

FULLY OPERATIONAL DENTAL OFFICE



PILOT

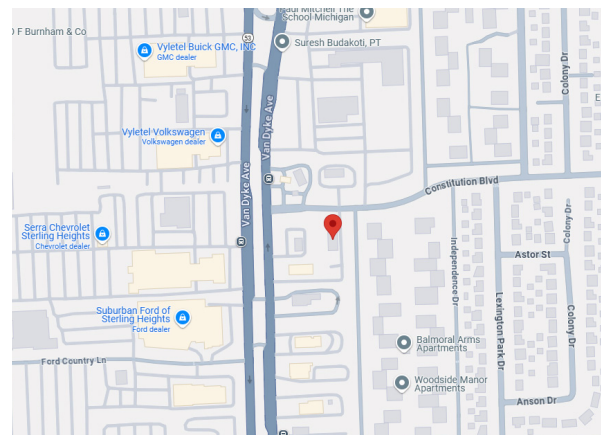
PROPERTY GROUP

8130 CONSTITUTION BLVD., STERLING HEIGHTS, MI 48313

PROPERTY OVERVIEW:

- Fully built out dental office
- Perfect for owner/user
- Ample parking
- Located just off busy Van Dyke

Property Type:	Medical/Dental
Cross Streets:	East of Van Dyke, South of 18 Mile Road
Building Name:	Constitution Professional Building
Total Square Footage:	7,600
Minimum Square Footage:	1,500
Maximum Square Footage:	7,600
Parcel Size:	0.68 Acres
Year Built:	1977
Zoning:	C-3
Parking Spaces:	54+/-
Property Taxes:	\$16,377.16
Lease Rate:	\$12.95 PSF
Lease Type:	Gross
Sale Price:	\$695,000.00



AGENT CONTACT INFO

ANTHONY RUBINO O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com

LUC FLUENT O: 586.254.0900 x127 • C: 586.651.3337 • luc@pilotpg.com

Matching the right people to the right place.

38600 Van Dyke, Suite 325, Sterling Heights, MI 48312 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060
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DEMOGRAPHICS & TRAFFIC

	2 Mile	5 Mile	10 Mile
Population	36,344	270,291	1,008,659
Households	13,932	108,587	414,608
Income	\$88,645	\$91,634	\$96,208
Traffic	56,552 VPD on Van Dyke		



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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