

**MEDICAL OR GENERAL OFFICE CONDO // FOR SALE**

## **NEW PRICE REDUCTION! OWNER ANXIOUS TO SELL**

18285 E 10 MILE RD, SUITE 100  
ROSEVILLE, MI 48066

# PRICE REDUCED!



- Medical or general office use
- Very well maintained by professional on-site management
- Secure location with easy access to I-94 and I-696
- Efficient floor plan
- Great corner location
- Many windows and skylights
- Owner motivated!



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

18285 E 10 MILE RD, SUITE 100, ROSEVILLE, MI 48066 // FOR SALE

## EXECUTIVE SUMMARY

PRICE REDUCED!



<b>Sale Price</b>	<b>\$229,000</b>
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## OFFERING SUMMARY

<b>Condo Size:</b>	3,050 SF
<b>Price / SF:</b>	\$75.08
<b>Year Built:</b>	1986
<b>Zoning:</b>	O-S
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb East
<b>Traffic Count:</b>	17,000
<b>Property Taxes:</b>	\$7,073
<b>Association Fees:</b>	\$983.20 p/m

## PROPERTY OVERVIEW

This well-configured office suite is currently for sale in a prestigious office/medical complex. This corner suite was owned and occupied by the developer of the complex, and has an abundance of natural light as well as many unique architectural features. This is located in a newer office complex that is well-maintained and has excellent parking along with professional management.

## LOCATION OVERVIEW

Convenient location on 10 Mile Rd at Kelly Road with easy access to Gratiot Ave, I-94, and I-696. Close to Eastpointe, Saint Clair Shores, and The Pointes Communities.

## PROPERTY HIGHLIGHTS

- Very well maintained by professional on-site management
- Can easily be converted into medical offices
- Secure location with easy access to I-94 and I-696
- Efficient floor plan
- Great corner location
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## PROPERTY DETAILS

Sale Price	\$229,000
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## PROPERTY INFORMATION

Property Type	General or Medical Office Condo
Property Subtype	Office Building
Zoning	O-S
APN #	08-14-20-454-013
Traffic Count	17,000
Traffic Count Street	10 Mile Rd
Waterfront	No

## PARKING &amp; TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	50
Near Bus Stop	Yes

## UTILITIES &amp; AMENITIES

Handicap Access	Yes
Central HVAC	Yes

## NEIGHORING TENANTS IN COMPLEX

Woods Pediatrics	Pediatrician
Comprehensive Urology	Urologist
Eastlake Pediatrics	Pediatrician
Michigan Surgery Specialists PC	Hand Surgeon
Ferrara Law Offices	Immigration Attorney
Beaumont Primary Care	Family Practice Physician
Ascension St John Center for Wellness	Wellness Center
Paul E Marcuz DDS PC	Dentist

## LOCATION INFORMATION

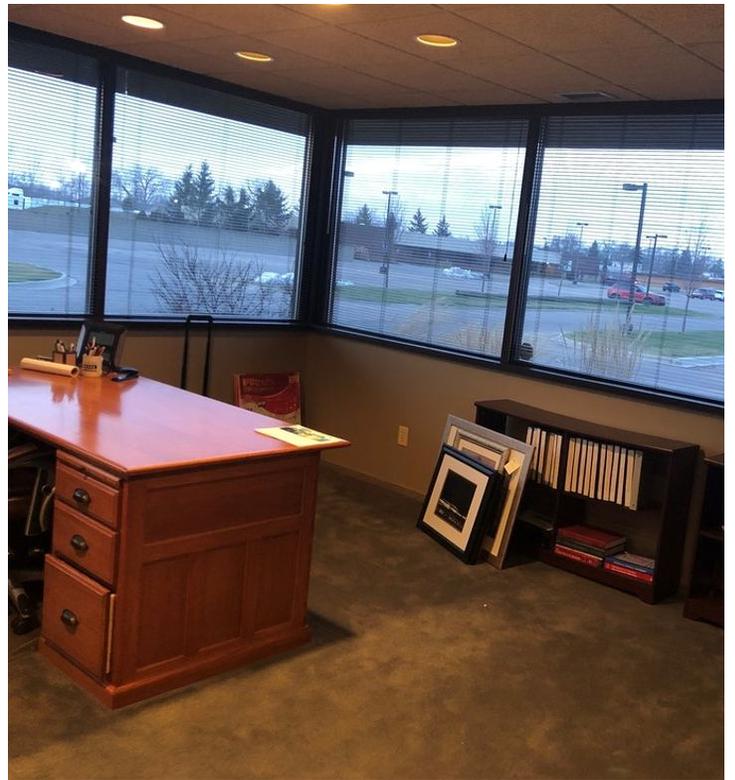
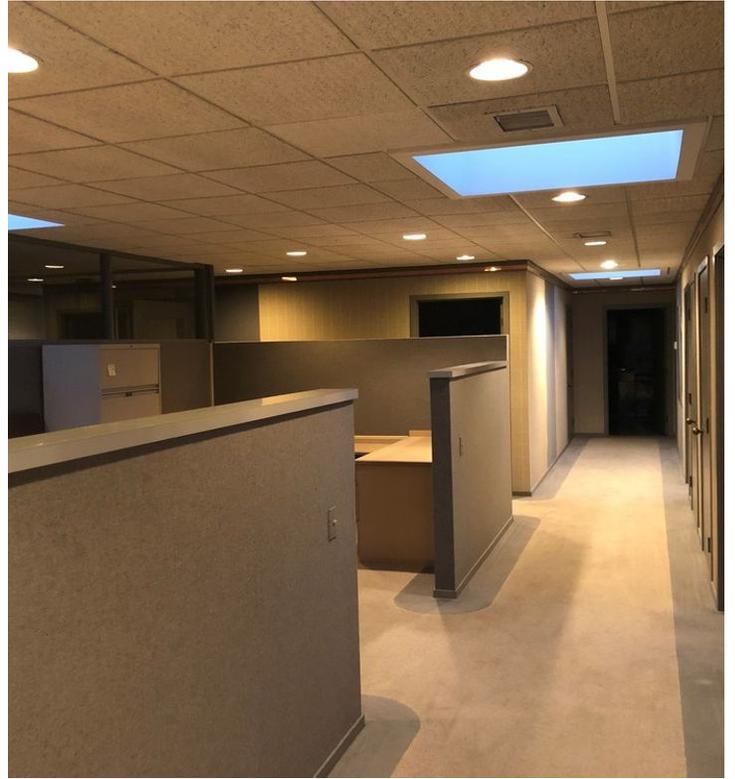
Street Address	18285 E 10 Mile Rd, Suite 100
City, State, Zip	Roseville, MI 48066
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	10 Mile And Kelly Road
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Detroit City Airport (9.3 mles)

## BUILDING INFORMATION

Condo Size	3,050 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Average Floor Size	3,050 SF
Year Built	1986
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

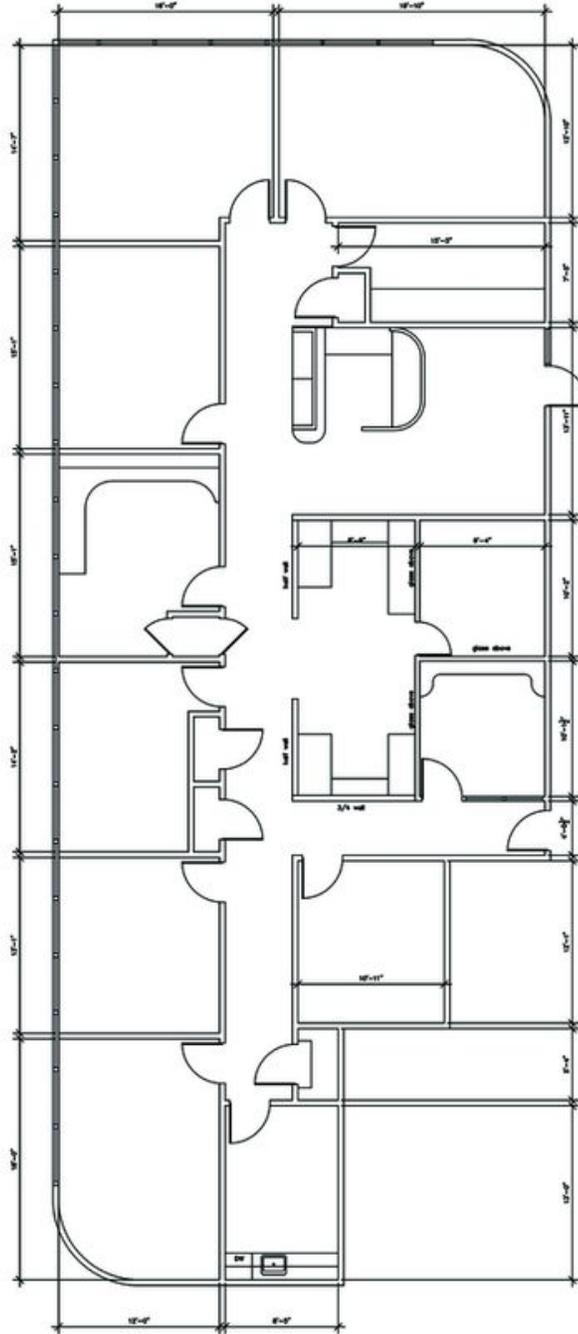
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# ADDITIONAL PHOTOS



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# FLOOR PLANS



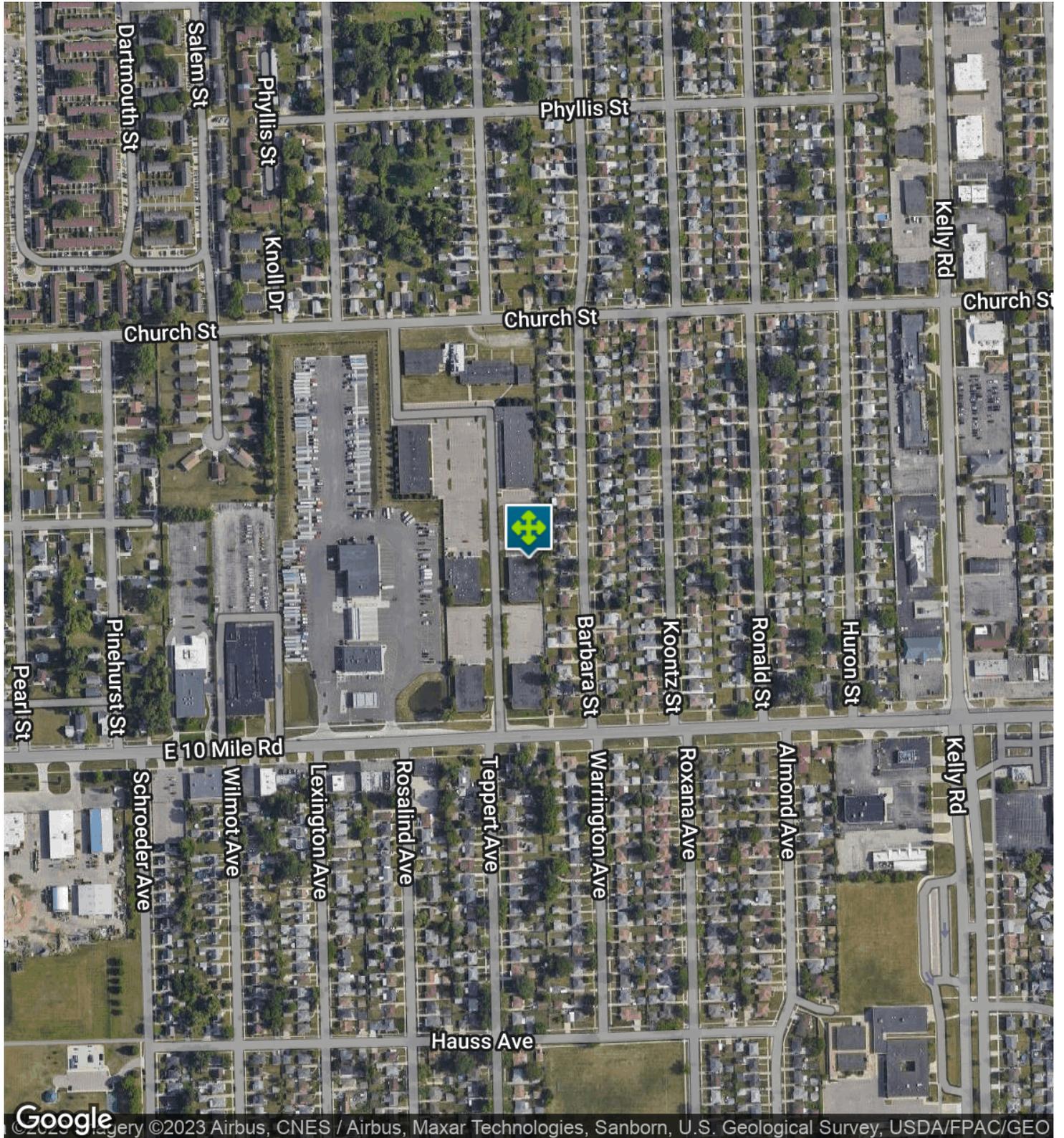
**18285 E. 10 Mile Road, Roseville, MI**

SUITE 100

APPROX 3,050 GROSS SQUARE FOOTAGE

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# AERIAL MAP



Google

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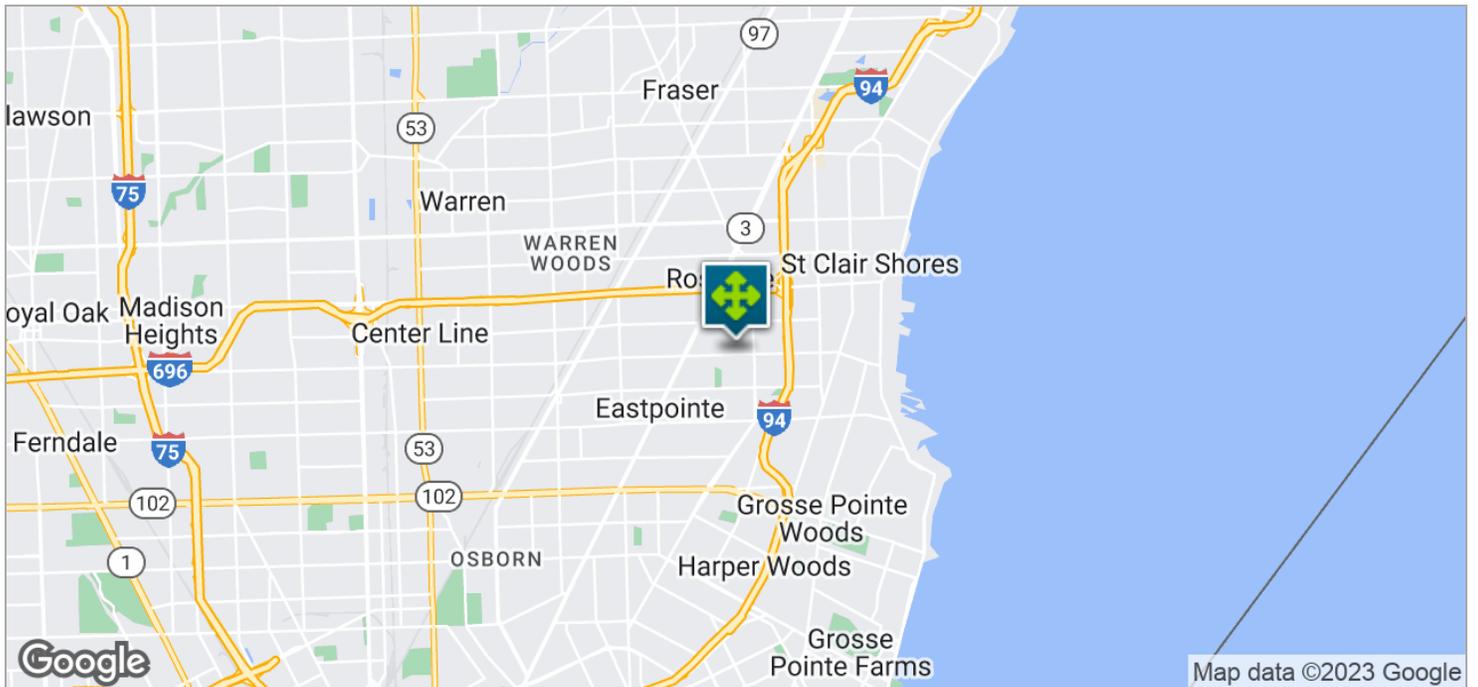
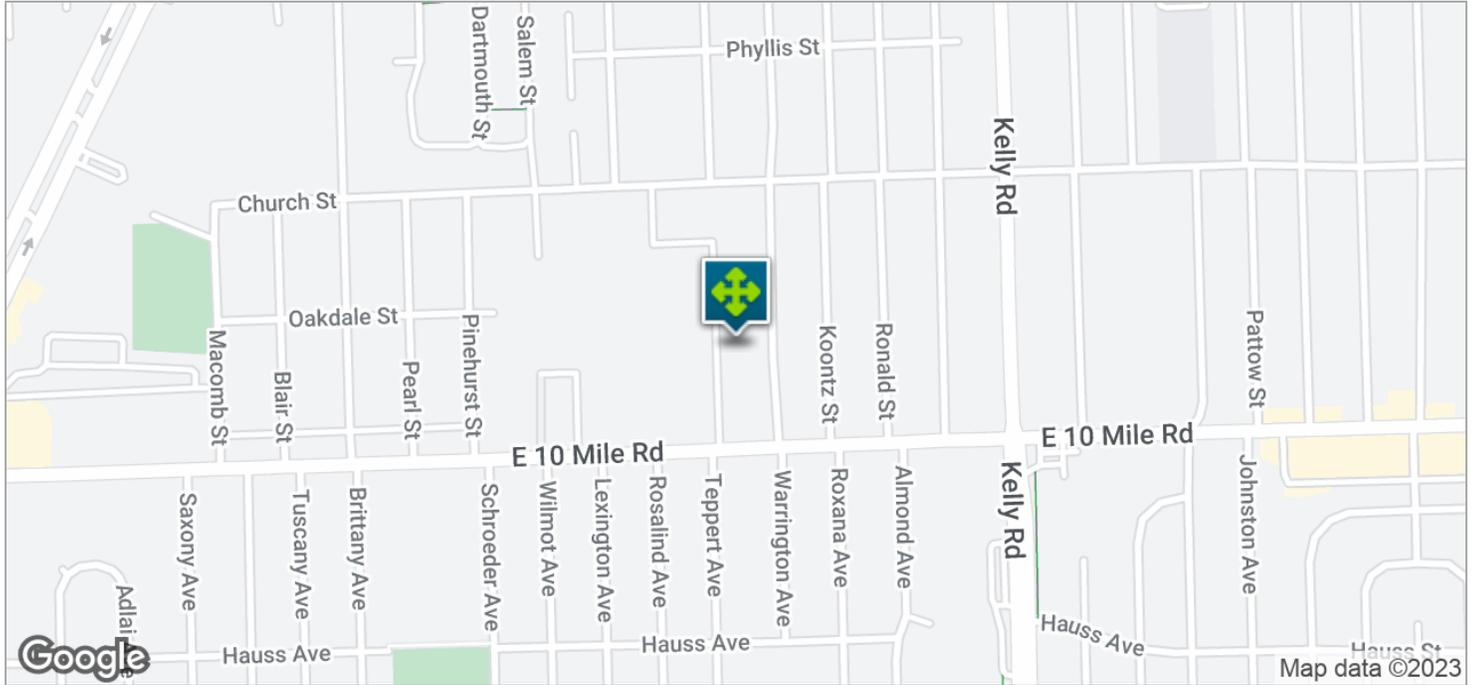


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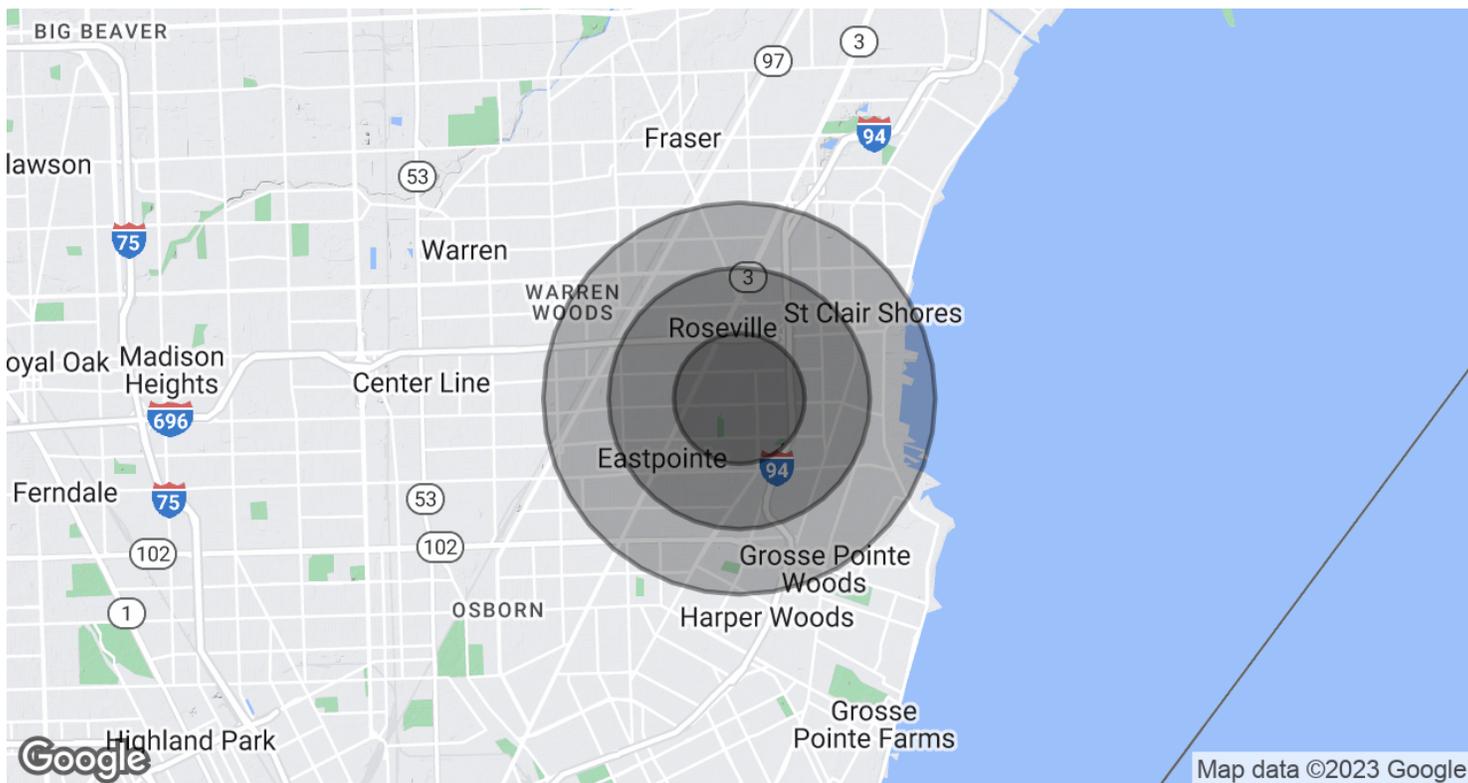
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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### Total Population

## 1 MILE

18,974

## 2 MILES

75,139

## 3 MILES

151,349

### Average Age

37.9

37.8

38.4

### Average Age (Male)

36.2

36.4

36.9

### Average Age (Female)

38.1

38.7

39.5

## HOUSEHOLDS & INCOME

### Total Households

7,776

30,096

62,459

### # of Persons per HH

2.4

2.5

2.4

### Average HH Income

\$48,514

\$52,830

\$53,823

### Average House Value

\$123,461

\$116,613

\$118,990

\* Demographic data derived from 2020 ACS - US Census

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CONTACT US

PRICE REDUCED!



FOR MORE INFORMATION, PLEASE CONTACT:



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