

## 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](mailto:agoble@thomasduke.com)

**ERIC SZERLAG**

*Vice President*

[eszerlag@thomasduke.com](mailto: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**

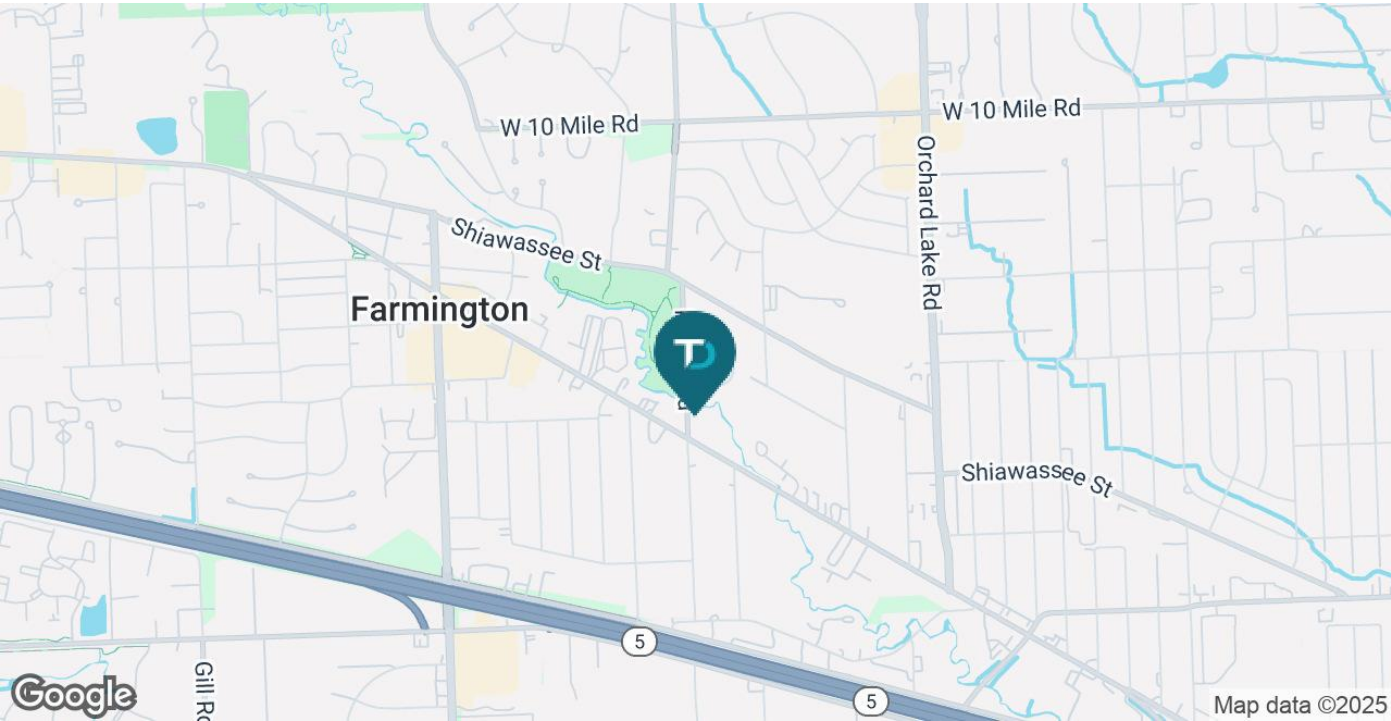
- Fantastic location just off Grand River
- Main floor is 2,600 SF and vacant
- Great traffic counts on Grand River with good visibility and signage
- Dental office downstairs occupied by a reputable dental practice, bringing in strong rental income
- Close proximity to Downtown Farmington restaurants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

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

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$174.70	Lot Size:	1.53 AC
Building Size:	5,352 SF	Property Type:	Office
Year Built:	2001	Property Subtype:	Office Building
Number of Floors:	2	2025 Summer Tax:	\$12,816.89
Utilities:	City Water and Sanitary Sewer	2024 Winter Tax:	\$3,702.50
Parking Spaces:	22	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





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

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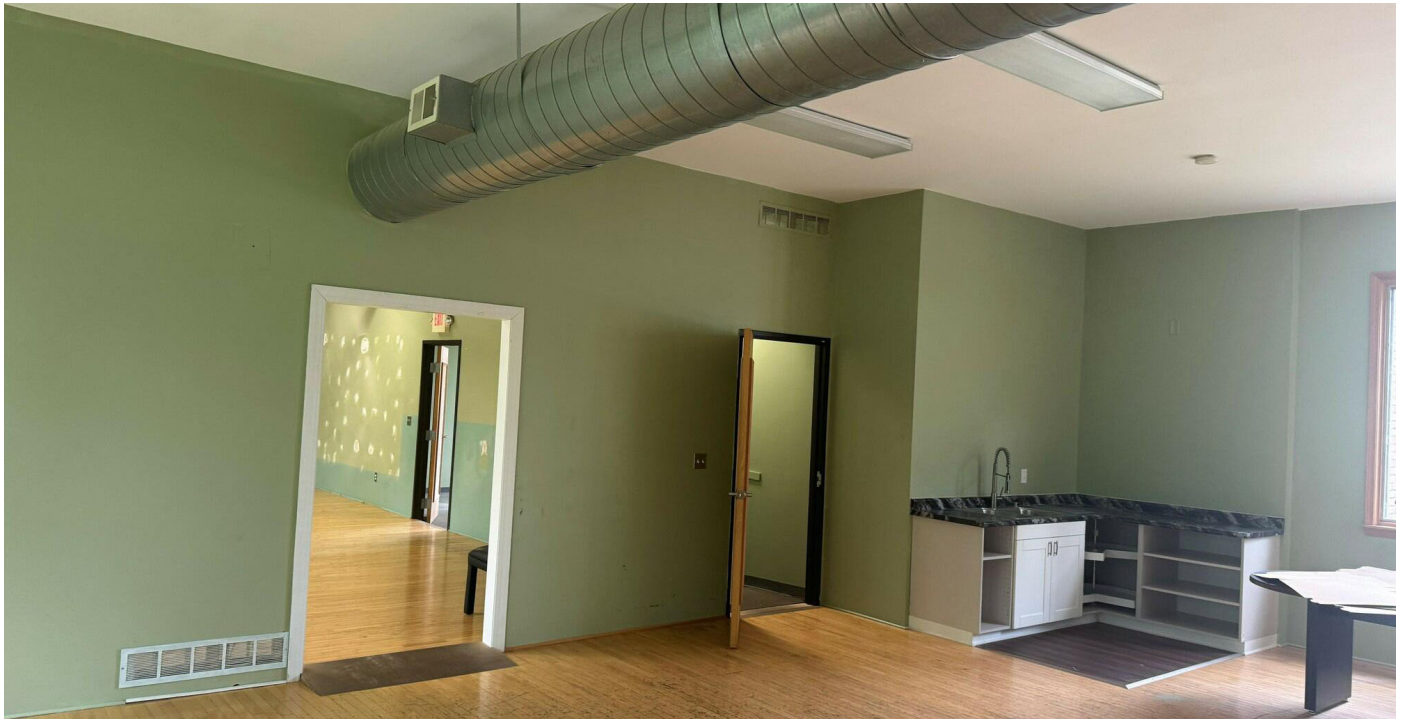
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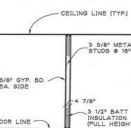
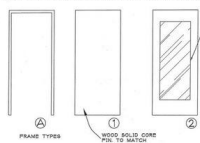
**FLOOR PLAN: 23020 Power Road | Farmington, MI 48336**

**DOOR SCHEDULE**

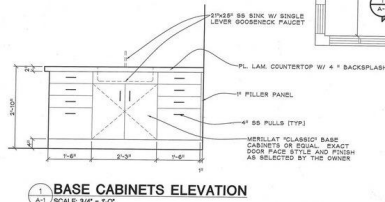
DOOR NO.	DOOR OPENING SIZE	DOOR	FRAME	FINISH	LAB.	REMARKS
100	3'-0" x 7'-0"	1	WD	A	MTL	SEE NOTE 1
101	3'-0" x 7'-0"	3	WD	A	MTL	SEE NOTE 3
102	3'-0" x 7'-0"	3	WD	A	MTL	SEE NOTE 3&4
103	3'-0" x 7'-0"	1	WD	A	MTL	SEE NOTE 4
104	3'-0" x 7'-0"	1	WD	A	MTL	SEE NOTE 4
105	3'-0" x 7'-0"	1	WD	A	MTL	SEE NOTE 4
106	3'-0" x 7'-0"	1	WD	A	MTL	SEE NOTE 4
107	3'-0" x 7'-0"	1	WD	A	MTL	SEE NOTE 4
108	3'-0" x 7'-0"	1	WD	A	MTL	SEE NOTE 4
109	3'-0" x 7'-0"	1	WD	A	MTL	SEE NOTE 4
110	3'-0" x 7'-0"	1	WD	A	MTL	SEE NOTE 4

EXISTING HARDWARE TO REMAIN NOT SHOWN. PROVIDE NEW OR OPTIONAL HARDWARE AS INDICATED ON SCHEDULE.

**DOOR SCHEDULE NOTES:**  
1. EXISTING DOOR AND HARDWARE TO REMAIN.  
2. RELOCATED FRAME DOOR AND HARDWARE.  
3. PROVIDE FRAMED GLASS DOOR GLAZING.  
4. EXISTING DOOR TO BE BOLTED CLOSED. REMOVE LEVER HARDWARE. PROVIDE BLANKS.  
5. EXISTING DOOR TO BE BOLTED CLOSED. REMOVE LEVER HARDWARE. PROVIDE BLANKS.  
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9. EXISTING DOOR TO BE BOLTED CLOSED. REMOVE LEVER HARDWARE. PROVIDE BLANKS.  
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**PARTITION TYPES**  
NO SCALE



**BASE CABINETS ELEVATION**  
SCALE: 3/4" = 1'-0"

**ROOM FINISH SCHEDULE**

ROOM	FLOOR	BASE	N. WALL	E. WALL	S. WALL	CEILING	REMARKS
100 LOBBY	CPT	MTL	PT	PT	PT	PT	SEE NOTE 1
101 CONFERENCE	CPT	MTL	PT	PT	PT	PT	SEE NOTE 1
102 WORK AREA	EX.WD	MTL	PT	PT	PT	PT	SEE NOTE 1
103 WORK AREA	EX.WD	MTL	PT	PT	PT	PT	SEE NOTE 1
104 UTILITY	EX.WD	MTL	PT	PT	PT	PT	SEE NOTE 1
105 TOILET RM	EX.WD	MTL	PT	PT	PT	PT	SEE NOTE 1

**FINISHES:**  
1. CARPET - MATCH EXISTING.  
2. VINYL BASE - ROPE OR APPROVED EQUAL COLOR TO BE SELECTED BY OWNER.  
3. VINYL PLANK FLOORING - SHAR PERMANENT BLUE DOWN W/ MATCHING VINYL TRANSITION STRIP.  
4. COLOR TO BE SELECTED BY OWNER.  
5. PAINT - ONE COAT PRIMER - TWO FINISH COATS - SATIN FINISH.

**DRAWING LEGEND**

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- DEMOLISHED CONSTRUCTION
- ALIGN
- PARTITION TYPE
- NEW FLOOR MOUNTED QUAD OUTLET
- EXISTING DUPLEX OUTLET TO REMAIN

**GENERAL NOTES:**

- CONSTRUCTION TYPE IS.
- SEE GROUP 3.
- CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR THE USE OF MICHIGAN BUILDING CODE.
- THE PROPOSED LEASE SPACE IS IN COMPLIANCE WITH MICHIGAN BUILDING CODE (MBC) LATEST EDITION.
- FIELD VERIFY ALL DIMENSIONS.
- ALL DIMENSIONS ARE CLEAN UNLESS NOTED OTHERWISE.
- CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR THE USE OF MICHIGAN BUILDING CODE (MBC) LATEST EDITION.
- EXISTING PLUMBING, HVAC AND ELECTRICAL SHALL REMAIN AND BE UTILIZED UNLESS OTHERWISE INDICATED.
- I.C. TO PROVIDE ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK REQUIRED TO COMPLETE THE PROJECT. SIZE AND LOCATIONS OF PLUMBING, MECHANICAL AND ELECTRICAL FIXTURES AND FITTINGS ARE SHOWN ON THESE DOCUMENTS FOR DESIGN CHARACTERISTICS AND LAYOUT PREFERENCE ONLY.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTORS TO PROVIDE ALL WARRANTIES AND MATERIALS DURING INSTALLATION.

**LAN NOTES:**

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**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**Jeffery & Scott architects p.c.**  
32306 grand river ave.  
suite 200  
farmington, MI 48336  
248-478-8003  
JSCOTT@JSCOTTARCH.COM

**QUALITY PLUS PHARMACY**  
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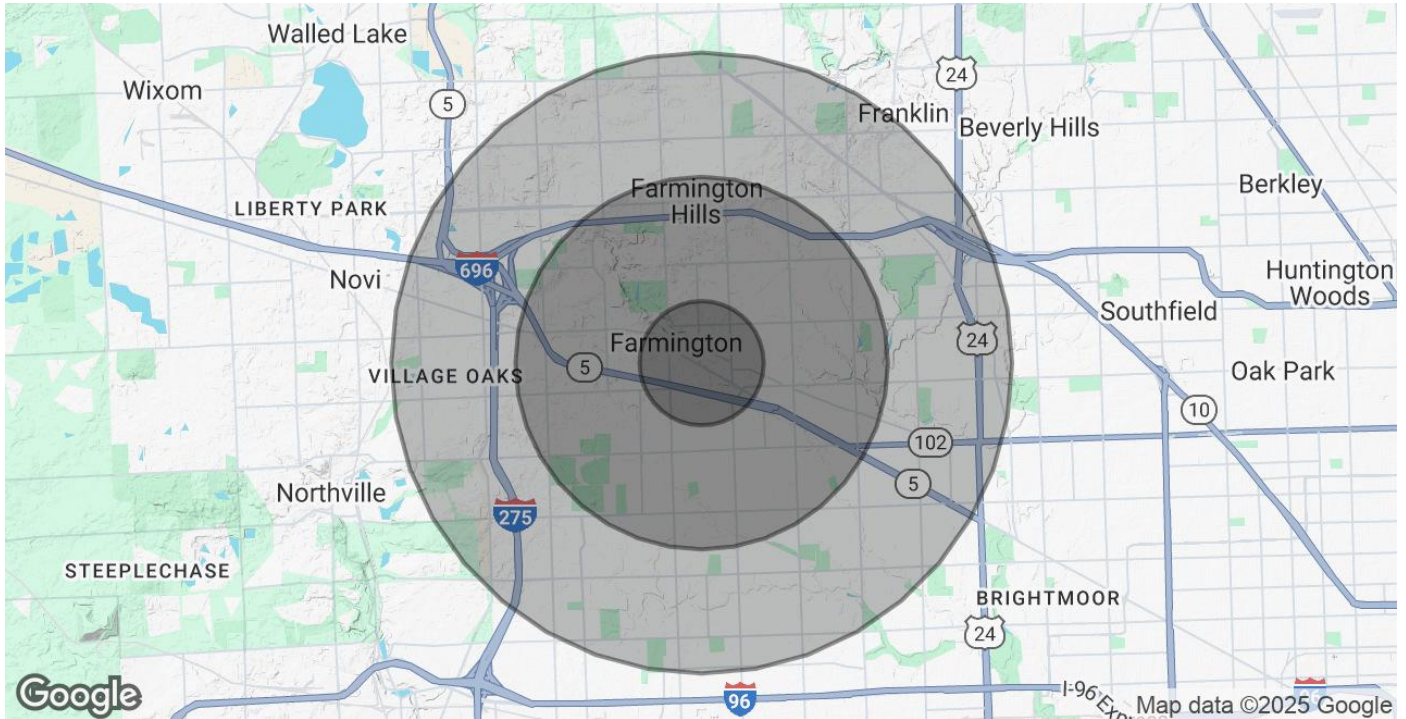


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## DEMOGRAPHICS MAP & REPORT: 23020 Power Road | Farmington, MI 48336



### POPULATION

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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)