

LAND PROPERTY // FOR SALE

1.1-ACRE COMMERCIAL PARCEL ON GRAND RIVER AVE

29033 GRAND RIVER AVE
FARMINGTON, MI 48336



- Mixed-use or Commercial
- 101' of Grand River frontage
- Auto Row
- All utilities to the site
- City incentives available
- 35,000 Vehicles per day



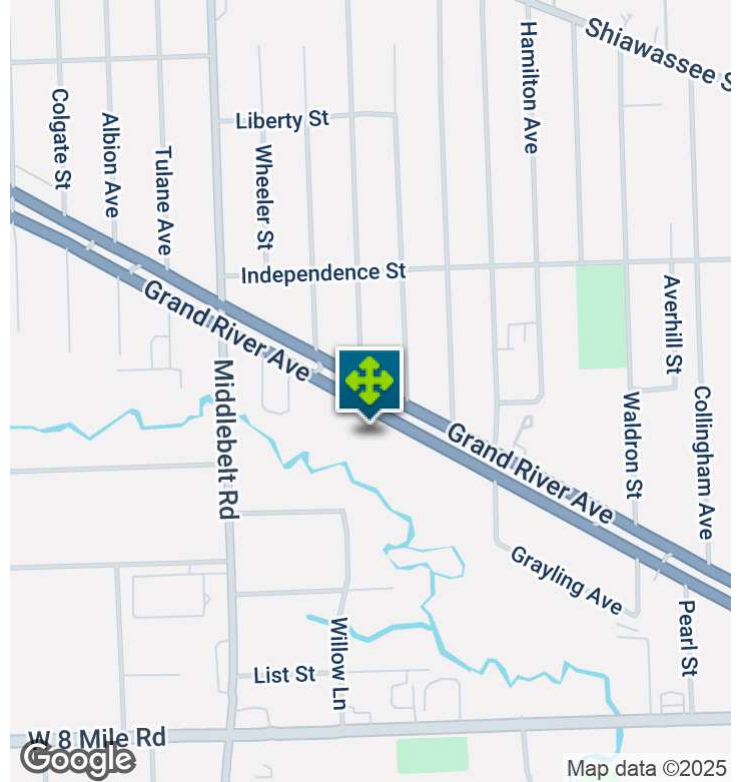
P.A. COMMERCIAL
Corporate & Investment Real Estate

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248.358.0100
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29033 GRAND RIVER AVE, FARMINGTON, MI 48336 // FOR SALE

EXECUTIVE SUMMARY



Sale Price

\$250,000

OFFERING SUMMARY

Lot Size: 1.1 Acres

Price / Acre: \$227,273

Zoning: B-3

Market: Detroit

Submarket: Farmington / Farmington Hills

Traffic Count: 35,500

PROPERTY OVERVIEW

Development parcel for mixed-use or commercial with a drive-thru. Many incentives are available from Corridor Improvement Authority. City water and sewer are available and the lot has one curb cut.

LOCATION OVERVIEW

Located just east of Middlebelt Rd, on the south side of M-5 / Grand River Ave. Grand River is the primary connector for Livonia and Redford to the western suburbs.

PROPERTY HIGHLIGHTS

- Mixed-use or Commercial
- 101' of Grand River frontage
- All utilities to the site
- City incentives available
- 35,000 vehicles per day



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PROPERTY DETAILS



| | |
|------------|-----------|
| Sale Price | \$250,000 |
|------------|-----------|

PROPERTY INFORMATION

| | |
|----------------------|-------------------------------|
| Property Type | Land |
| Property Subtype | Commercial |
| Zoning | B-3 |
| Lot Size | 1.1 Acres |
| APN # | 22-23-36-306-013 |
| Lot Frontage | 101.6 ft |
| Lot Depth | 487.62 ft |
| Corner Property | Land |
| Traffic Count | 35,500 |
| Traffic Count Street | Grand River Ave |
| Amenities | Water and sewer are available |
| Waterfront | Yes, Rouge River |
| Rail Access | No |
| Topography | Level |

PARKING & TRANSPORTATION

| | |
|----------------|----|
| Street Parking | No |
|----------------|----|

UTILITIES & AMENITIES

| | |
|---------------|-----|
| Gas / Propane | Yes |
| Water | Yes |
| Sewer | Yes |

LOCATION INFORMATION

| | |
|---------------------|-----------------------------------|
| Street Address | 29033 Grand River Ave |
| City, State, Zip | Farmington, MI 48336 |
| County | Oakland |
| Market | Detroit |
| Sub-market | Farmington / Farmington Hills |
| Cross-Streets | Grand River Ave and Middlebelt Rd |
| Side of the Street | South |
| Signal Intersection | Yes |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | I-275 and I-96 |

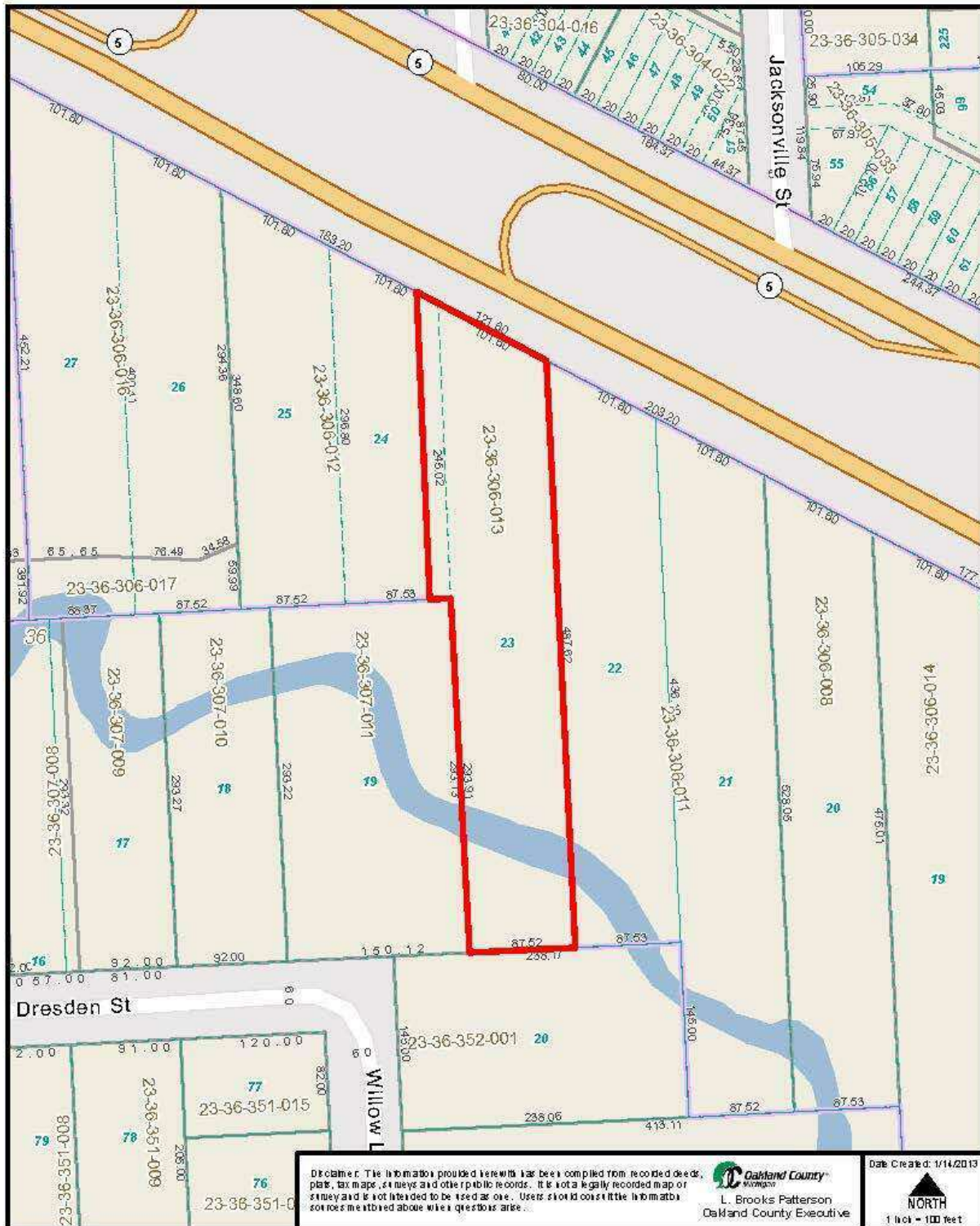
BUILDING INFORMATION

| | |
|----------------|----------|
| Number of Lots | 1 |
| Best Use | Car Wash |

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ADDITIONAL PHOTOS

29033 Grand River



Oakland County One Stop Shop 2100 Pontiac Lake Road, Bldg. 41 West Warren Rd., Farmington, MI 48336 Phone: 248-558-0730 Web: <http://www.oakgov.com/oss>



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ADDITIONAL PHOTOS

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

Admin and Enforcement

34-3.1.25

B-3 General Business District

A. INTENT

The B-3 general business districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local business district or the community business district.

i User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the required conditions in **Section 34-3.11**

- i. **Retail businesses** § 34-4.29
- ii. Personal service establishments which perform services on the premises
- iii. **Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer** § 34-4.25
- iv. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- v. Medical office including clinics^m
- vi. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
- vii. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- viii. Nursery schools, day nurseries, and day care centers
- ix. Mortuary establishments
- x. Dance hall or catering hall when conducted within a completely enclosed building
- xi. Tire, battery and accessory sales
- xii. New or used car salesroom, showroom or office when the main use is carried on within a building with open air display of vehicles as accessory
- xiii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies
- xiv. Lawn mower sales or service
- xv. Private clubs^m or lodge halls
- xvi. Data processing, computer centers
- xvii. Restaurants^m, including fast food or carryout restaurants
- xviii. Other uses similar to the above uses
- xix. Accessory structures and uses customarily incident to any of the above uses
- xx. **Theaters, assembly halls, concert halls or similar places of assembly** § 34-4.44
- xxi. Churches
- xxii. Business schools and colleges or private schools operated for profit
- xxiii. The following uses are subject to review and approval of the site plan by the planning commission:
 - a. **Motel**^m § 34-4.34
 - b. **Drive-in restaurants**^m § 34-4.35

B. PRINCIPAL PERMITTED USES (cont.)

- c. **Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products** § 34-4.36
- d. **Business in the character of a drive-in or open front store** § 34-4.37
- e. **Gasoline service stations**^m § 34-4.28
- f. **Veterinary hospitals or commercial kennels** § 34-4.26
- g. **Bus passenger stations** § 34-4.38
- h. **Commercially used outdoor recreational space for children's amusement parks, carnivals, miniature golf courses, tennis courts** § 34-4.39
- i. **Automobile repair**^m § 34-4.31
- j. **Vehicle Wash** § 34-4.40
- k. **Indoor Recreation Facilities** § 34-4.19
- l. Public buildings, public utility^m buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
- m. **Outdoor space for seating areas accessory to a restaurant** § 34-4.32
- n. **Cellular tower**^m and **cellular antennae**^m § 34-4.24
- o. **Indoor health and fitness studio and instructional dance studios** § 34-4.58.1

C. SPECIAL APPROVAL USES

The following uses are permitted subject to the required conditions in **Section 34-3.11**

- i. **Coin-operated amusement device arcades**^m, **billiard parlors or other similar indoor recreation uses** § 34-4.19.4
- ii. **Establishments with coin-operated amusement devices**^m § 34-4.33

D. ACCESSORY USES

- i. **Electric vehicle**^m **infrastructure** § 34-4.55
- ii. **Fabrication, repair, and processing of goods** § 34-4.56

J. Vehicle Wash



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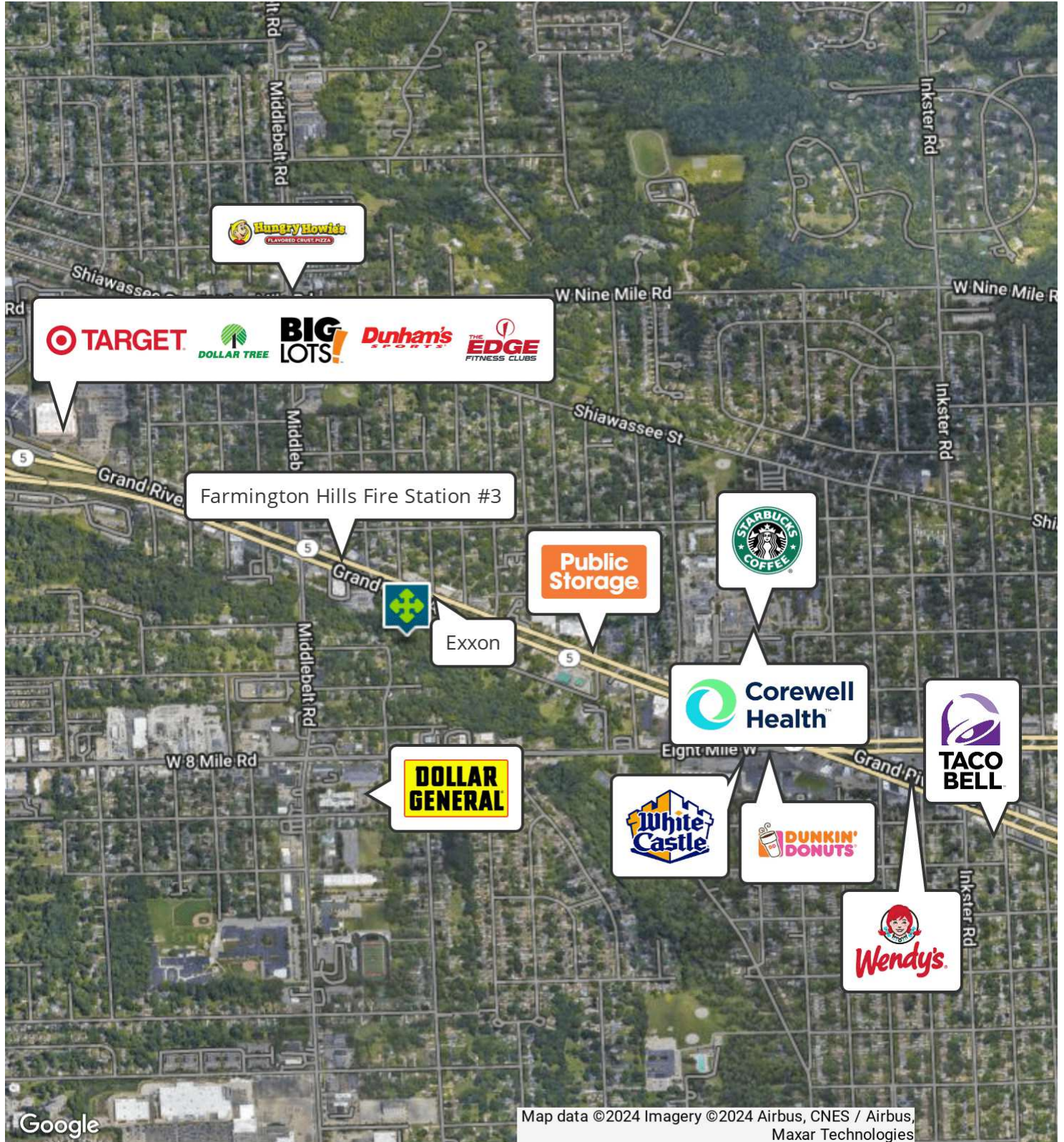
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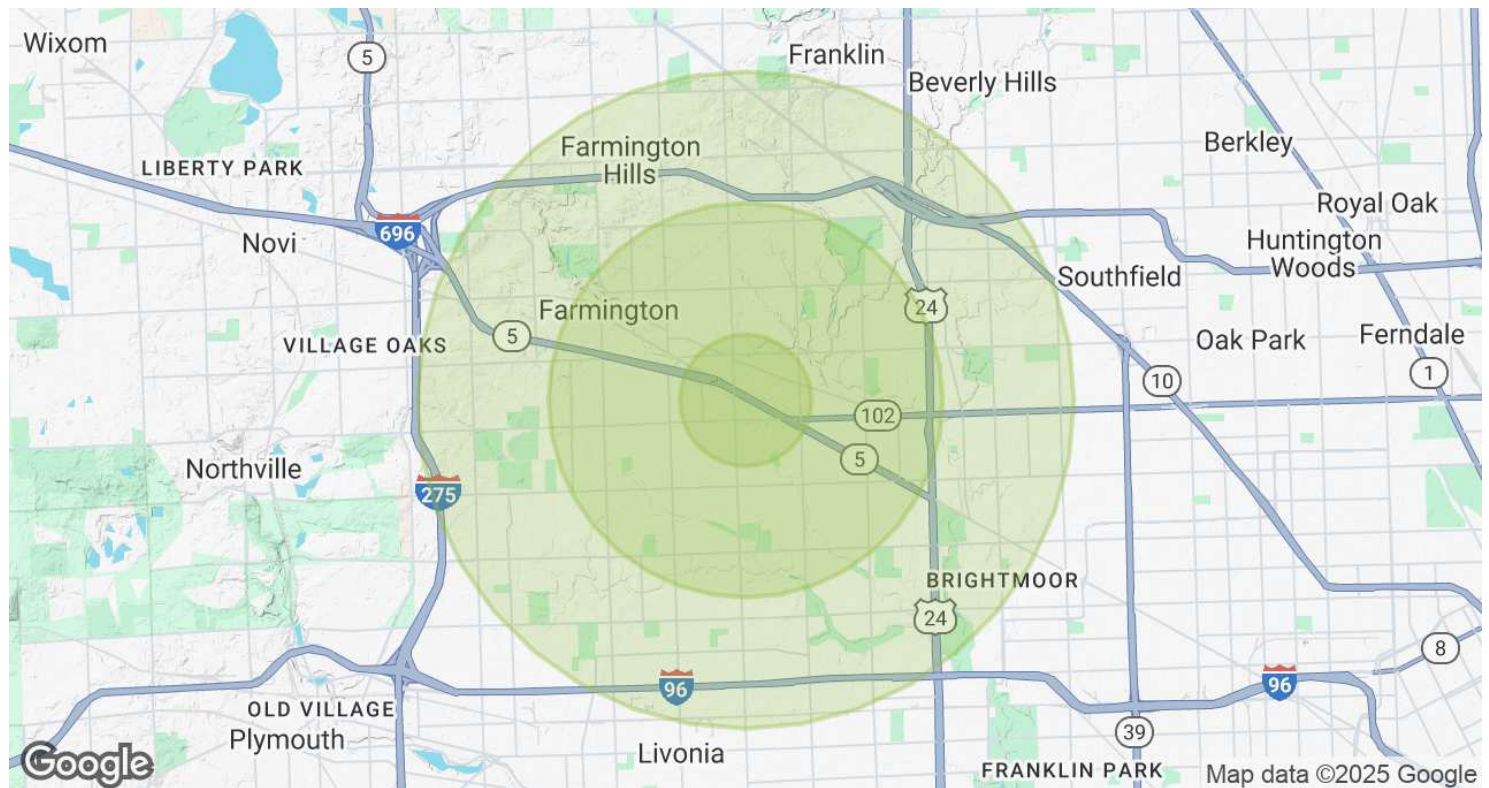
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,035 | 81,473 | 226,557 |
| Average Age | 44.3 | 43.3 | 42.5 |
| Average Age (Male) | 42.8 | 41.1 | 40.4 |
| Average Age (Female) | 44.8 | 45.2 | 44.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,848 | 36,194 | 103,575 |
| # of Persons per HH | 2.1 | 2.3 | 2.2 |
| Average HH Income | \$67,740 | \$76,596 | \$79,474 |
| Average House Value | \$125,628 | \$158,707 | \$161,975 |

2020 American Community Survey (ACS)

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CONTACT US



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