

**27789 Mound Road, Unit# 200, Warren, Michigan 48092-2697**

MLS#: **2210027992**  
 Status: **Active**

Prop Type: **Business Opportunity, Commercial**

LP: **\$1,200**  
 OLP: **\$3,000**



Location Information

County: **Macomb**  
 City: **Warren**  
 Mailing City: **Warren**  
 MLS Area: **03131 - Warren**  
 School Dist: **Warren Con**  
 Location: **S of 12 Mile / W of Mound**  
 Directions: **South of 12 Mile on the West side of Mound**

Lot Information

Acreage: **0.72**  
 Lot Dim: **Business Only**  
 Road Frt Feet: **120**  
 Water Frt Ft:  
 Side of Str:

General Information

Year Built/Rmd: **2004**  
 #Units/ \$ Lsd: **1 / 0%**  
 # Loft Units:  
 # Eff/Std Units:  
 # 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:  
 Encroachments: **No**  
Income and Expenses  
 Monthly Sales: **0**  
 Annl Net Inc: **0**  
 Annl Gross Inc: **0**  
 Annl Oper Exp: **0**

Business Information

Zoning: **Commercial, Office**  
 Current Use: **Commercial/Office Use**  
 Bus Type: **Medical, Office**  
 Licenses:  
 Rent Incl:  
 Inv List: **No**  
 Inv Incl: **No**  
 APOD Avail: **No**

Zone Conform:  
 Rent Cert'd: **Yes**  
 Restrictions: **No**

Access To / Distance To

Airport:  
 Interstate:  
 Railroad:  
 Waterway:

Square Footage

Est Sqft Ttl: **1,500**  
 Est Sqft Main: **6,601**  
 Est Sqft Office:

Listing Information

Listing Date: **04/21/2021** Pending Date:  
 Terms Offered: **Gross Lease, Triple Net Lease**  
 Access: **Appointment**  
 Off Mkt Date:  
 Exclusions: **No**  
 Possession: **At Close**  
 Trans Type: **Lease**  
 Short Sale: **No**

Features

Arch Level: **1 Story**  
 Foundation: **Basement**  
 Foundation Ft:  
 Exterior: **Brick**  
 Exterior Feat:  
 Heating Fuel: **Natural Gas**  
 Wtr Htr Fuel: **Natural Gas**  
 Water Source: **Municipal Water**  
 Out Buildings:  
 Entry Location:  
 Foundation Mtrl: **Poured**  
 Roof Mtrl: **Asphalt**  
 Heating: **Forced Air**  
 Plant Heating: **Central Air, Forced Air**  
 Office Heating: **Forced Air**  
 Sewer: **Sewer-Sanitary**  
 Road Frontage: **Class B**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **1317426047**  
 Tax Summer: **\$13,047** Tax Winter: **\$316**  
 Legal Desc: **SUPERVISORS PLAT NO 9 OF HEATHDALE LOTS 4 & 5 L18 P30**  
 Subdivision: **S/P #9 OF HEATHDALE**  
 Ownership: **Private - Owned**  
 Other/Spec Asmt: **0**

Office Information

Office: **Brikho Properties, Inc.**

Remarks

Pub Rmks: **PERFECT LOCATION ON A BUSY ROAD! Office/Medical unit is 2400 square feet located west of Mound just north of I-696. Building faces curb side on one of Michigan's busiest roads. This is a newer building was built in 2004. Great location for almost any purpose!! GAS & WATER included!**