

317 W. FRONT STREET
MONROE, MICHIGAN 48161

INDUSTRIAL/FLEX BUILDING FOR SALE
45,546 Square Feet Available



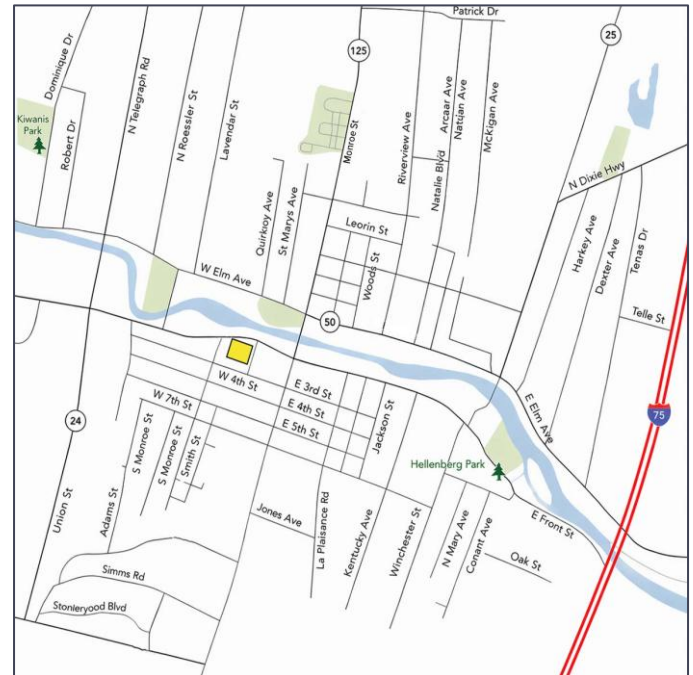
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$1,250,000
Building Size:	45,456 SF
Number of Stories:	1
Year Constructed:	1905
Condition:	Very good
Acreage:	3.634
Land Dimensions:	Irregular
Closest Cross Street:	Smith Street
County:	Monroe
Zoning:	I-1 Light Industrial
Parking:	On-site
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	1,920 sf
Shop Space:	16,199 sf and 6,105 sf
Exterior Walls:	Concrete/brick
Structural System:	Steel/masonry
Roof:	Asphalt shingle
Floors/Coverings:	Concrete
Ceiling Height:	Varies – 20' 1 st floor
Basement:	Partial
Heating:	Suspended gas
Air Conditioning:	In office
Power:	Heavy power – 480v
Security System:	Yes
Restrooms:	Multiple
Overhead Door:	18'
Truck Well/Dock:	4
Sprinklers:	No
Signage:	Fascia
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Bektrom Foods
Occupancy Date:	Upon closing
Sign on Property:	No
Showing Instructions:	Call listing agents

UTILITIES

Electric:	DTE
Gas:	Michigan Gas Utilities
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

2025 REAL ESTATE TAXES

Parcel Number:	29-00404-032-033
Total Annual Taxes:	\$15,615.25

Comments:

- Large 3.6-acre industrial parcel for use as a bakery or redevelopment
- Commercial bakery operation
- Food grade
- Tenant moving across town
- Located along W. Front Street Corridor, near Downtown Monroe and Riverfront

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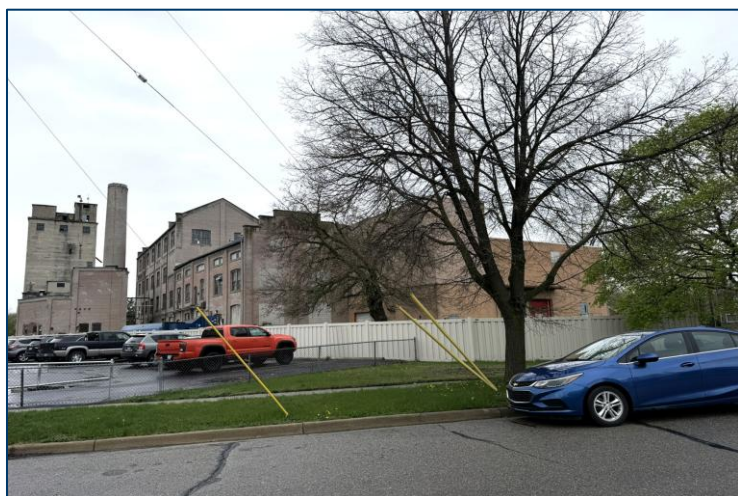
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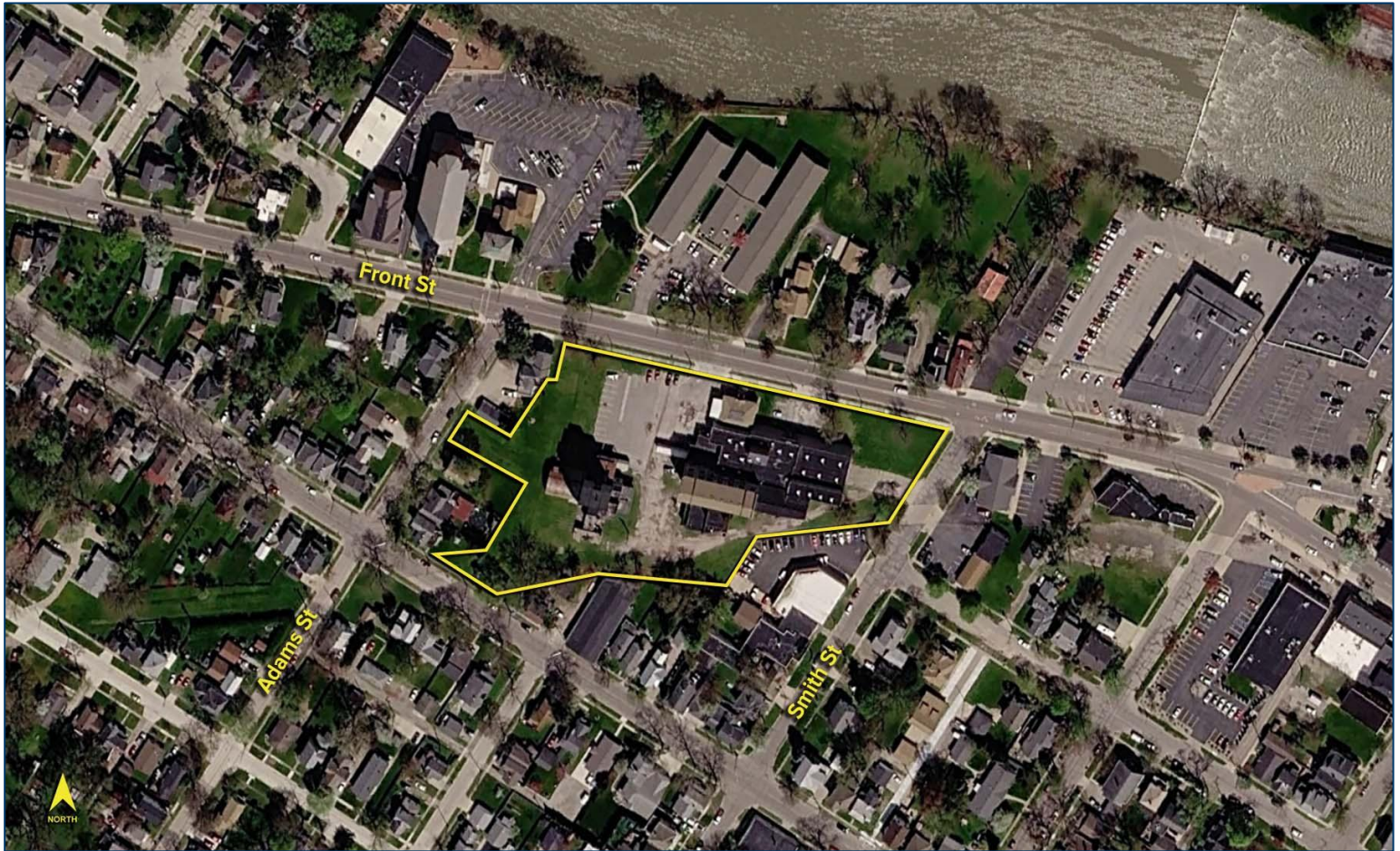
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,367	\$61,887
3 MILE	40,486	\$66,109
5 MILE	51,681	\$68,872

TRAFFIC COUNTS (TWO-WAY)

7,267	W. Front Street
239	Adams Street
3,354	Third Street

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