

**OFFICE PROPERTY // FOR SALE**

## **2,200 SF FREE-STANDING OFFICE BUILDING IN ST. CLAIR SHORES**

24053 JEFFERSON AVE

ST. CLAIR SHORES, MI 48080



- Current Law & General Office Use
- Move-in Condition
- Ideal Owner/User or Investment Opportunity
- Existing Tenants Would Consider Leasing Back a Portion of Building
- Convenient Location in the "Nautical Mile"



**P.A. COMMERCIAL**  
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$320,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	2,200 SF
<b>Lot Size:</b>	0.158 Acres
<b>Price / SF:</b>	\$145.45
<b>Year Built:</b>	1983
<b>Zoning:</b>	CLD
<b>Market:</b>	Detroit
<b>Submarket:</b>	St. Clair Shores/Nautical Mile district

## PROPERTY OVERVIEW

Introducing an exceptional investment or owner/user opportunity in the heart of Saint Clair Shores! This 2,200 SF well-maintained building, was constructed in 1983 and has a great layout with five (5) large executive offices, two (2) conference rooms, an open clerical area, a kitchenette, and a restroom. Move-in ready condition and existing tenants would consider leasing a portion of the building. With a convenient location in the "Nautical Mile" district and move-in condition, this property is primed to elevate your investment portfolio.

\*\* Please do not disturb existing tenants - contact the broker

## LOCATION OVERVIEW

This stand-alone office building is located on the west side of Jefferson Ave, just north of 9 Mile Rd near the Nautical Mile.

## PROPERTY HIGHLIGHTS

- Current Law & General Office Use
- Move-in Condition
- Ideal Owner/User or Investment Opportunity
- Existing Tenants Would Consider Leasing Back a Portion of Building

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## ADDITIONAL PHOTOS



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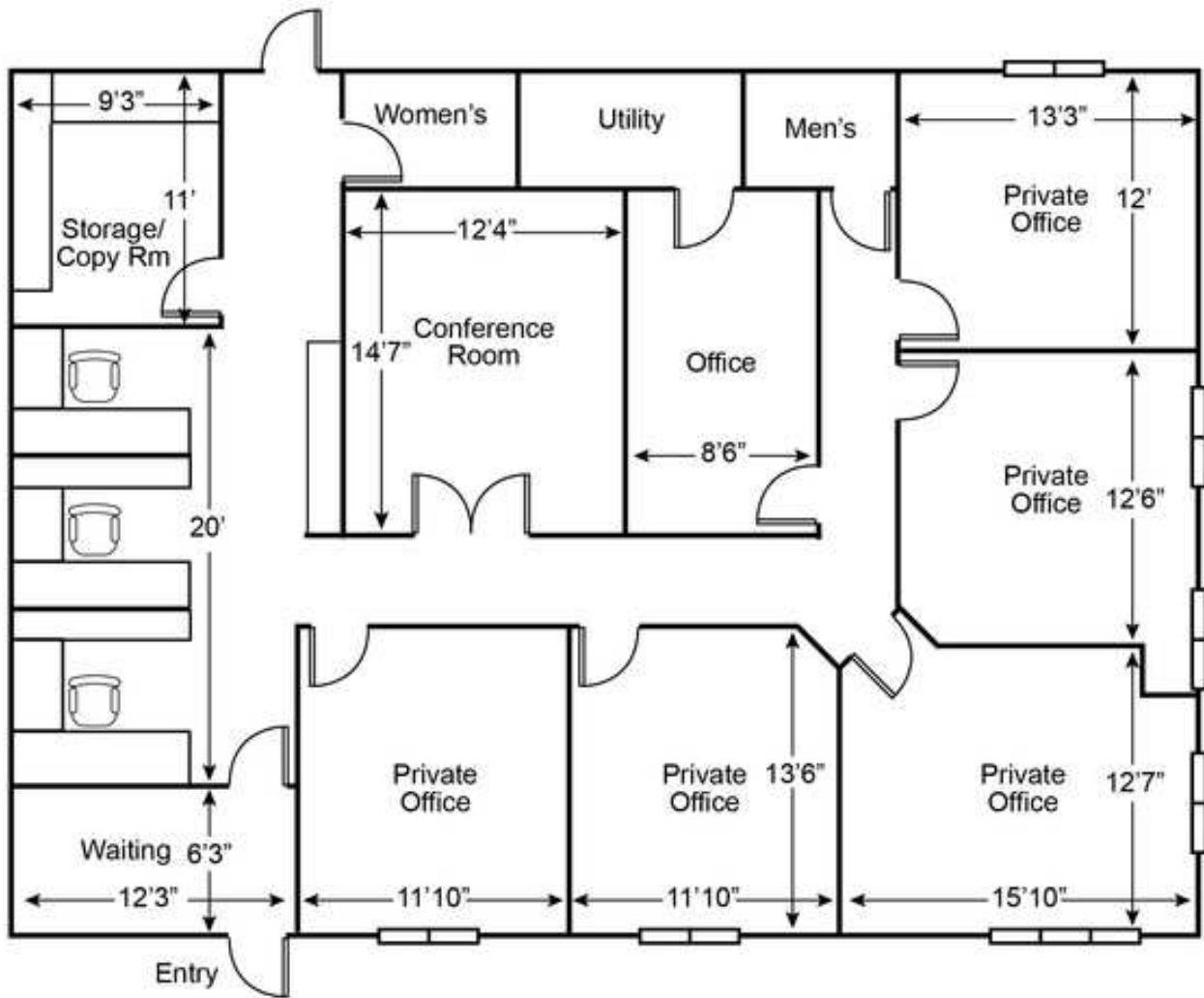
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# FLOOR PLANS



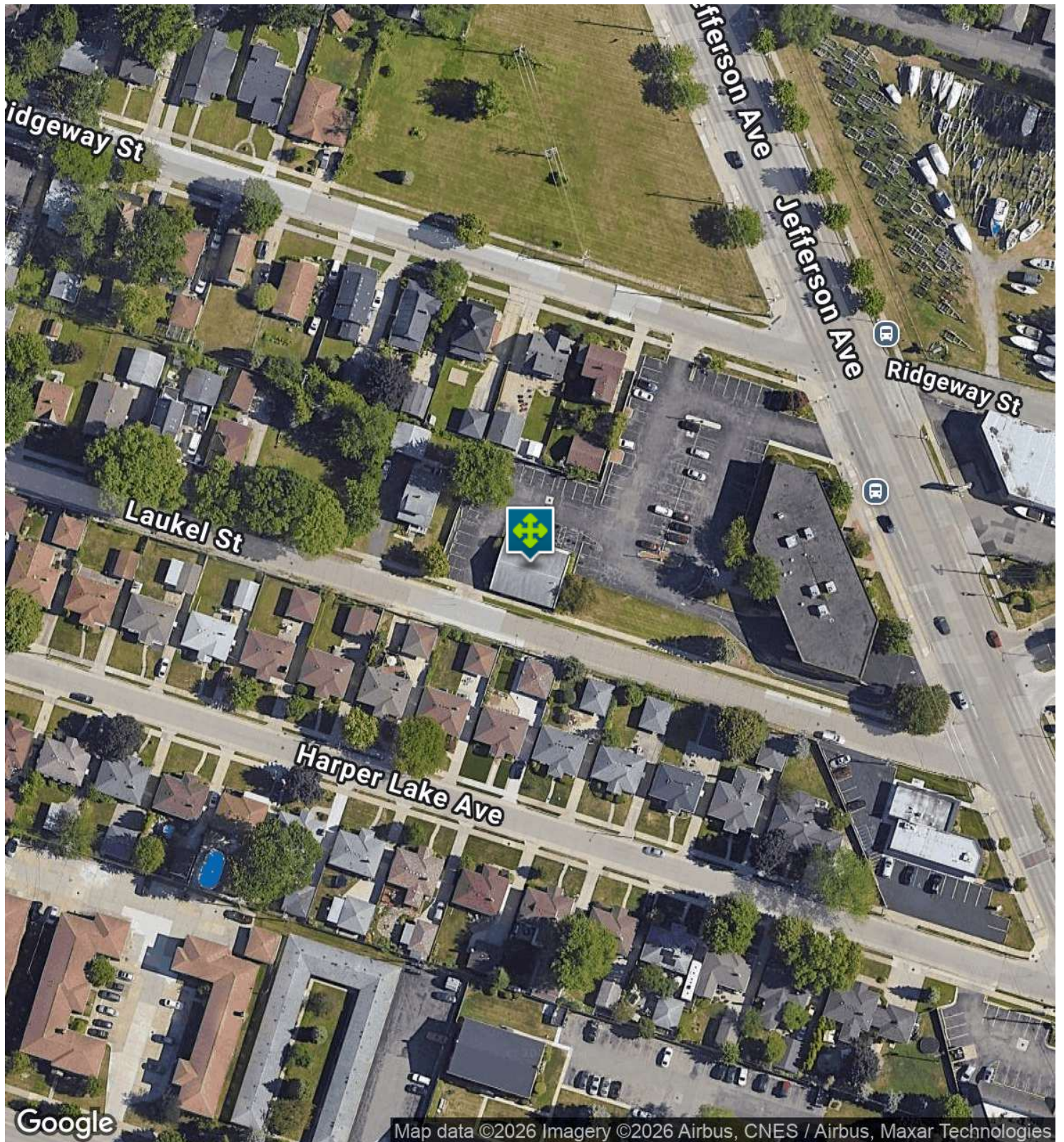
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# AERIAL MAP



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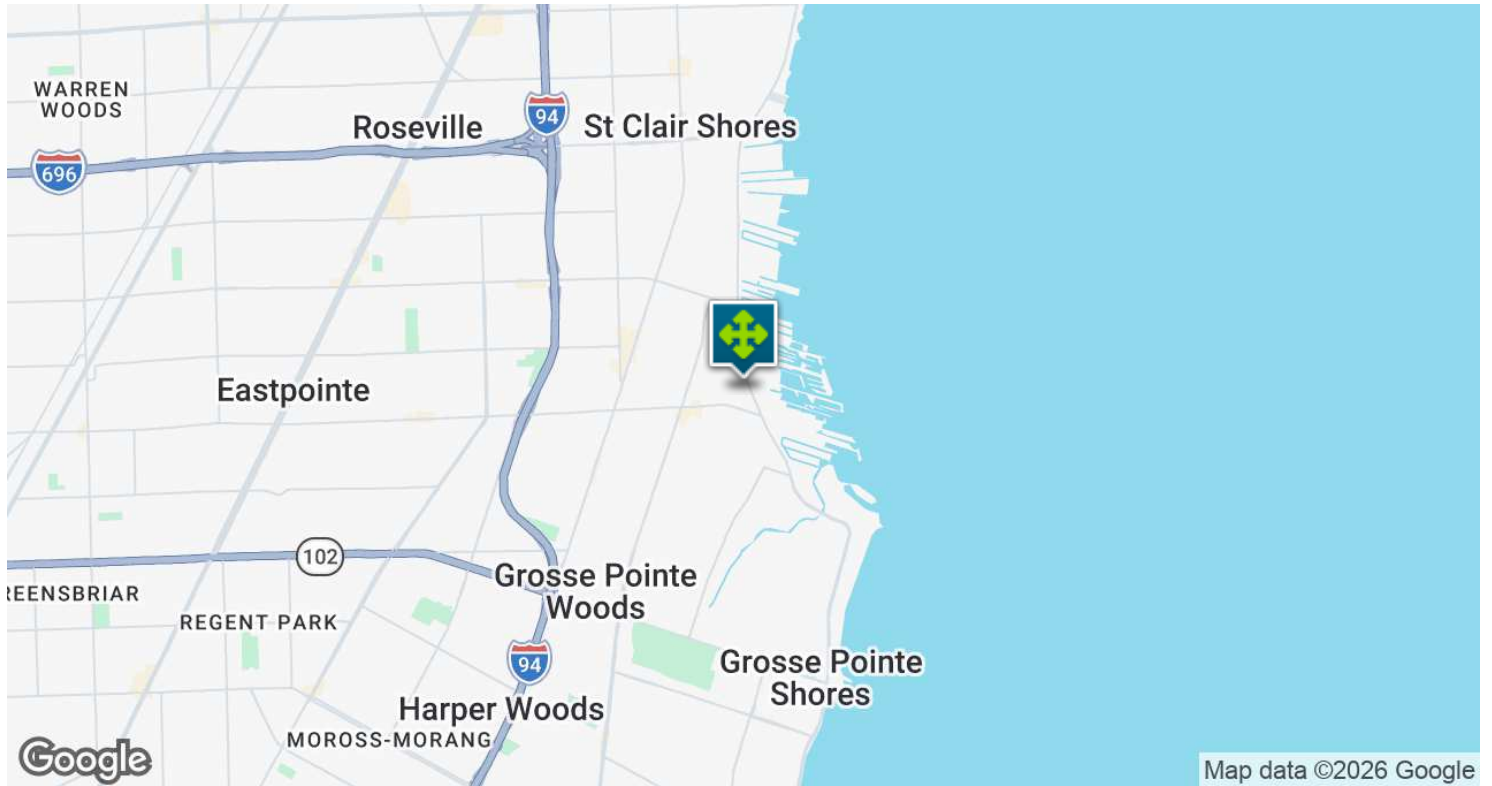
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# LOCATION MAP



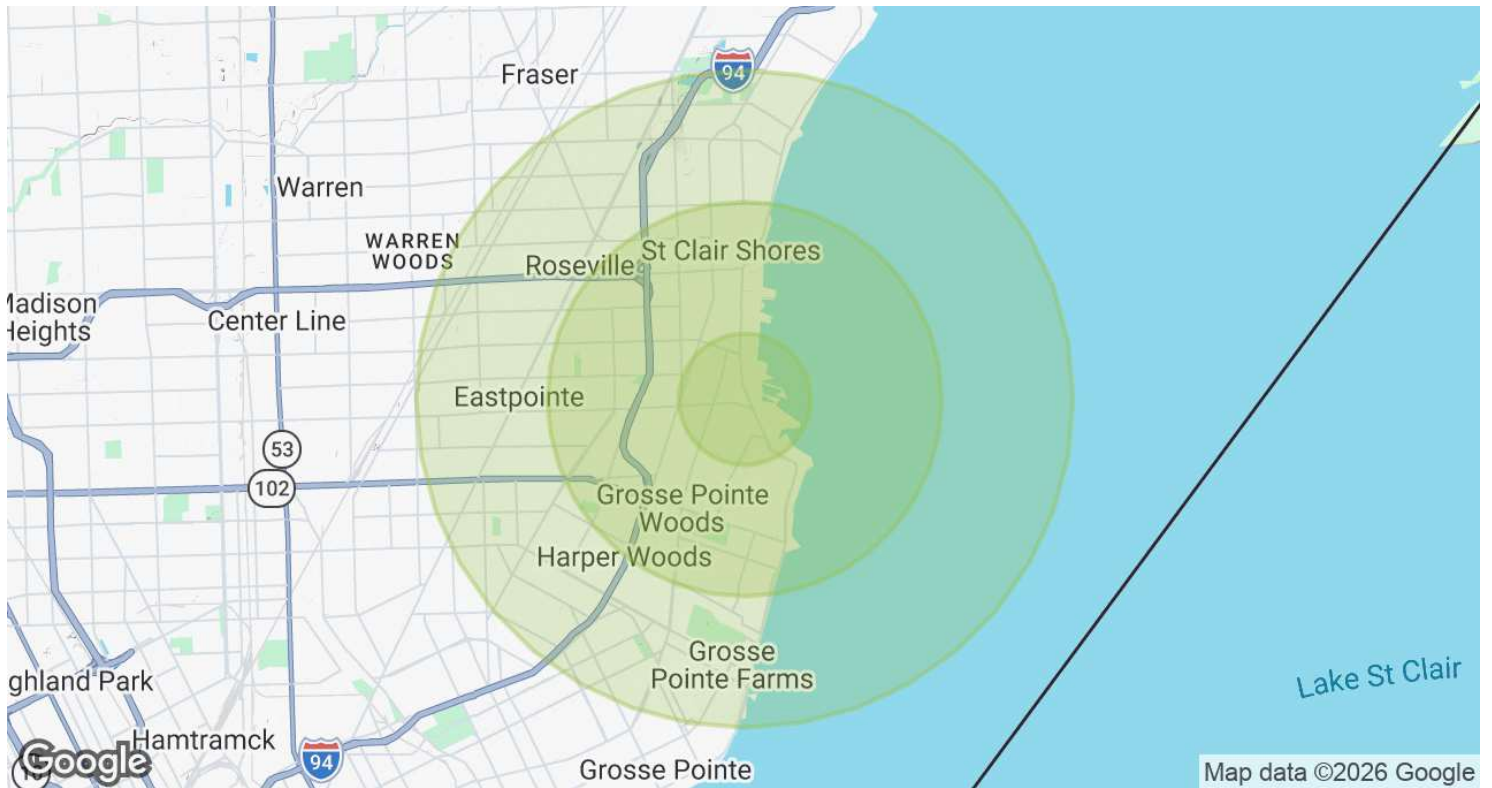
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	12,714	87,780	231,298
<b>Average Age</b>	46	43	41
<b>Average Age (Male)</b>	44	42	39
<b>Average Age (Female)</b>	48	45	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,484	37,752	94,744
<b># of Persons per HH</b>	2	2.3	2.4
<b>Average HH Income</b>	\$84,622	\$95,457	\$84,574
<b>Average House Value</b>	\$243,121	\$236,039	\$195,332

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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