

FOR SALE OR LEASE

OFFICE



4211 DIVISION AVE. N
COMSTOCK PARK, MI 49321

PROPERTY OVERVIEW

Current owner has invested in all of the right areas to make this a fantastic building for the next owner! This building lays out perfectly for a single-user or a multi-tenant-user building, all with private entrances and individually zoned mechanicals for each suite. The building is being sold with one tenant in place, and the income generated from this tenant covers all of the building's CAM charges plus more. The remaining vacant spaces or suites are perfect for an owner/user looking to own their building with additional space available if they need to expand. This building boasts wonderful highway access, great visibility, lots of on-site parking, and professional landscaping. Additionally, well over \$100K was recently spent on a new roof, new EIFS exterior, and many mechanical replacements. A turnkey building with such cost-effective operations like this is difficult to find!



PROPERTY HIGHLIGHTS

- Architecturally and mechanically designed for a single tenant or multi-tenant user
- 9,484 total SF
- Sale Price: \$839,000
- Available For Lease:
 - Suite 100, 3,300 SF @ \$15.75/SF
 - Suite 200, 4,900 SF @ \$15.75/SF
 - Suite 300, 1,284 SF @ \$15.75/SF
 - Suite 400, 9,484 SF @ \$15.75/SF



CHIP BOWLING
Senior Advisor | Principal
Mobile: 616.915.9080
Direct: 616.726.2701
cbowling@bradleyco.com

GAVIN MILLS
Associate
Mobile: 908.304.4534
Direct: 616.726.2717
gmills@bradleyco.com

421 I DIVISION AVE N | COMSTOCK PARK, MI | FOR SALE OR LEASE



421 I DIVISION AVE N | COMSTOCK PARK, MI | FOR SALE OR LEASE



CHIP BOWLING
Senior Advisor | Principal
Mobile: 616.915.9080
Direct: 616.726.2701
cbowling@bradleyco.com

GAVIN MILLS
Associate
Mobile: 908.304.4534
Direct: 616.726.2717
gmills@bradleyco.com