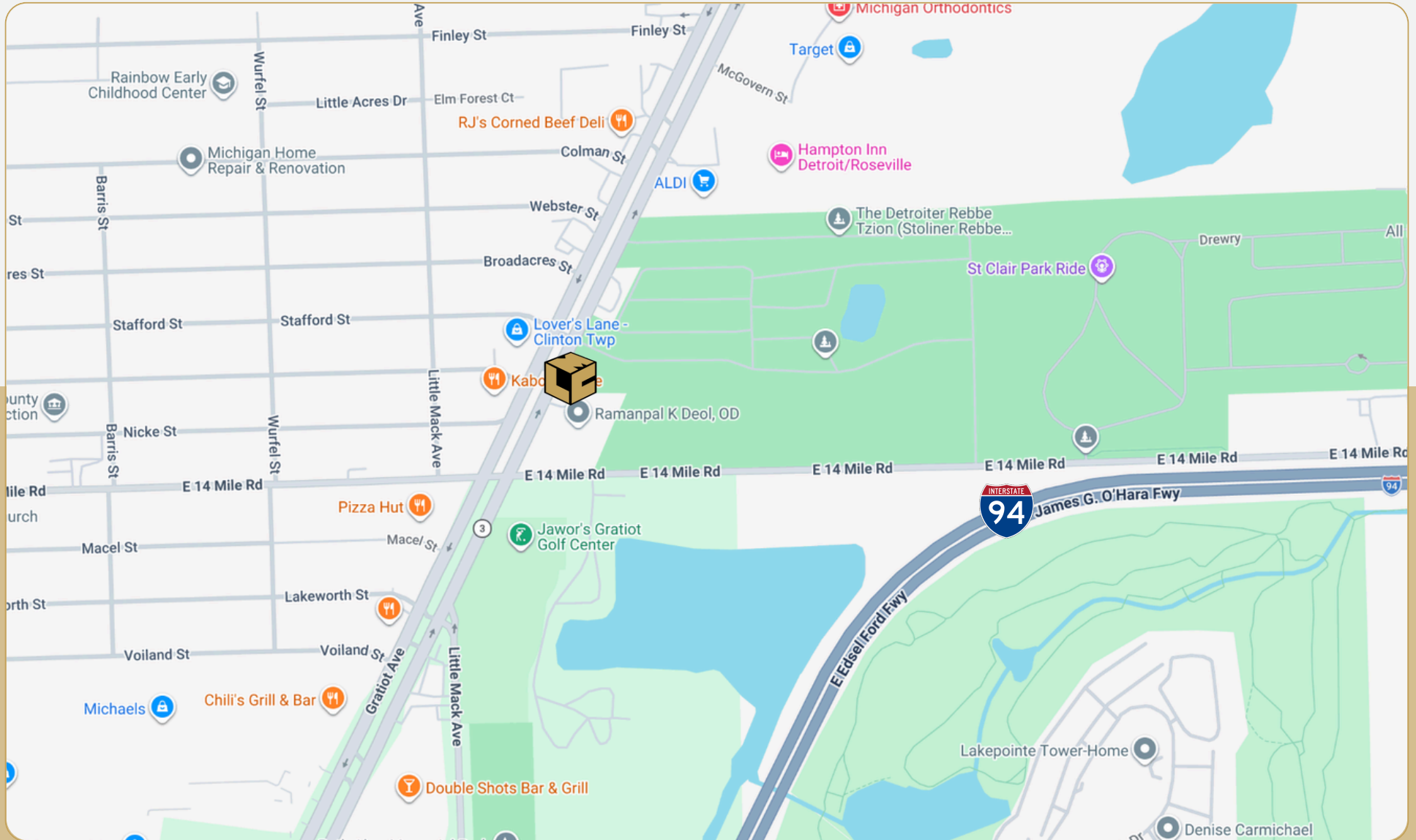
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33140-33150 S Gratiot

Clinton Township, MI



Retail Property Details:

Details:

Location Description:	N of 14 Mile & Gratiot
Building Type:	Retail
Zoning:	B-3
Floors:	1975
Year Built:	2019
Year Renovated:	5,130 SF
Gross SF:	5,130 SF
Total Rentable SF:	5,130 SF
Acres:	0.89
Parking:	Surface - 20+
Multitenant:	No
Parcel ID:	16-11-38-376-005

Property Description: A 5,130 SF free standing building. Situated on 0.89 Acres with parking expansion possible.

Economic

Lease/SF:	\$15.00/SF
Lease/Month:	\$6,412.50
Lease Terms:	NNN
Sale Price	\$975,000
Price/SF:	\$190.05/SF