



**SIGNATURE
ASSOCIATES**
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Office For Sale

Property Name: Beecher Road Professional Building
Location: 3169 Beecher Road
City, State: Flint, MI
Cross Streets: W. of Ballenger Highway
County: Genesee

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 41,056	Total Available Sq. Ft.: 41,056	Class: B
Typical Floor Plate: 20,528	Min / Max Cont. Sq. Ft.: 41,056 / 41,056	No. of Floors: 2

PROPERTY INFORMATION

Zoning: OS	Parking: Ample
Exterior Construction: N/A	Power: N/A
Structural System: N/A	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: N/A
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 8'	Date Available: Immediate
Year Built: N/A	Acreage: 3

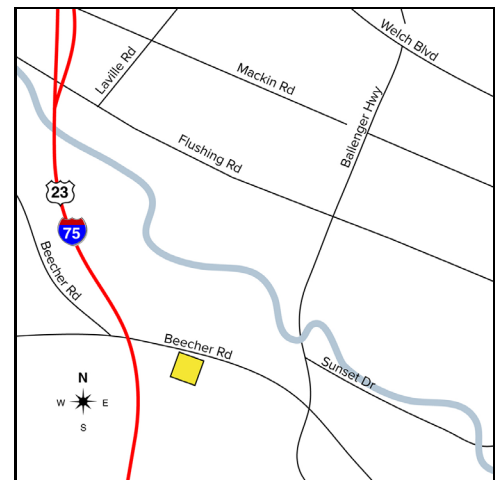
Current Tenants:

PRICING INFORMATION

Sale Price: \$1,400,000 (\$34.10/sqft)	Total Taxes: \$33,781 (2016)	Deposit: N/A
Options: N/A	Impr Allowance: N/A	
Parcel #: 07-15-526-003		

Tenant Responsibility:

Comments: Nice office/medical building with 90% occupancy next to McLaren Hospital. Located between S. Ballenger Highway & I-75. Consumer Services pays all building utilities.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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