

# FOR SALE



**22142 W 9 MILE ROAD**  
**SOUTHFIELD, MI 48033**

### PROPERTY HIGHLIGHTS:

- Stunning 3,000 SF single-story brick office building in "plug & play" condition
- Central location to Telegraph Road, I-696, and Grand River
- Hands-on pro-active owner that has kept all functions in just new or recently replaced condition
- Upgraded electric panel/category 5 wire throughout
- 2018 roof, new water heater, 1 year old air conditioning, recent furnace units, and security systems
- Upgraded lighting and newer drop-ceiling tiles/lights
- Excellent company headquarters or professional offices for law, CPA, or financial planning
- Furnishings could be purchased
- Sale Price: \$495,000

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