



10127 Marine City Hwy
Ira Township, MI 48023

FOR SALE

FOR SALE

Sale Price: **\$1,750,000**

OFFICE / MEDICAL • OWNER-USER / INVESTMENT OPPORTUNITY

10,000 SF Building | 1.05 AC Site | Excellent Visibility Along Marine City Hwy



**PRIME LOCATION
ALONG MARINE CITY HWY**



**10,000 SF
Building**



**1.05 AC
Site**



**67
Parking Spaces**



**Excellent Visibility
Marine City Hwy**

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



**Convenient access to I-94 and
surrounding communities**



Sprinklers: Yes



Zoning: I-2



MONUMENT SIGNAGE



AMPLE PARKING - 67 SPACES

Ryder Patterson

(248) 877-4971

rpatterson@crabillco.com

Brian Crawford

(248) 561-9586

crawford@crabillco.com

CRABILL & COMPANY

(734) 261-8200

crabillandcompany.com

33640 Schoolcraft Rd., Livonia, MI 48150

COMMERCIAL REAL ESTATE SERVICES

Information is subject to verification and no liability or omissions is assumed. Price and terms are subject to change and listing withdrawn without notice.



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AERIAL OVERVIEW

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10,000SF Building | 1.05 AC Site | Excellent Visibility Along Marine City Hwy



1.05 AC Site



400' Frontage



Prominent Signage



67 Parking Spaces



Excellent Visibility



FULL SITE OVERVIEW



WIDE AREA CONTEXT

SITE HIGHLIGHTS



Prominent Marine City Hwy frontage



Ample surface parking



Monument signage available



Strong visibility to thousands of vehicles daily



Convenient regional access to I-94 and surrounding areas

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RETAIL MAP

10,000 SF

Office / Medical
Building

1.05 Acres

STRONG VISIBILITY. ESTABLISHED TRADE AREA. CONVENIENT ACCESS.



2 MIN
to I-94



25,000+
People Within 5 Miles



Strong
Local Trade Area

DEMOGRAPHICS

1 MILE

3 MILES



Population

1,789

20,510



Average HH Income

\$59,906

\$92,184



Daytime Employees

1,083

4,636

Key Destinations

I-94	2 minutes
New Baltimore	5 minutes
Chesterfield Township	10 minutes
Macomb Township	15 minutes
Port Huron	30 minutes
Detroit (I-696)	35 minutes

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