

FREESTANDING TURNKEY BUILDING!



PILOT

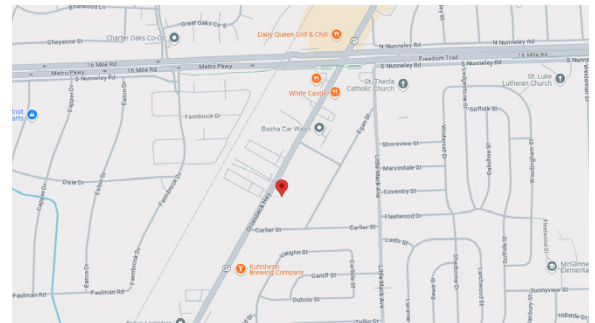
PROPERTY GROUP

36366 GROESBECK HWY, CLINTON TOWNSHIP, MI 48035

PROPERTY OVERVIEW:

- Zoned B3 (office, retail, commercial) this brick and block building on more than a half-acre of property was built by the owner and ran successful business operations by the family in the heart of Clinton Township.
- Location is super: South of 16 Mile Road on Groesbeck, a main corridor, with 31,000 cars going past the doors daily.
- Lot is 100 feet of Groesbeck Hwy. frontage and 250 feet deep (for a full 0.57 acres!).
- Building is 2,430 square feet and measures 65 ft. deep x 36.5 ft wide. Bring on the customers! This property has a paved 10-car parking lot.
- This property features: Office space with extra ceiling lighting, 2 bathrooms, finished walls (all internal walls are non-load bearing walls so remodeling is a breeze), newer furnace and A/C (2021) and water heater (2022), alarm system, internet and phone, kitchenette, large signage.

Property Type: Retail/Office
Cross Streets: East side of Groesbeck, South of Metro Parkway
Total Square Footage: 2,430
Building Name: Sieloff Studio
Parcel Size: 0.574 Acres
Year Built: 1969
Zoning: B-3
Parking Spaces: 10 - could be expanded
Property Taxes: 2025: \$7,103.50
Sale Price: \$359,900.00 (\$148.11/SF)



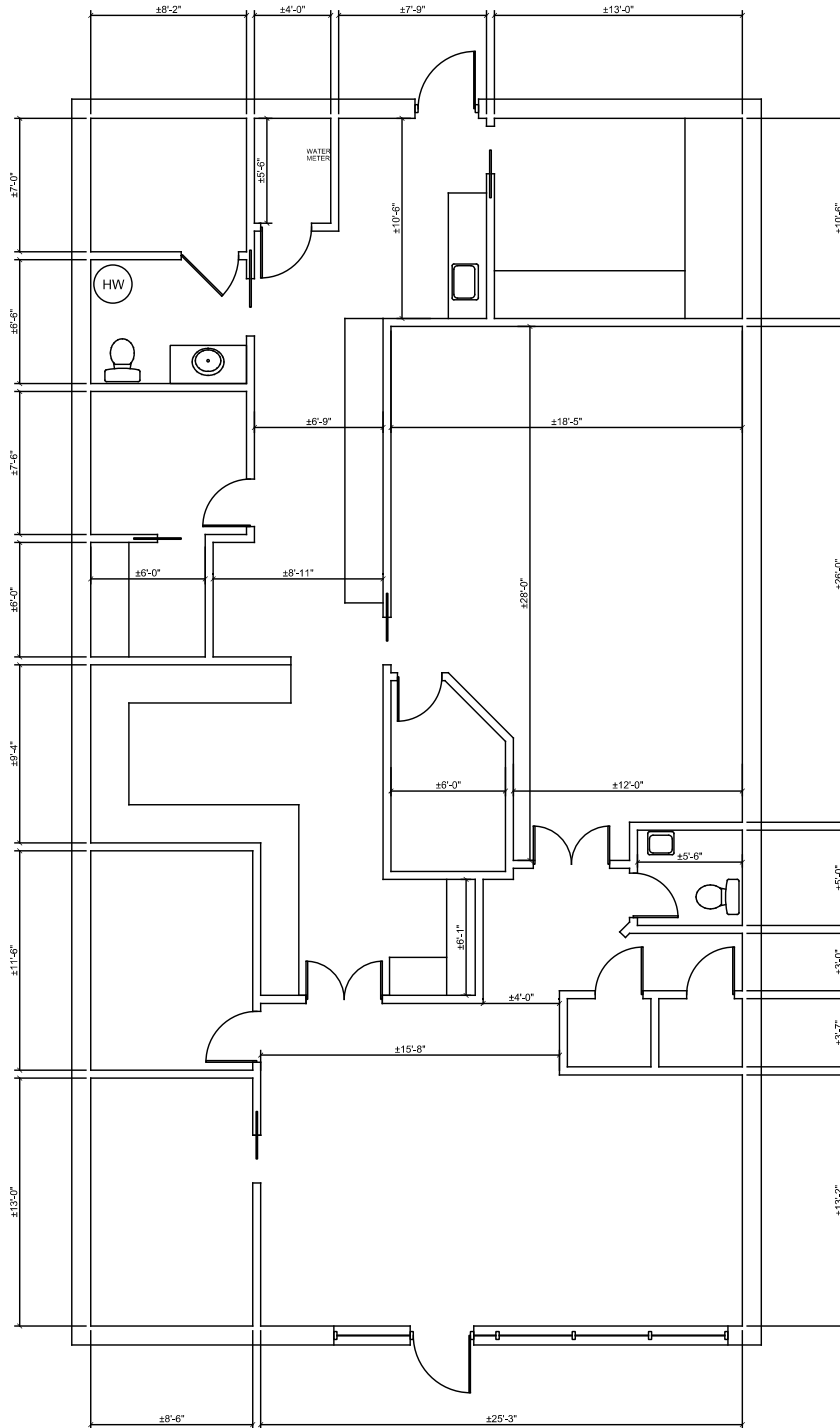
AGENT CONTACT INFO

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FLOORPLAN



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TRADE AREA



HISTORICAL PHOTO OF THE BUILDING



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ADDITIONAL PHOTOS



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