

# PRIME BUILDING // FOR SALE

## PRIME RETAIL SPACE IN DOWNTOWN FARMINGTON

33409 - 33425 GRAND RIVER AVE FARMINGTON MI 48335



### OFFERING SUMMARY

PROPERTY TYPE: RETAIL, SERVICE, BAR, OFFICE

SIZE: 11,400 SQUARE FEET

PRICE: \$1,600,000

PRICE / SQ FT \$140.35

ZONING: CBD: Central Business District

FLOORS: ONE & TWO STORY

ENTRANCES: FRONT & REAR

PARKING: 14 SHARED & CITY PARKING LOTS

### PROPERTY OVERVIEW

Prime retail space in historic Downtown Farmington

### PROPERTY HIGHLIGHTS

- GRAND RIVER STREET FRONTAGE
- PRIVATE AND PUBLIC PARKING
- REAR ENTRYS FOR EASY ACCESS TO PUBLIC LOT
- FINISHED BASEMENT SUITES IN TWO STORY BLDG
- LIQUOR LICENSE AVAILABLE FOR BAR SPACE
- THRIVING DOWNTOWN DISTRICT
- NEW PARK ACROSS THE STREET

Exceptional investor or owner/user opportunity in the heart of Farmington's thriving Downtown. This mixed-use property includes two parcels 33409-33419 and 33423-33425 Grand River Avenue with a combination of office, retail, service, and entertainment/leisure spaces for diversified income. 14 reserved spaces with a large adjacent municipal lot.

**Todd Craft**  
Associate Broker  
248-470-5328

[ToddCraft@CityLifeMI.com](mailto:ToddCraft@CityLifeMI.com)



**33608 Grand River Ave**  
**Farmington MI 48335**  
**248-661-8800**

[CityLifeMI.com](http://CityLifeMI.com)

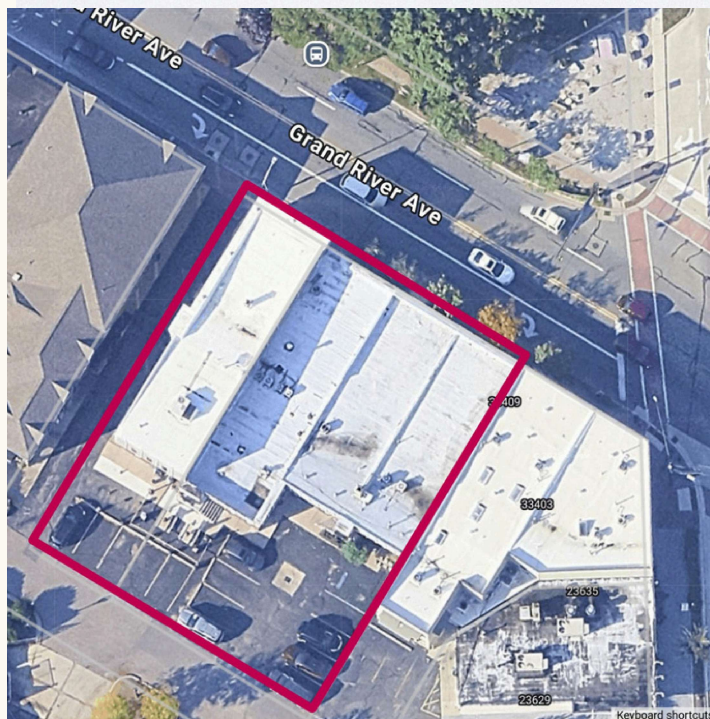
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## LOCATION

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Prime Grand River Avenue frontage ensures excellent visibility in a highly walkable downtown surrounded by restaurants, shops, parks, and cultural attractions, with easy access to major freeways. Downtown Farmington is nationally recognized for the growth and improvements of its vibrant central business district, as well as for the year-round events that draw consistent foot traffic including more than six million visitors from spring through fall 2024, according to statistics from Oakland County.

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## ADDITIONAL PHOTOS - CIGAR BAR FOR LEASE

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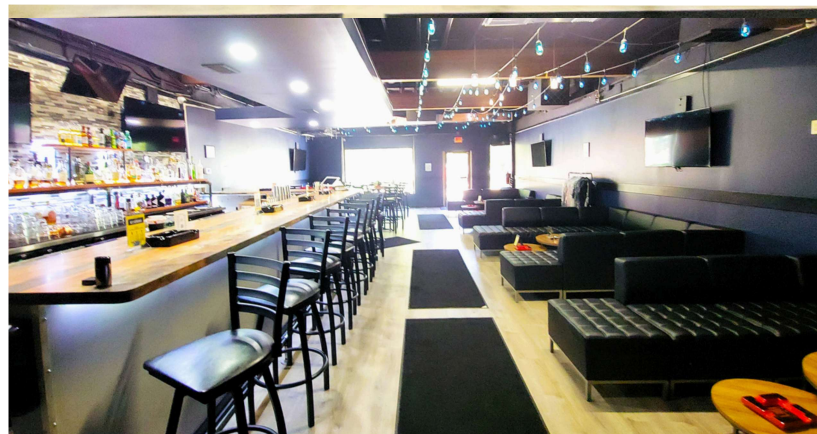
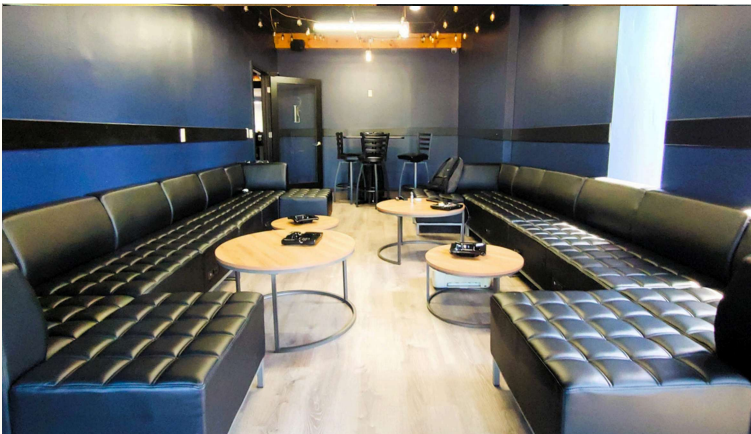
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# PRIME BUILDING // AVAILABLE LEASE

**OWNER OCCUPIED SPACE AVAILABLE WITH LIQUOR  
LICENSE - FORMERLY LOFT CIGAR LOUNGE & BAR**

**33419 GRAND RIVER AVE FARMINGTON MI 48335**



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