

# FREESTANDING BUILDING WITH ADDITIONAL LAND FOR SALE

## 1100 FIFE STREET



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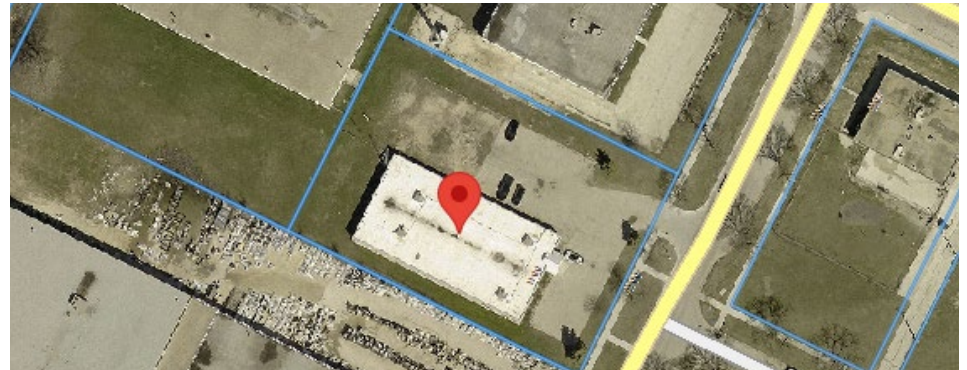




# PROPERTY HIGHLIGHTS

**(+/-) 9,888 SF ON (+/-) 0.95 ACRES**

- Exceptional value-add opportunity to redevelop or upgrade an existing asset appealing to both owner-users and investors
- Suitable for multiple uses including office, light industrial, or warehouse operations
- Current layout features a mix of offices, reception, storage areas, two kitchens, and open workspace
- Ample on-site parking along with additional land suitable for compound use
- Well located in Inkster Industrial Park benefiting from exposure on Fife and convenient access to major transportation routes



## PRICING

Asking Price:	\$2,000,000 (\$202.27 PSF)
Property Taxes:	\$21,295.28 (2025)

## SITE DETAILS

Land Area:	40,903 sq. ft.
Legal Description:	LOT 2 PLAN 16753 WLTO IN OMT LOTS 41 TO 43 PARISH OF ST JOHN
Frontage:	168.40'

## BUILDING DETAILS

Building Area:	9,888 sq. ft.
Clear Ceiling Height:	13'
Year Built:	1987
Parking:	Up to 50 stalls
Mechanical:	4 RTUs
Electrical:	400 AMP/600V, 3-Phase, 4 Wire
Zoning:	M2 - Manufacturing General



# AREA AMENITIES

**2 MINS**  
INKSTER BLVD

**8 MINS**  
ROUTE 90

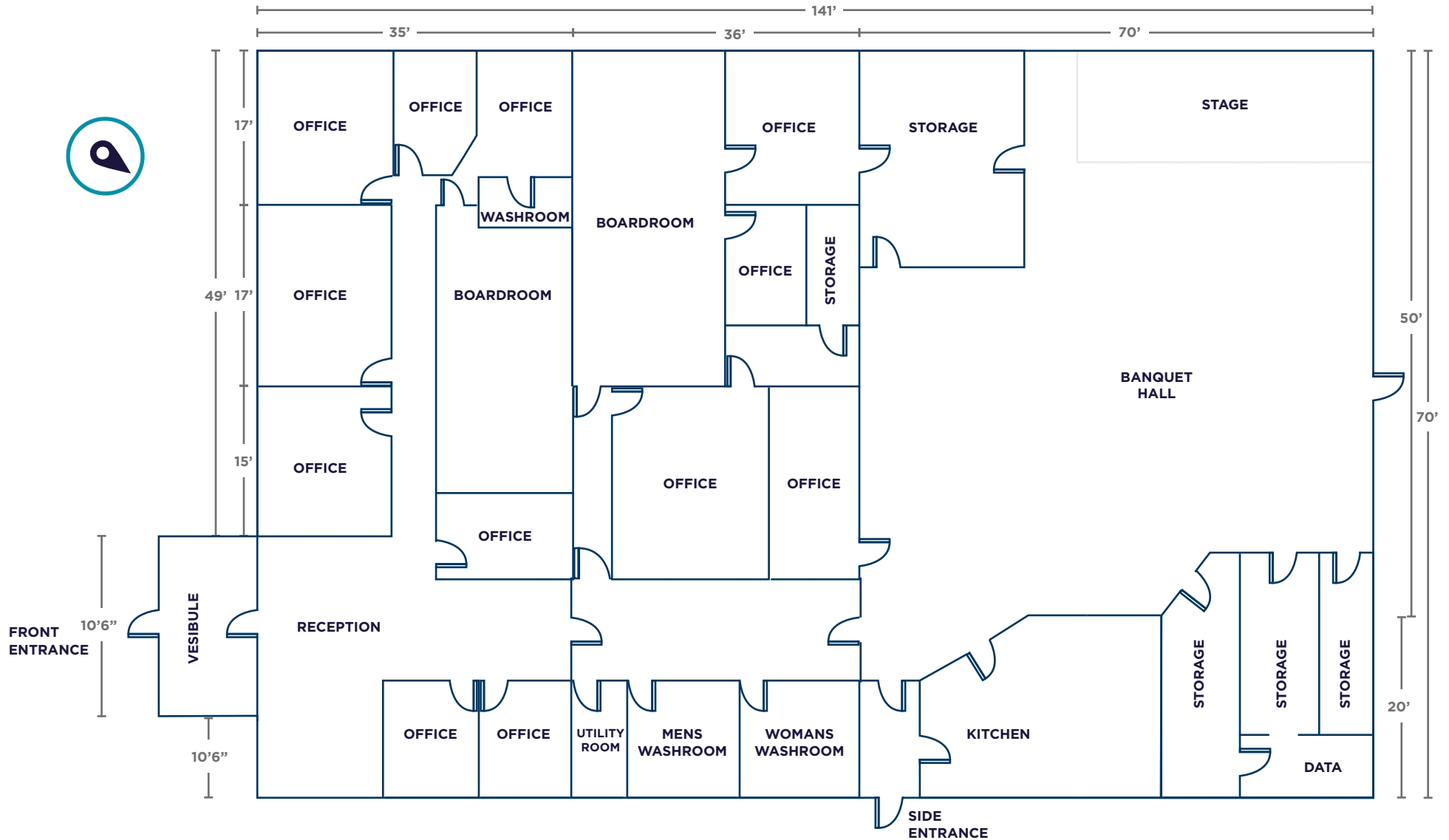
**13 MINS**  
PERIMETER HWY

**15 MINS**  
RICHARDSON INTL' AIRPORT





# FLOOR PLAN



\*ALL BUILDING MEASUREMENTS ARE APPROXIMATE AND PROVIDED FOR GENERAL INFORMATIONAL PURPOSES ONLY. ACTUAL MEASUREMENTS MAY VARY.



# AERIAL PHOTO





# PROPERTY PHOTOS





# PROPERTY PHOTOS







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