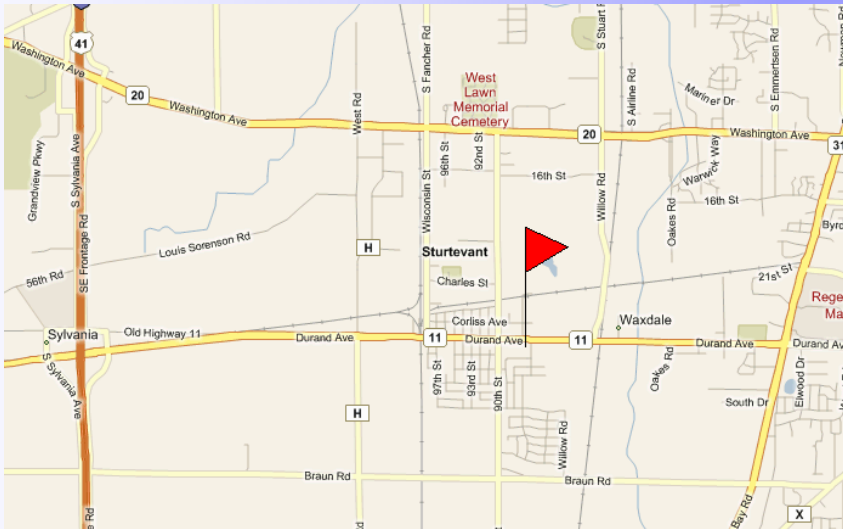


8601 Durand Avenue

Village of Sturtevant



FOR SALE OR LEASE

Lease Rates Starting at \$8/SF

Sale: \$990,000

Size: 24,913SF TOTAL

(18600sf + 6313sf mezzanine)

- **RETAIL/COMMERCIAL/OFFICE**
- **BUILD TO SUIT AVAILABLE**
- **ABLE TO DIVIDE**
- **ALONG BUSY HWY 11 (CAR COUNT 21,200/DAY)**
- **ZONING: BUSINESS DISTRICT A**
- **WAREHOUSE SPACE IN REAR WITH 12'x10' O.H. DOOR**
- **40-50 PARKING SPACES**
- **1.076 AC**



SUNSET INVESTORS

REAL ESTATE / DEVELOPMENT / CONSTRUCTION

Kendall Breunig

(414) 529-8352

ken@sunsetinvestors.com

Additional pictures & plans available at www.sunsetinvestors.com