

**2,440 SQ. FT. FOR SALE/LEASE**

**PRICE REDUCED**



# PILOT PROPERTY GROUP

## COMMERCIAL OPPORTUNITY

48991 JEFFERSON, CHESTERFIELD TWP. MI 48047



Property Type:..... Free Standing Office/Retail  
 Location:..... Corner of Jefferson & Sugarbush  
 Total Building:..... 2,440 Sq. Ft.  
 Parcel Size:..... 1 Acre  
 Taxes:..... \$11,097  
 Sale Price:..... \$299,000  
 Lease Rate:..... \$12.50/ SF | \$2,500/Month  
 Building Name:..... Former Huntington Bank Branch  
 Construction:..... Brick/Block, Steel Framed  
 Year Built:..... 1979  
 Zoning:..... C1 LOC  
 Clear Height:..... 14'  
 Utilities:..... City Water & Sewer  
 Parking Spaces:..... Ample

## PROPERTY OVERVIEW:

Former Huntington Bank Branch For Sale, or Lease. The property has a ton of long-term potential for a multitude of creative uses. Located at a traffic light, with (2) separate entrances in an established residential area. Drive-Thru lanes on site. The building is undergoing improvements to include a new roof, landscaping, parking and other interior renovations. The interior has open areas, conference, kitchenette, private offices and a bank vault. There is an ATM lease in place for extra income. The property has exceptional exposure, signage and is easy to locate. Close to the freeway, Lk St Clair and all the new area amenities going on in Chesterfield Twp. Owner is open to different creative ideas and financing options.

## AGENT CONTACT INFO

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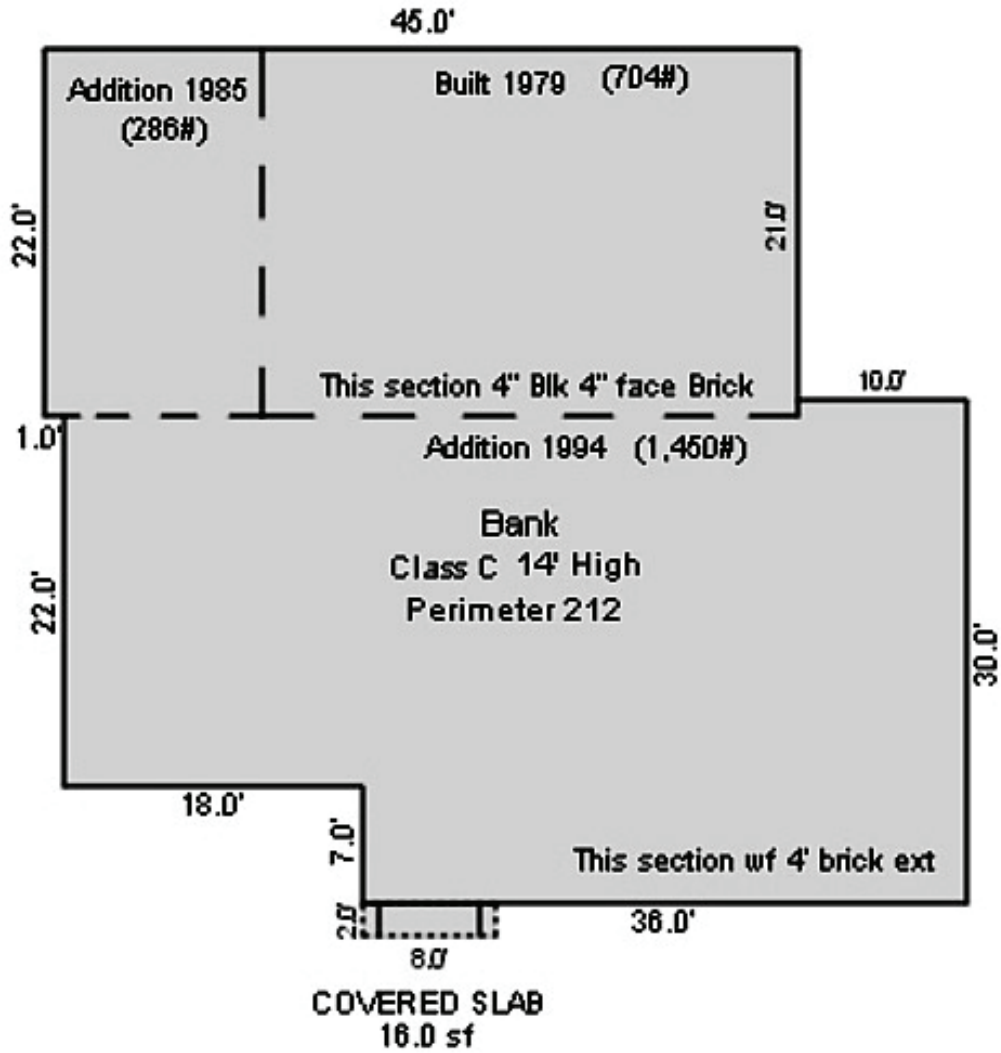
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07' TOTAL BLDG SF.2440.0 sf



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