



## Industrial For Sale

### Property Name:

**Location:** 31505 Grand River Avenue

**City, State:** Farmington/F. Hills, MI

**Cross Streets:** Orchard Lake Road

**County:** Oakland

**Zoning:** C-3

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 50,646

**Available Sq. Ft.:** 50,646

### Building Type:

Built

**Available Shop Sq. Ft.:** 50,646

**Available Office Sq. Ft.:** To Suit

**Mezzanine:** N/A

**Office Dim:** N/A

**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 10' - 16'

**Grade Level Door(s):** 2

**Truckwells or Docks:** 2

**Exterior Construction:** Brick

**Structural System:** Steel

**Air-Conditioning:** No

**Heating:** HVAC

**Availability:** Immediately

**Power (Amps/Volts):** N/A

**Freestanding:** Yes

**Rail:** No

**Security:** No

**Interior:** No

**Lighting:** Fluorescent

**Bay Sizes:** N/A

**Restrooms:** Yes

**Cranes:** No

**Parking:** 110

**Year Built:** 1917

**Sprinklers:** No

**Signage:** Yes

**Exterior:** Yes

**Roof:** Flat

**Floors:** N/A

**Floor Drains:** No

**Acreage:** 3.320

**Land Dimensions:** Irregular

### PRICING INFORMATION

**Sale Price:** \$499,000 (\$9.85/sqft)

**Taxes:** \$16,797.23 (2022)

**Parcel #:** 20-23-27-478-006

**Deposit:** N/A

**Options:** N/A

**TD:** N/A

**Assessor #:** N/A

### COMMENTS

Price Reduced for quick sale. 3-story historical building in Downtown Farmington. Great loft or redevelopment opportunity. Currently multi-tenant rental income property. Possible MEDC redevelopment site.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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