

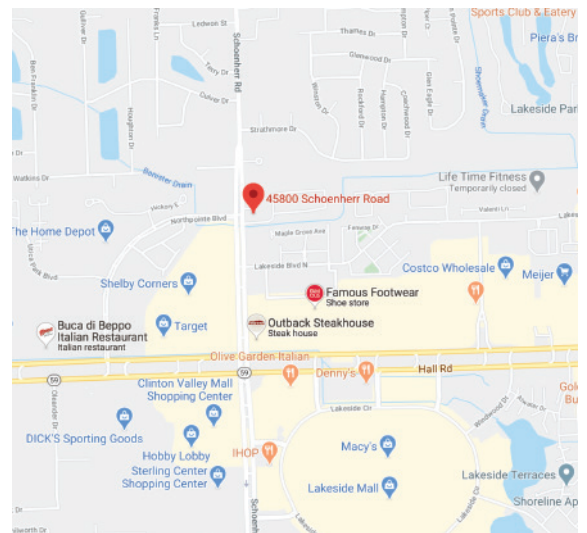


**OWNER USER/INVESTMENT OPPORTUNITY**  
**45800 SCHOENHERR ROAD, SHELBY TWP., MI 48315**

**PROPERTY OVERVIEW:**

Tremendous opportunity for value-add investors or Owner,Occupant with rental income!

- Property Type:..... Office
- Total Square Footage:..... 6,000
- Minimum Sq. Ft. Available:..... 2,000
- Lease Rate: ..... \$16.00
- Lease Type: ..... Gross
- Sale Price: ..... \$999,000.00 (\$166.50/SF)
- Year Built:..... 1998
- Zoning: ..... Commercial Office-General
- Taxes:..... \$9,443
- Parking Spaces:..... 30+
- Cross Streets: ..... North of Hall Road (M-59)  
East of Schoenherr Road



**AGENT CONTACT INFO**

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*Matching the right people to the right place.*