



FOR LEASE

5,771 sq. ft.

3880 Lake Michigan Dr. NW

Features:

- ◆ Triple Nets Approx. \$3.70 psf
- ◆ Rapidly Expanding Standale Retail
- ◆ Large Parking Lot



Why locate here?

- ◆ Join B2B, Aroy Thai, T-Mobile, Etc.
- ◆ Very Successful Tenant Mix!

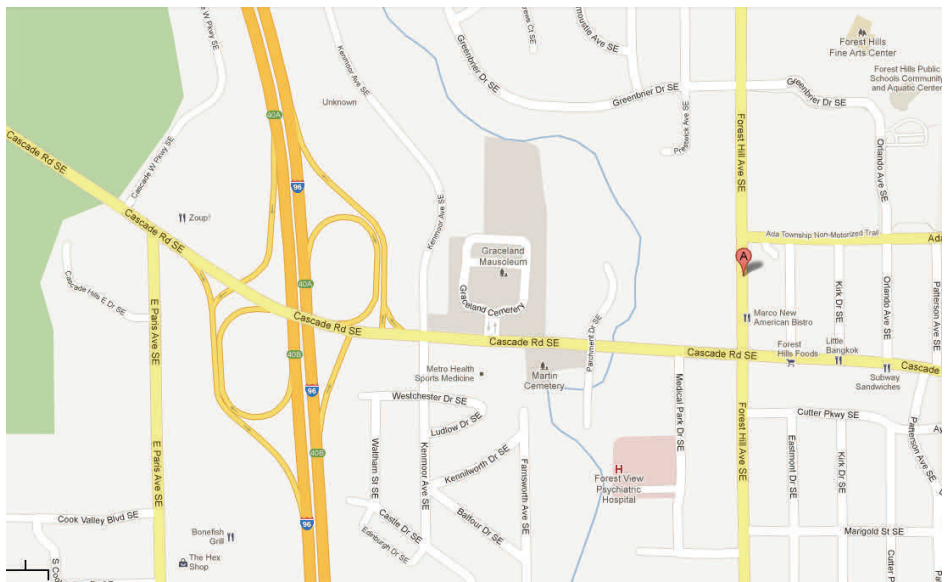
For complete information
Contact:

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**COMMERCIAL
ALLIANCE OF
REALTORS®**



FOR LEASE

3880 Lake Michigan Dr. NW

SIZE: • 3880 (5,771 sq. ft.) \$5,771.00 per month

LOCATION: Standale: Between Wilson Ave. and Collindale Ave.

GENERAL BUILDING FEATURES:

Construction:	Block and Glass / Brick
Heat:	Forced Air / Gas
Ceiling Height:	9' to 15'
Lighting:	Fluorescent
Roof:	Rubber
Sprinklered:	Yes
Parking:	Ample Off-street
Year Built:	999

GENERAL INTERIOR FEATURES:

Air Conditioning:	100%
Ceiling:	9' to 15'
Construction:	Drywall / Masonry
Windows:	Thermal
Heat:	Forced Air / Gas
Restrooms:	Yes

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-13-29-101-044

MUNICIPALITY: City of Walker

ZONING: 201 Commercial-Improved

PRICE & TERMS: \$12.00 per square foot per year with tenant paying all costs of taxes and insurance, utilities, grounds and building maintenance along with annual cost of living adjustment in the rental.
Term: 36 months. Lessor to approve use & credit.

POSSESSION: At Closing

For More Information

Contact:

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SEE OUR WEBSITE AT:

<http://www.dkwekel.com>

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