

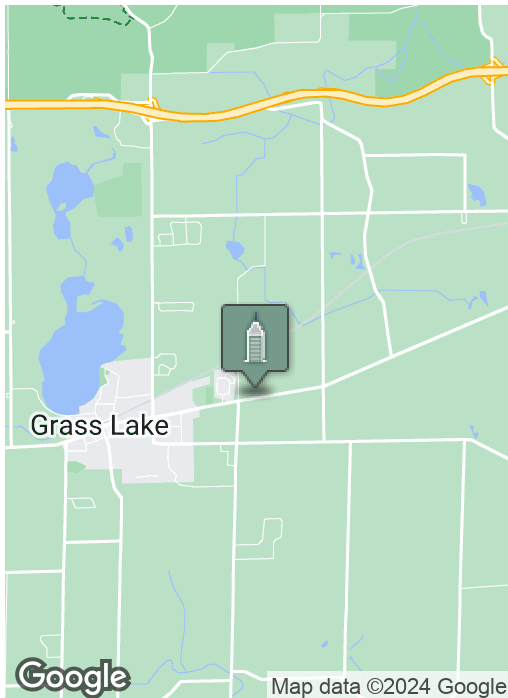
Fully Leased Investment Office Property

12369 MICHIGAN E AVE, GRASS LAKE, MI 49240



Swisher
COMMERCIAL

FOR SALE



SUMMARY

Sale Price:	\$1,700,000
Building Size:	9,792 SF
Year Built:	2007
Zoning:	GC, General Commercial

PROPERTY HIGHLIGHTS

- Fully Leased Investment Property
- Tenants include Henry Ford, Edward Jones, Dental Office
- All leases are NNN
- Brick constructed building
- Ample surface parking

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

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Jeff Evans

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PROPERTY DESCRIPTION

We are pleased to present a stellar investment opportunity with this fully leased Class A professional office building, situated in the serene and steadily growing community of Grass Lake. This prominent property boasts a prime location, exceptional build quality, and a stable tenancy with reputable businesses.

Constructed in 2007, the building features robust brick construction and an impressive 26-foot ceiling in the medical unit, delivering a sense of grandeur and openness that is rare in office environments. The property includes ample surface parking on both sides, ensuring convenience for both tenants and their clients.

The building hosts a trio of esteemed tenants, including Henry Ford Medical, which has been a tenant since the building's inception and has recently renewed for another decade, indicating a strong commitment to the location. Edward Jones has been a reliable tenant since 2016, and the Pediatric Dentist/Orthodontist has brought a beautiful buildout and youthful energy to the property since 2022.

A highlight of this investment is the presence of Henry Ford Health Systems, which stands as the second-largest hospital system in Michigan. Their lease includes an annual rent increase every February, providing a hedge against inflation and a growth in investment returns.

All leases are triple net (NNN). Tenants are responsible for all costs associated with the building, along with the rent, providing a hassle-free investment for the property owner.

Prospective buyers are invited to reach out to the listing broker for access to the 2024 projected proforma, current leases, and detailed floorplans. To maintain confidentiality and the privacy of our tenants, a confidentiality agreement will be required prior to the release of detailed financials and lease agreements.

Contact us today to learn more about this exquisite property and take the first step towards adding this gem to your investment portfolio.



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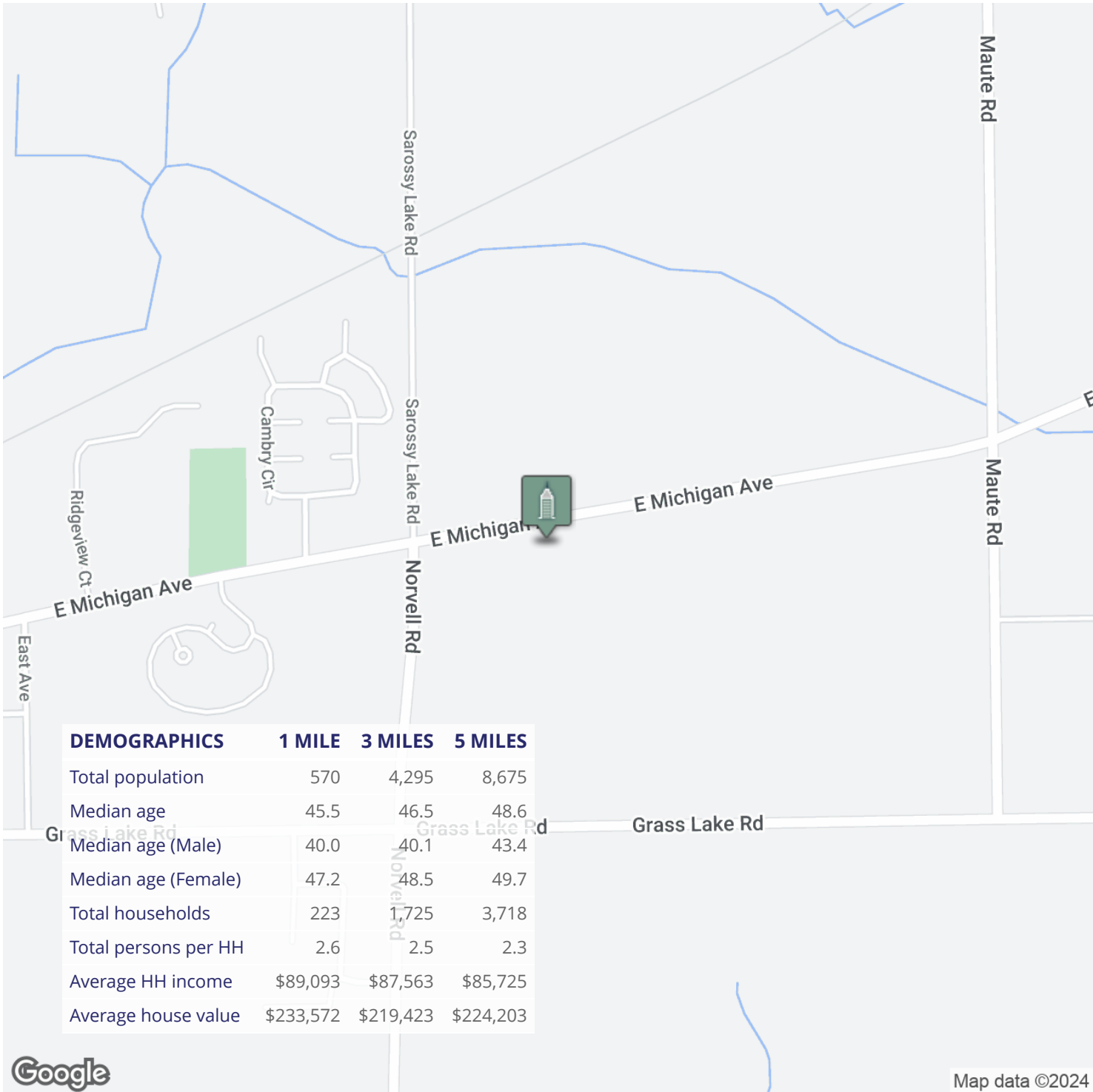
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