



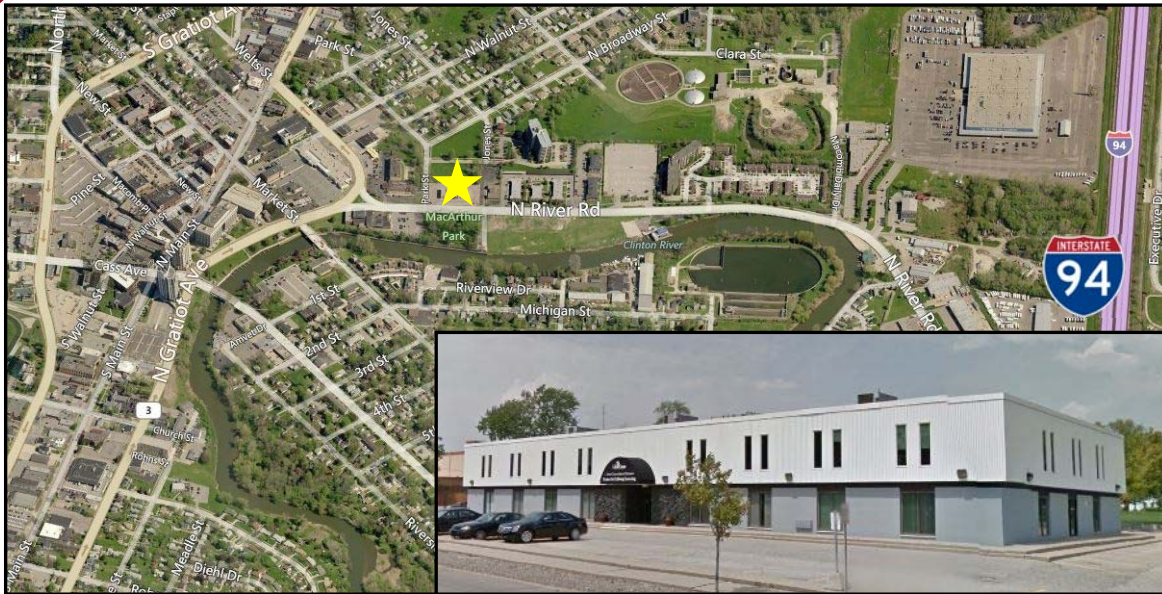
~ OVER 29 YEARS OF EXCELLENCE ~

ANTON, SOWERBY AND ASSOCIATES

79 MACOMB PLACE / MOUNT CLEMENS, MI 48043 / 586 469-8888

NEAR I-94
22,850 SF

FOR SALE



33 N. River Rd., Mt. Clemens

22,850 SF Office/Commercial Building

- ◆ School district liquidation sale
- ◆ Former education and administration building
- ◆ Suitable for professional, multi-tenant office, physical therapy, education/charter school, non-profit, heated indoor storage, religious and more
- ◆ Includes elevator and fire suppression system; 600 amp service
- ◆ Walking distance to downtown, county/court buildings, dining, shopping and entertainment
- ◆ 30 seconds to/from I-94

Only \$21.84 a foot (\$499,000)

***For further information on this and other properties contact
Joe Sowerby at (586) 469-8888***



ANTON, SOWERBY & ASSOCIATES

PROFESSIONAL REAL ESTATE BROKERAGE

79 MACOMB PLACE / MT. CLEMENS, MI 48043 / (586) 469-8888

Web site: www.antonsowerby.com

E-mail: info@antonsowerby.com



ADDRESS **33 N River Rd.**

ZONING **GC**

CITY **Mt. Clemens**

OCCUPANCY **Immediate**

LOCATION **east of NB Gratiot Ave.**

AVAILABLE **Yes**

Price and Terms

SALE PRICE **\$499,000.00** PRICE/SF **\$21.84** SALE TERMS **Cash to seller**

MONTHLY RENT LEASE RATE LEASE TERMS

TAXES CAM METERED

Building and Site

AVAIL SF **22,850** TOTAL SF **22,850** OFFICE DIMENSIONS

PARKING **Abundant** SITE SIZE SF **57,000** SITE DIMENSIONS

General Comments

***L'Anse Creuse Schools excess liquidation sale**

***600 amp service**

***Former education and administration building**

***Large parking lot**

***30 seconds from I-94**

***Good condition**

***Suitable for multitenant, charter school, counseling, physical therapy, non-profit and religious**

***Heated indoor storage facility**

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