



FOR SALE/LEASE

10,000 SF

Office / Medical
Building

1.05 Acres



10127 MARINE CITY HWY
IRA TOWNSHIP, MI 48023



PRIME
LOCATION



HIGH
VISIBILITY



AMPLE
PARKING



MEDICAL /
OFFICE USE

6,320 SF AVAILABLE
OFFICE / MEDICAL SPACE

PROPERTY HIGHLIGHTS



Monument signage available



Private suite entrances



Excellent visibility along Marine City Highway



Ample surface parking - 67 spaces



Former ophthalmology and dental practice;
ideal for medical or office use



Move-in-ready suites with existing build-outs



Two suites available: 2,460 SF and 3,860 SF



6,320 SF office available



Convenient access to I-94 and
surrounding communities



Sprinklers: Yes



Zoning: I-2

FOR SALE \$1,750,000
FOR LEASE \$19.50/SF NNN

For more information, please contact:

RYDER PATTERSON



(248) 877-4971



rpatterson@crabillco.com

BRIAN CRAWFORD



(248) 561-9586



crawford@crabillco.com

CRABILL & COMPANY



(734) 261-8200



33640 Schoolcraft Rd.

Livonia, MI 48150



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Suite 100(3,860 sf)
Suite 300 (2,460 sf)



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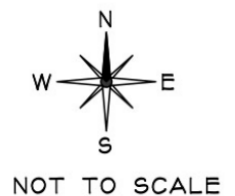
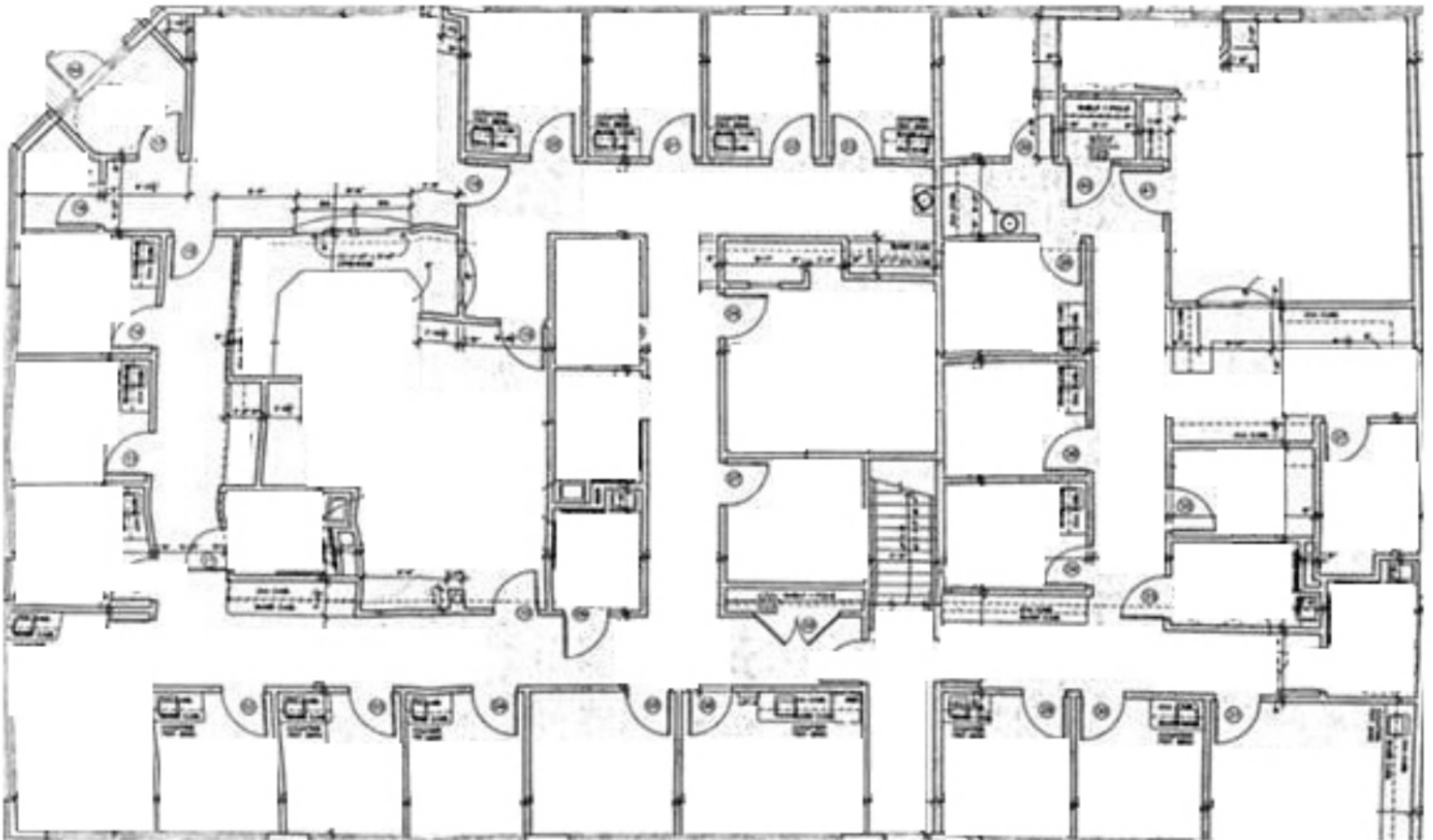
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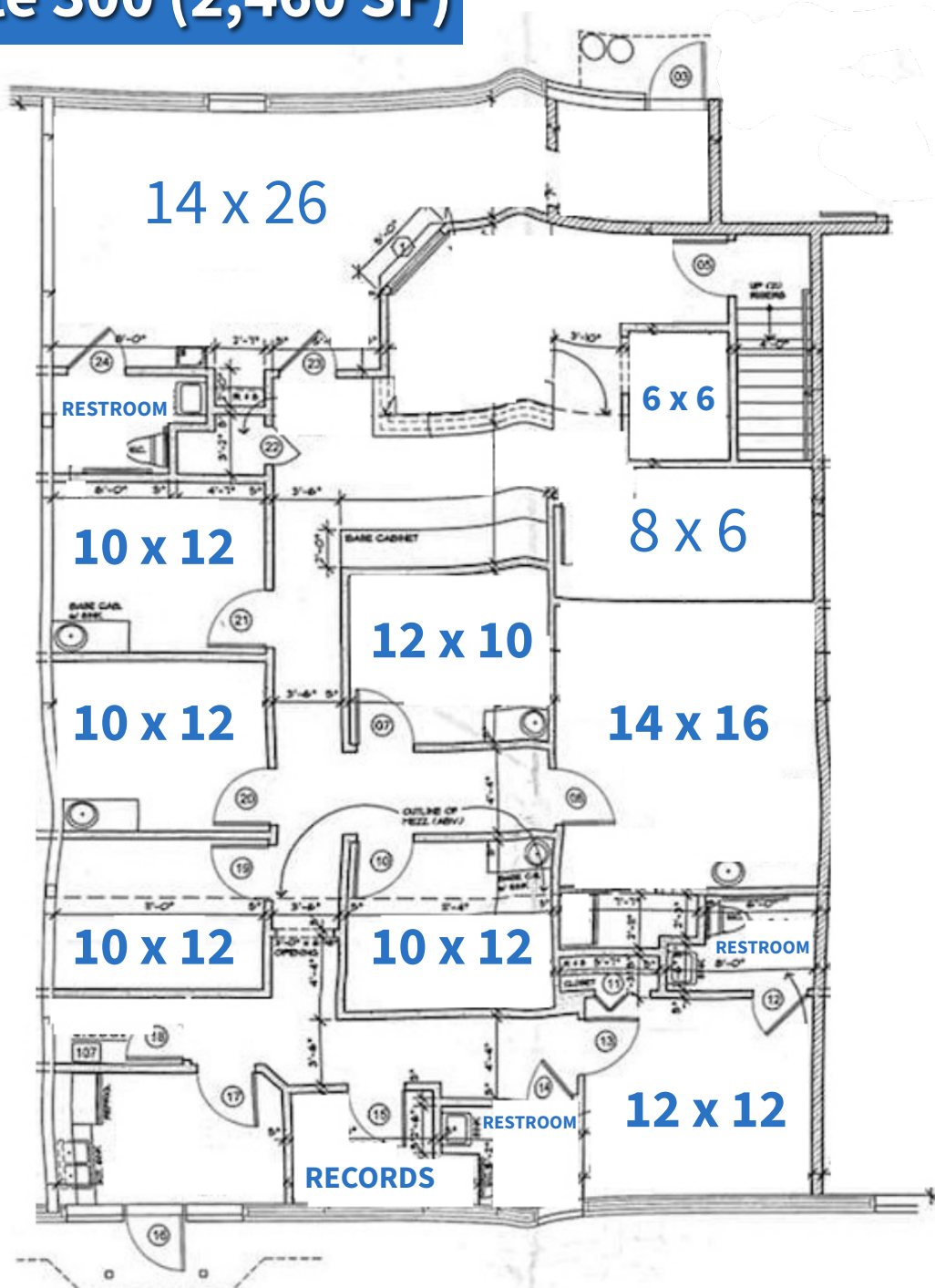
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Suite 300 (2,460 SF)



NOT TO SCALE

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Occupied Suites

Suite 200 (500 SF)

**Nighthawk Sleep
Systems**



- **Revenue: Estimated <\$5 million annually**
- **Employees: Approximately 7**
- **Company Type & Focus: Independent Diagnostic Testing Facility (IDTF) specializing in home sleep apnea testing**

Suite 400 (1,535 SF)

Edward Jones

Edward Jones[®]
MAKING SENSE OF INVESTING

- **Revenue: ~\$18 billion in 2025**
- **Assets Under Care (AUM): \$2.5 trillion**
- **Advisors: ~20,425**

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