

**26385 JOHN R Road, Madison Heights, Michigan 48071-3657**

MLS#: **20221045397**  
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$2,850**  
 OLP: **\$2,850**



Location Information

County: **Oakland**  
 City: **Madison Heights**  
 Mailing City: **Madison Heights**  
 MLS Area: **02252 - Madison Heights**  
 School Dist: **Madison (Madison Hts.)**  
 Location: **John R south of 11 mile**  
 Directions: **South of 11 mile on the west side of John R - on the corner of John R and Andover**

Lot Information

Acreage: **0.13**  
 Lot Dim: **61.00 x 90.00**  
 Road Frt Feet: **61**  
 Water Frt Ft:  
 Side of Str: **W**

General Information

Year Built/Rmd: **1956**  
 #Units/ \$ Lsd: **0 / -%**  
 # Loft Units:  
 # Eff/Std Units:  
 # 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:  
 Encroachments:

Business Information

Zoning: **Commercial, Light Industrial, Multiple, Office**  
 Current Use: **Vacant**  
 Bus Type:  
 Licenses:  
 Rent Incl:  
 Inv List:  
 Inv Incl: **No**  
 APOD Avail:

Zone Conform:  
 Rent Cert'd:  
 Restrictions:

Income and Expenses

Monthly Sales:  
 Annl Net Inc:  
 Annl Gross Inc: **0**  
 Annl Oper Exp:

Access To / Distance To

Airport:  
 Interstate:  
 Railroad:  
 Waterway:

Square Footage

Est Sqft Ttl: **2,827**  
 Est Sqft Main: **2,827**  
 Est Sqft Office:

Recent CH: **09/25/2022 : New : PS->ACTV**

Listing Information

Listing Date: **09/25/2022** Pending Date:  
 Terms Offered: **Gross Lease** Off Mkt Date:  
 Lease Length: **12 Months** Exclusions:  
 Access: **Appointment/LockBox** Possession: **At Close** Trans Type: **Lease**  
 Short Sale: **Unknown**

Features

Arch Level: **1 Story** Exterior: **Block/Concrete/Masonry**  
 Foundation Ft:  
 Water Source: **Public (Municipal)** Sewer: **Public Sewer (Sewer-Sanitary)**  
 Out Buildings: Road Frontage: **Paved**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
-----------	-------	------	-----------	-----------	----------------	------

Legal/Tax/Financial

Property ID: **2523278017** Ownership:  
 Tax Summer: Tax Winter: Other/Spec Asmt:  
 Legal Desc: **T1N, R11E, SEC 23 STEPHENSON SUPER HWY SUB NO 2 LOTS 992 & 993 10-21-04 FR 011 & 012**  
 Subdivision: **STEPHENSON SUPER-HIGHWAY SUB NO 2-MADISON HTS**

Office Information

Office: **New Michigan Realty, LLC**

Remarks

Pub Rmks: **Stand alone building with amazing John R road exposure in what will potentially become the new downtown district of Madison Heights!! Current owner has just finished with the demo and is ready to help the tenant design their vision! Owner will give the new tenant an allowance on improvements. There are dedicated parking spots behind the building as well. Located on a corner with a traffic light right in front that will add to the exposure. High ceilings are waiting for your finishing touches.**