



PILOT

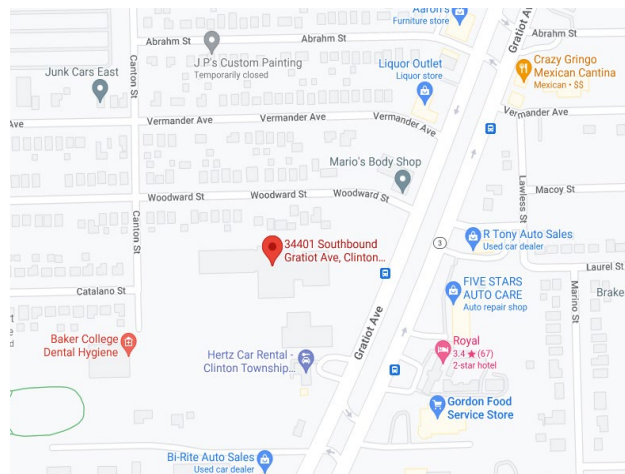
PROPERTY GROUP

34375 S. GRATIOT AVENUE, CLINTON TWP. 48035

PROPERTY OVERVIEW:

- Beautiful 2 story building with multiple opportunities.
- Building has a kitchen area with hood vent and walk-in cooler
- Building also multiple room sizes
- Building has its own generator
- Ample parking
- Click on the link on flyer for additional pictures
- Please contact broker for more details

<i>Property Type:</i>	Commercial/Office
<i>Cross Streets:</i>	Gratiot Avenue and 15 Mile Road
<i>Building Name:</i>	Former Baker College Dental Building
<i>Total Square Footage:</i>	33,000
<i>Minimum Sq. Ft. Available:</i>	16,500
<i>Maximum Sq. Ft. Available:</i>	33,000
<i>Lease Rate:</i>	First Floor: \$14.06 PSF Second Floor: \$10.00 PSF Entire Building: \$9.09 PSF
<i>Lease Type:</i>	Modified Gross
<i>Parcel Size:</i>	Roughly 3 Acres
<i>Year Built:</i>	2010
<i>Sale Price:</i>	\$2,145,000



- Zoning:*
- Grade Level Doors:*
- Parking:*
- Power:*
- Heat Type:*

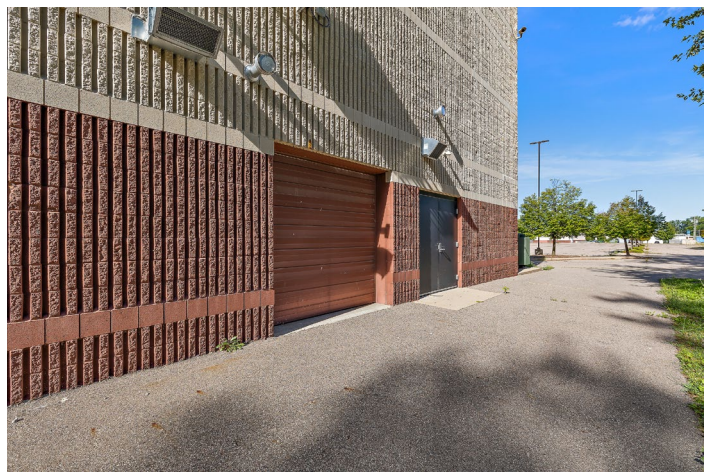
AGENT CONTACT INFO

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ADDITIONAL PHOTOS



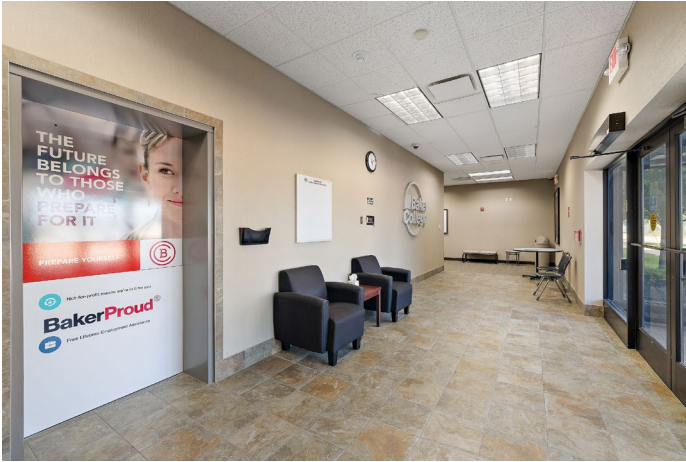
For additional photos:

<https://drive.google.com/drive/folders/1yF3Wn4J3EV8E2F-AABYuYFqbKoNAPj6S?usp=sharing>

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