

6785 Telegraph Road
Bloomfield Hills, MI 48301



For Sale: \$6,895,000



Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

CONTENTS

SUMMARY	3
AERIAL MAP	4
SITE MAP	5
PHOTOS	6-7
DEMOGRAPHICS	8
STREET MAP	9
COMPANY SUMMARY	10



SUMMARY

Forward Commercial Group (FCG) is pleased to offer for sale 6785 Telegraph Rd, Bloomfield Hills Michigan. An outstanding investment opportunity, this newly renovated office / medical building boasts 33,332 SF among four-stories, 90% occupancy, and 3,560SF available to occupy. The property is located with convenient access to I-696 and I-75 on a major commercial and residential thoroughfare in Bloomfield Hills/Township, an area consistently ranked as one of the top 5 wealthiest cities in the United States.

DETAILS:

Price: \$6,895,000 (\$206.86/sf)

Square Feet: 33,332

Stories: Four

Lot Size: 1.09 Acres

Built: 1971

Renovated: 2019 including new roof, extensive exterior and interior updates

Use: Office / Medical

Occupancy: 90%

Available: 3,560 SF

Traffic Counts: 66,186 cars daily



AERIAL MAP



6785 TELEGRAPH RD
33,332 SF
Office Building
Site: 1.09 Acres

TELEGRAPH ROAD

SITE MAP



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PHOTOS

6785 TELEGRAPH RD



PHOTOS

6785 TELEGRAPH RD

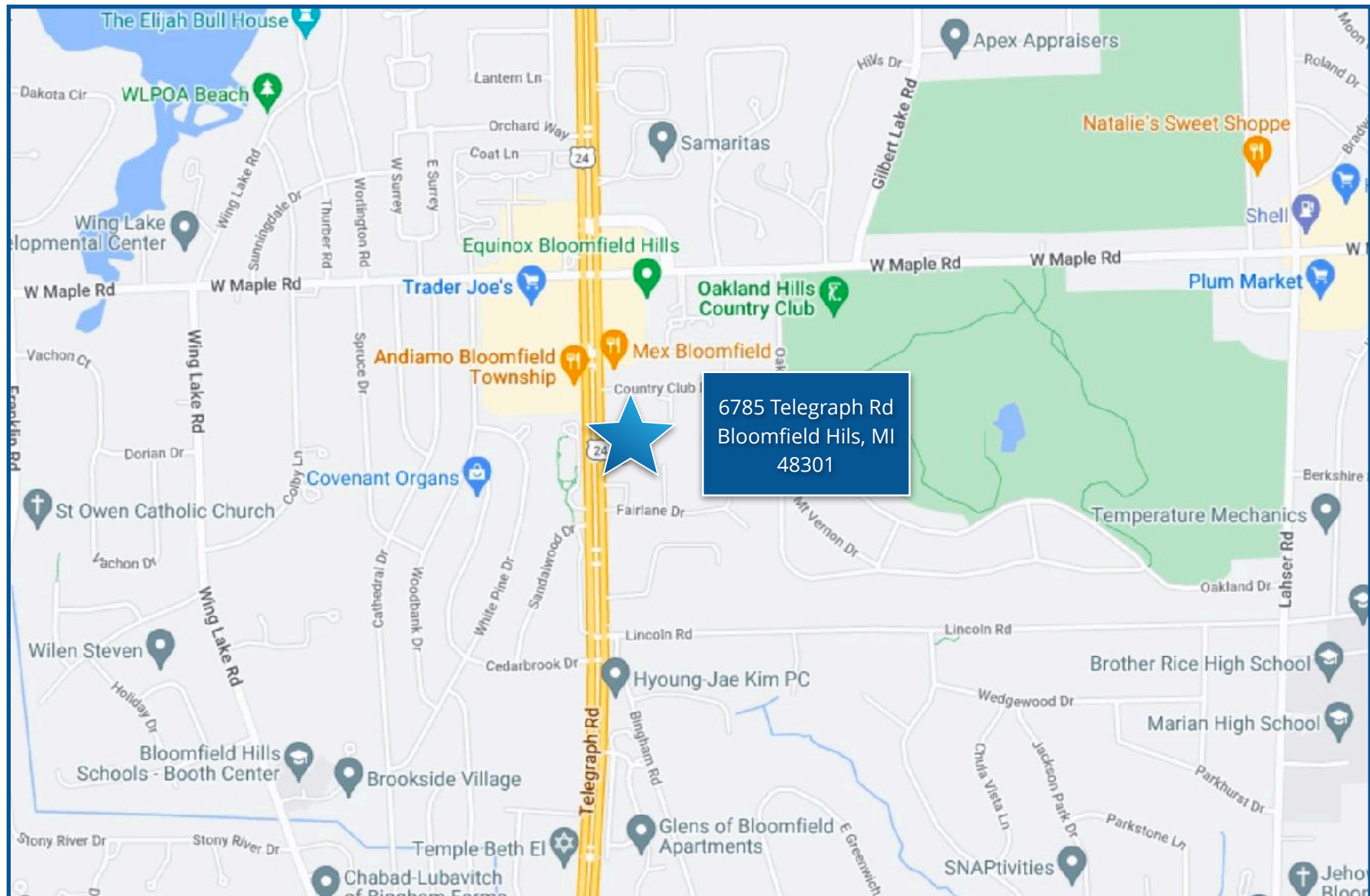


DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,232	47,843	176,707
MEDIAN HOME VALUE	\$519,075	\$522,506	\$362,862
HOUSEHOLDS	2,178	19,143	74,256



STREET MAP



FCG SUMMARY



At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



EMIL CHERKASOV
PRINCIPAL BROKER

emil@forwardcommercial.com
248.662.5066 Office

Leading a commercial real estate firm gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.

FORWARD COMMERCIAL GROUP
6785 TELEGRAPH RD, SUITE 250
BLOOMFIELD HILLS, MI 48301
www.forwardcommercial.com

