

EST. **TD** 1978

**THOMAS DUKE**  
COMMERCIAL REAL ESTATE

## 23020 POWER RD FOR SALE

23020 Power Road, Farmington, MI 48336



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

**ANDREW GOBLE**

*Associate*

agoble@thomasduke.com

**ERIC SZERLAG**

*Vice President*

eszerlag@thomasduke.com



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**OFFERING SUMMARY:** 23020 Power Road | Farmington, MI 48336

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#### PROPERTY OVERVIEW

Modern, two-story professional office/commercial building with beautiful views of Rouge River and woodlands

#### OFFERING SUMMARY

Sale Price:	\$935,000
Building Size:	5,352 SF
Price / SF:	\$174.70
Year Built:	2001
Zoning:	OS - Office Service

#### PROPERTY HIGHLIGHTS

- Fantastic location just off Grand River
- Main floor is 2,600 SF and vacant
- Great traffic counts on Grand River with good visibility and signage
- Dental office downstairs occupied by a reputable dental practice, bringing in strong rental income
- Close proximity to Downtown Farmington restaurants and shopping
- Contact Broker for more details



**BUILDING/PROPERTY INFORMATION:** 23020 Power Road | Farmington, MI 48336

**BUILDING INFORMATION**

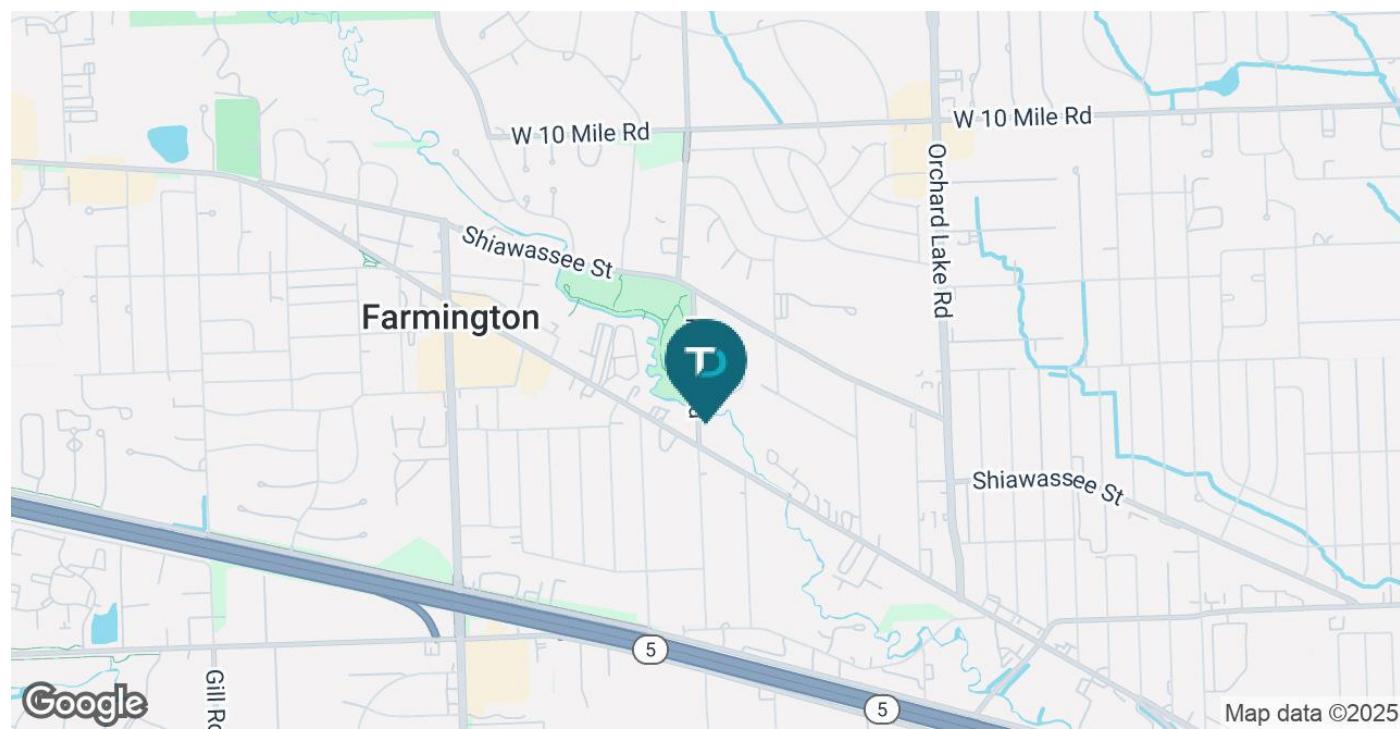
Price/SF: \$174.70  
Building Size: 5,352 SF  
Year Built: 2001  
Number of Floors: 2  
Utilities: City Water and Sanitary Sewer  
Parking Spaces: 22

**PROPERTY INFORMATION**

Lot Size: 1.53 AC  
Property Type: Office  
Property Subtype: Office Building  
2025 Summer Tax: \$12,816.89  
2024 Winter Tax: \$3,702.50  
Zoning: OS - Office Service  
Traffic Count: 12,580 Vehicles/Day on Grand River (Costar, 2022)  
Legal Description: Available upon request  
APN: 23-27-404-012

**LOCATION INFORMATION**

Located on the east side of Power Rd, just north of the Grand River intersection. Near downtown Farmington





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**ADDITIONAL PHOTOS:** 23020 Power Road | Farmington, MI 48336

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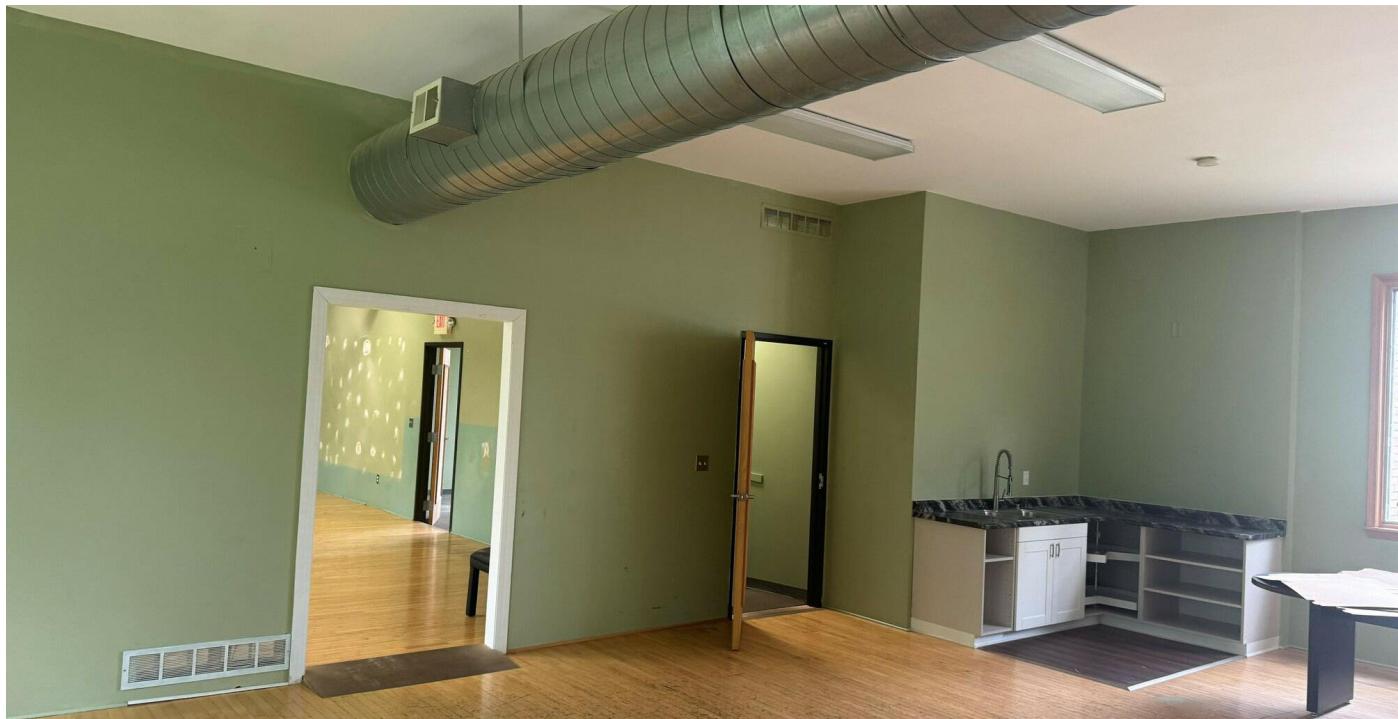
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**ADDITIONAL PHOTOS:** 23020 Power Road | Farmington, MI 48336

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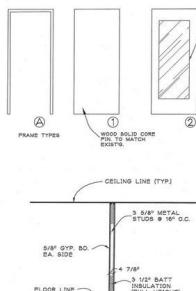
**ADDITIONAL PHOTOS:** 23020 Power Road | Farmington, MI 48336



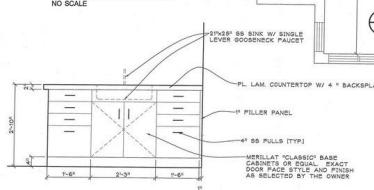
**FLOOR PLAN:** 23020 Power Road | Farmington, MI 48336

DOOR SCHEDULE							REMAIN NOT SHOWN PROVIDE AS INDICATED ON SCHEDULE	
DOOR NO.	DOOR OPENING SIZE	DOOR			PFRAME		HARDWARE	REMARKS
		TYPE	WATL	TYPE	WATL	REHDL		
100	3'-0" x 7'-0"	1	WD	A	MTL			SEE NOTE 1
101	3'-0" x 7'-0"	2	WATL	PEASE	A	MTL	■	SEE NOTE 2
102.1	3'-0" x 7'-0"	2	WATL	WATL	A	MTL	■	SEE NOTE 3 (347)
102.2	3'-0" x 7'-0"	2	WATL	WATL	A	MTL	■	SEE NOTE 4
103.1	3'-0" x 7'-0"	1	WD	A	MTL		■	SEE NOTES 4-67
103.2	3'-0" x 7'-0"	1	HM	A	MTL		■	SEE NOTE 5
104	3'-0" x 7'-0"	1	WD	A	MTL		■	SEE NOTE 1

DOOR SCHEDULE NOTES  
① EXISTING DOOR AND HARDWARE TO REMAIN  
RELOCATED PLANE DOOR, AND HARDWARE  
② PROVIDE PLANE DOOR, AND HARDWARE  
PROVIDE FRAMED OPENING ONLY. NO DOOR STOPS  
③ PROVIDE PLANE DOOR, AND HARDWARE. REMOVE LEVER HARDWARE. PROVIDE BLANKS  
OVER ABANDONED OPENINGS  
④ PROVIDE PLANE DOOR, AND HARDWARE. FINISHES TO MATCH EXISTING  
LOCKSET TO BE PUSH BUTTON TYPE SECURITY ACCESS. SCHLAGE CO-100 OR APPROVED EQUAL



## PARTITION TYPES



## BASE CABINETS ELEVATION

**FINISHES**

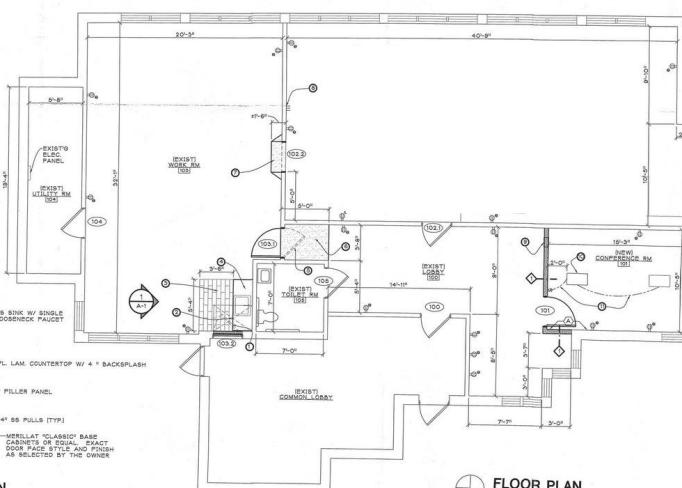
1. CARPET - MATCH EXISTING
2. VINYL BASE COPE OR APPROVED EQUAL COLOR TO BE SELECTED BY OWNER
3. VINYL PLANK FLOORING - SHAW TERRAIN GLUE DOWN W/ MATCHING VINYL TRANSITION STRIP
4. COLOR - TO BE SELECTED BY OWNER
5. PAINT - ONE COAT PRIMER - TWO FINISH COATS - SATIN FINISH



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**SHEET TITLE**

LOOR PLAN



A circular icon divided into four quadrants, with the bottom-left quadrant shaded black, representing a floor plan.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

#### GENERAL NOTES



#### LAN NOTES:



ISSUED FOR:  
OWNER REVIEW 4/6/19  
BDS/PERMITS 4/6/19

DO NOT SCALE PRINTS  
USE FIGURED DIMENSIONS ONLY  
JOB NO.  
19040  
SHEET NO.  
A-1

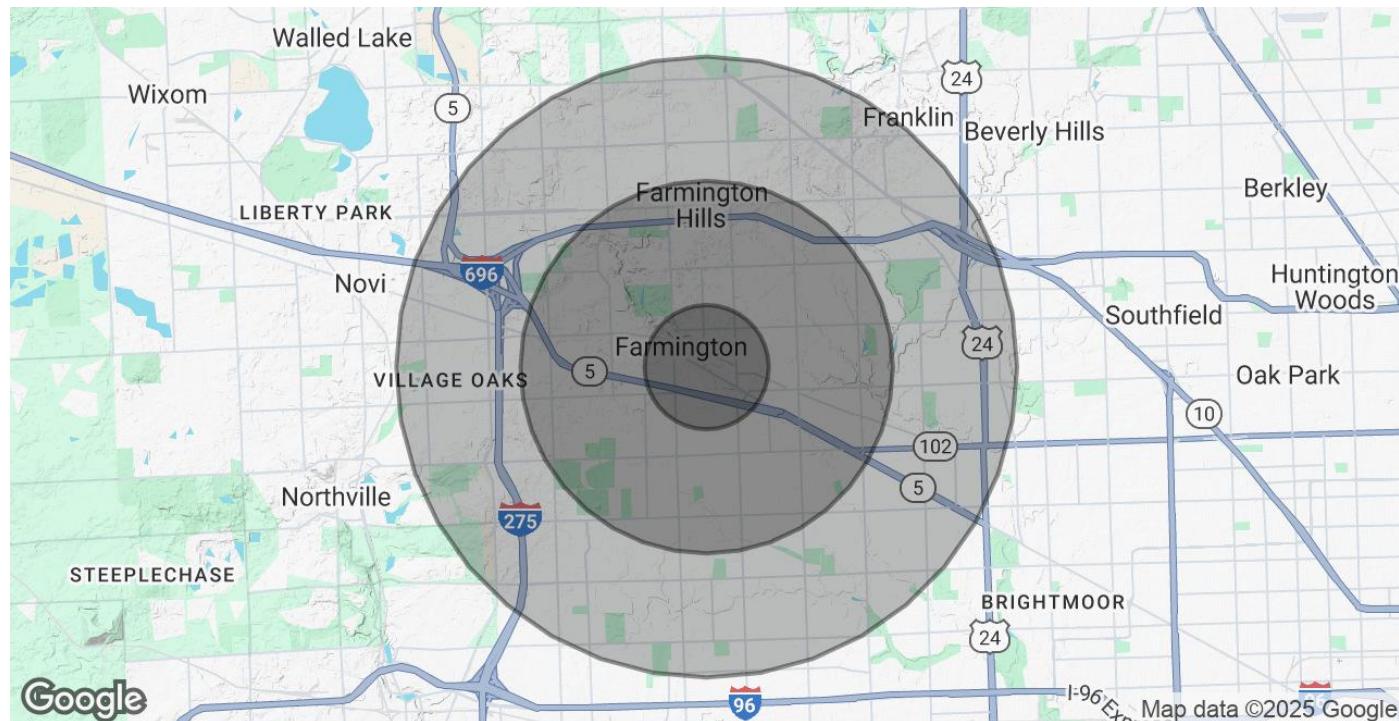


23020 POWER RD: 23020 Power Road | Farmington, MI 48336





**DEMOGRAPHICS MAP & REPORT: 23020 Power Road | Farmington, MI 48336**



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,912	76,826	204,719
Average Age	43.8	41.1	42.2
Average Age (Male)	42.1	39.6	40.9
Average Age (Female)	45.0	42.2	43.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,979	32,837	83,872
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$75,645	\$78,740	\$84,836
Average House Value	\$302,611	\$240,114	\$238,863

2020 American Community Survey (ACS)