

OFFICE PROPERTY // FOR SALE

PRIME INVESTMENT OPPORTUNITY IN DOWNTOWN FARMINGTON

33505 STATE ST

FARMINGTON, MI 48335



- Multi-tenant office investment opportunity
- NOI of \$40,0000 | 7.27% Cap Rate | 95% occupied
- All major building systems have been replaced
- Recently updated throughout including restrooms
- Abundant parking
- Great location in walkable Farmington
- Easy to lease & manage for new or experienced investors



P.A. COMMERCIAL
Corporate & Investment Real Estate

33505 State St

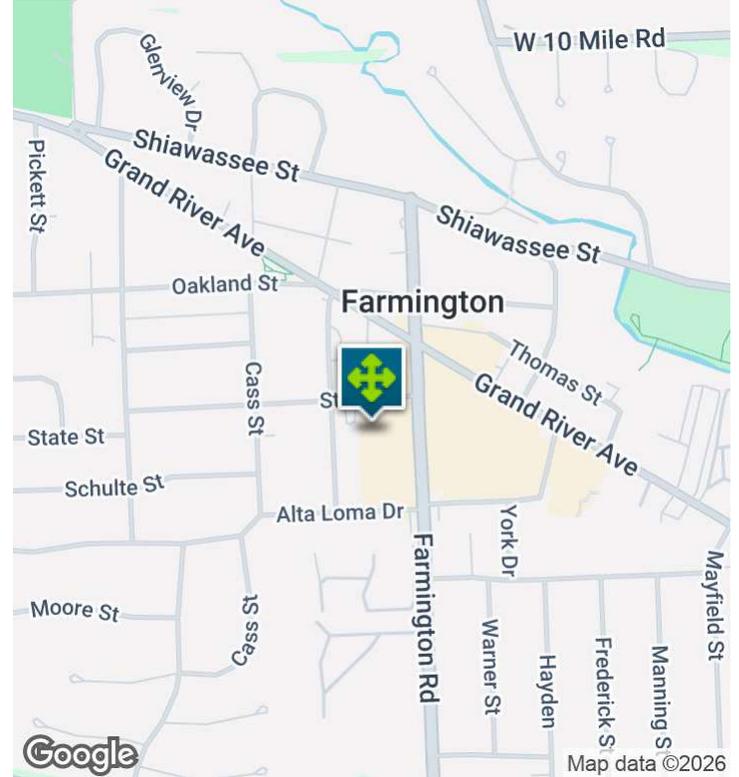
26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100

pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

33505 STATE ST, FARMINGTON, MI 48335 // FOR SALE



Sale Price	\$550,000
-------------------	------------------

OFFERING SUMMARY

Building Size:	4,560 SF
Lot Size:	0.3 Acres
Price / SF:	\$120.61
Cap Rate:	7.27%
NOI:	\$40,000
Year Built:	1973
Renovated:	2024
Zoning:	OS Office Service
Market:	Detroit
Submarket:	Farmington / Farm Hills
Traffic Count:	16,155

PROPERTY OVERVIEW

Multi-tenant office building located in the heart of walkable Downtown Farmington. The property features smaller, fully leased suites that are easy to manage and consistently in demand. Boasting a strong NOI of \$40,000 and an impressive 7.27% Cap Rate, the property enjoys a remarkable 95% occupancy. Built in 1973 and recently renovated in 2024, ownership has invested in significant capital improvements, including replacement of all major building systems and updated restrooms, ensuring a seamless investment for both new and experienced investors.

The building benefits from a highly favorable parking arrangement with the City of Farmington. An adjacent parcel provides public parking, and the city maintains the on-site lot to the same standard—handling cleaning, snow removal, salting, lighting, striping as needed, and general maintenance.

LOCATION OVERVIEW

Excellent location in desirable downtown Farmington. With a vibrant business community and strong local economy, the area provides a compelling environment for commercial real estate investment.



33505 State St

Dan Blugerman, CCIM SENIOR ASSOCIATE

D: 248.987.5418 | C: 248.987.5418

dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY DETAILS

33505 STATE ST, FARMINGTON, MI 48335 // FOR SALE

Sale Price	\$550,000
------------	-----------

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Executive Suites
Zoning	OS Office Service
Lot Size	0.3 Acres
APN #	23-28-280-004
Traffic Count	16155
Traffic Count Street	Farmington Rd
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	57

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Leed Certified	No
Gas / Propane	Yes

LOCATION INFORMATION

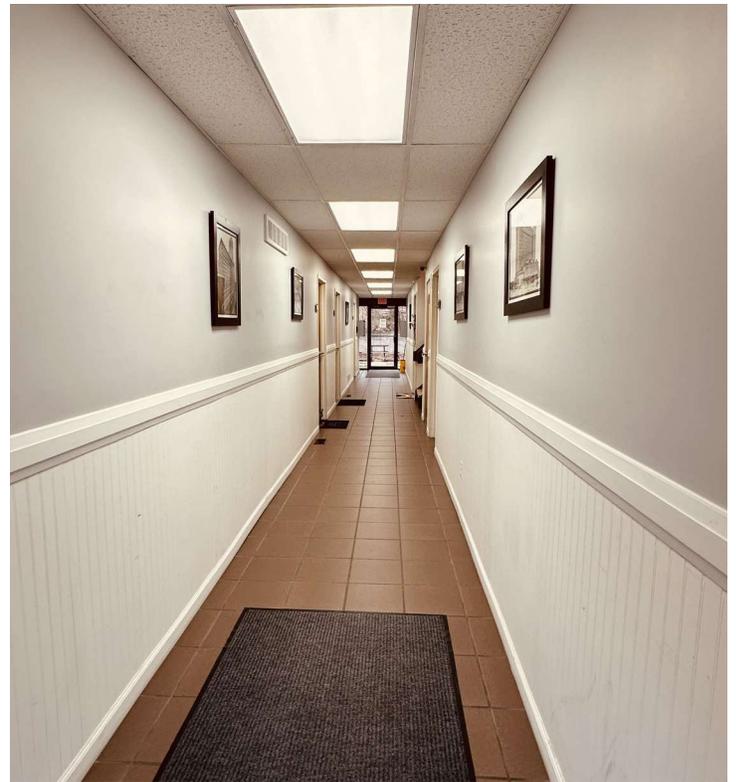
Street Address	33505 State St
City, State, Zip	Farmington, MI 48335
County	Oakland
Market	Detroit
Sub-market	Farmington / Farm Hills
Cross-Streets	Farmington Rd & State St
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	I-96

BUILDING INFORMATION

Building Size	4,560 SF
NOI	\$40,000.00
Cap Rate	7.27
Building Class	B
Occupancy %	95.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	2,280 SF
Year Built	1973
Year Last Renovated	2024
Construction Status	Existing
Condition	Excellent

ADDITIONAL PHOTOS

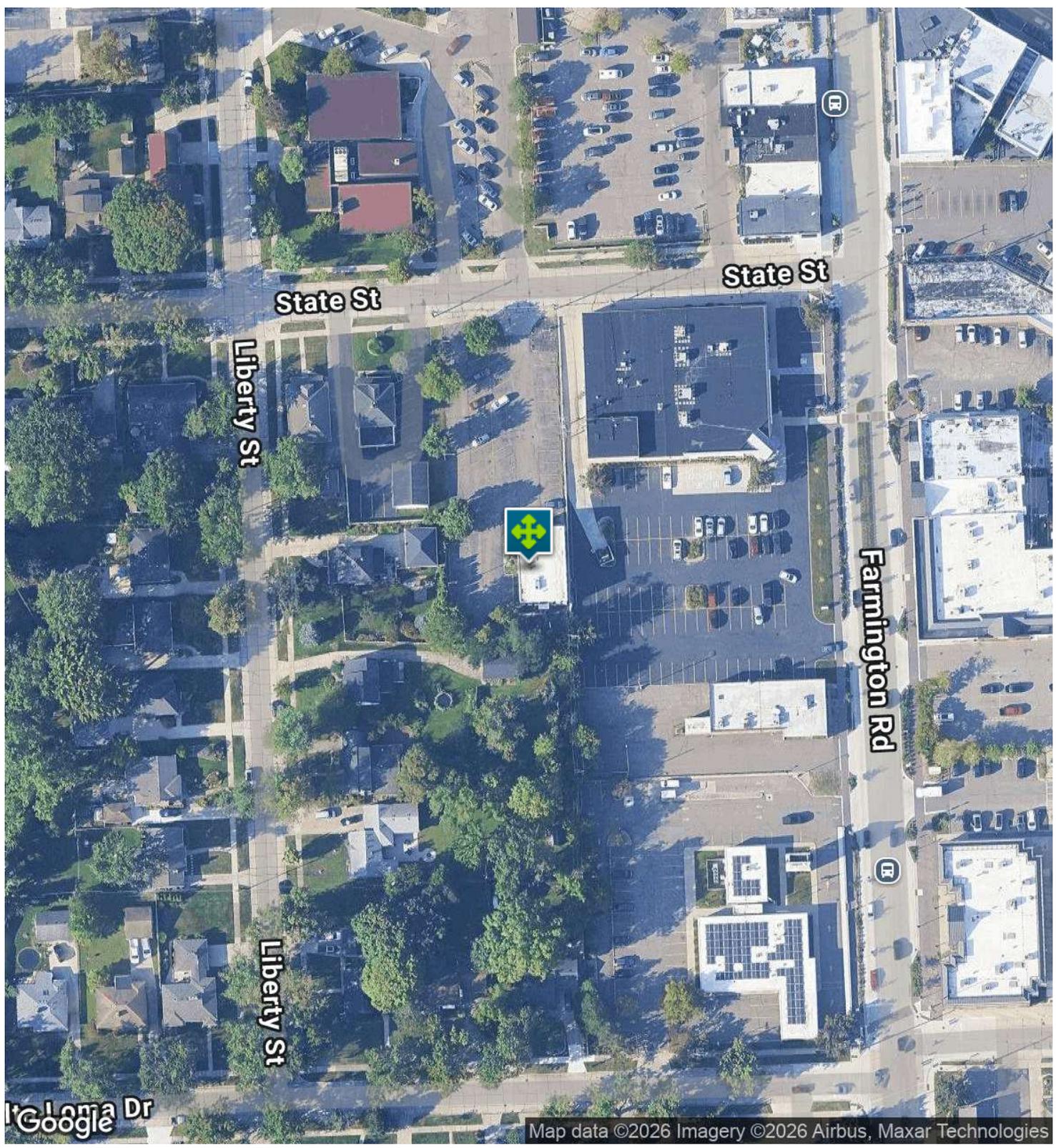
33505 STATE ST, FARMINGTON, MI 48335 // FOR SALE



33505 State St

AERIAL MAP

33505 STATE ST, FARMINGTON, MI 48335 // FOR SALE



Google Loma Dr

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



P.A. COMMERCIAL
Corporate & Investment Real Estate

33505 State St

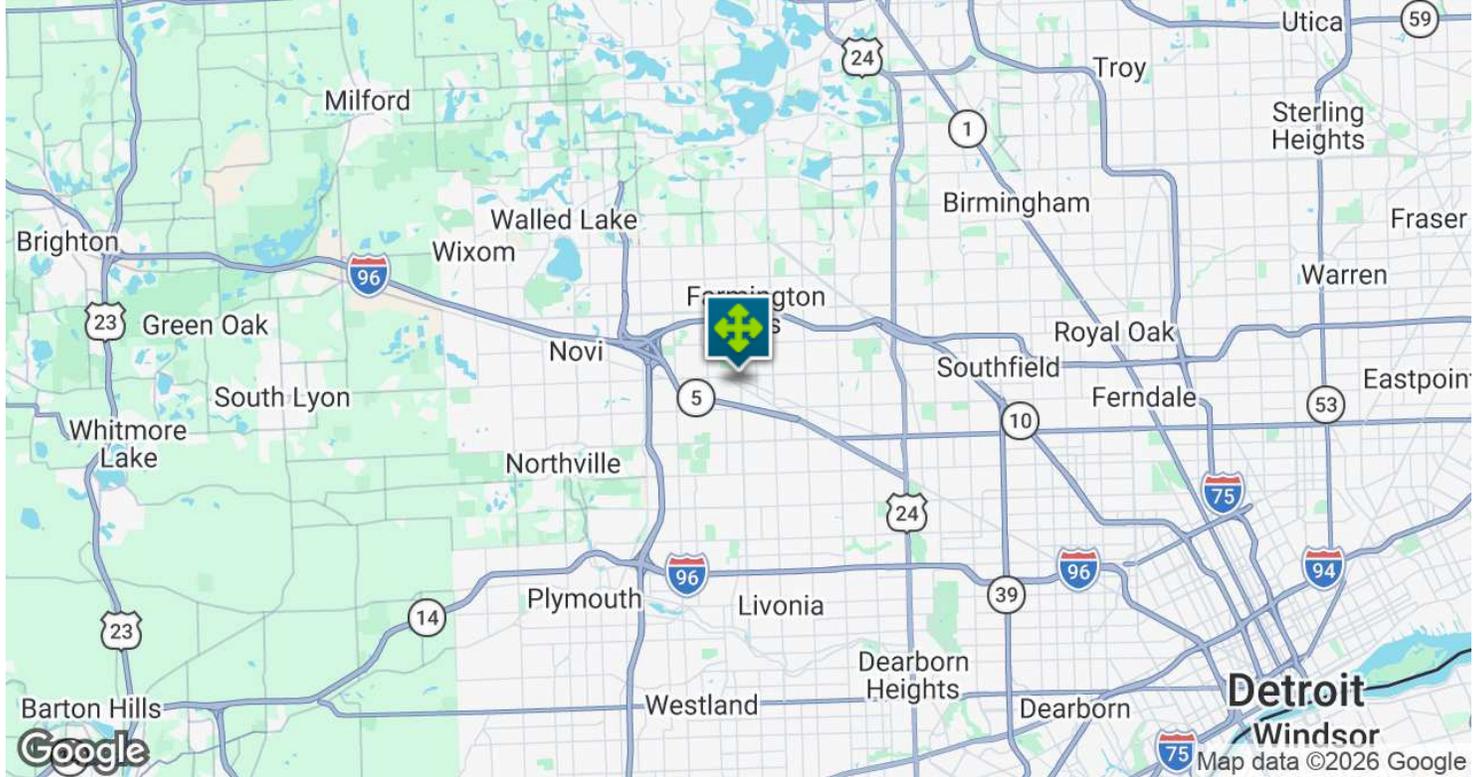
Dan Blugerman, CCIM SENIOR ASSOCIATE
D: 248.987.5418 | C: 248.987.5418
dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

33505 State St

LOCATION MAP

33505 STATE ST, FARMINGTON, MI 48335 // FOR SALE

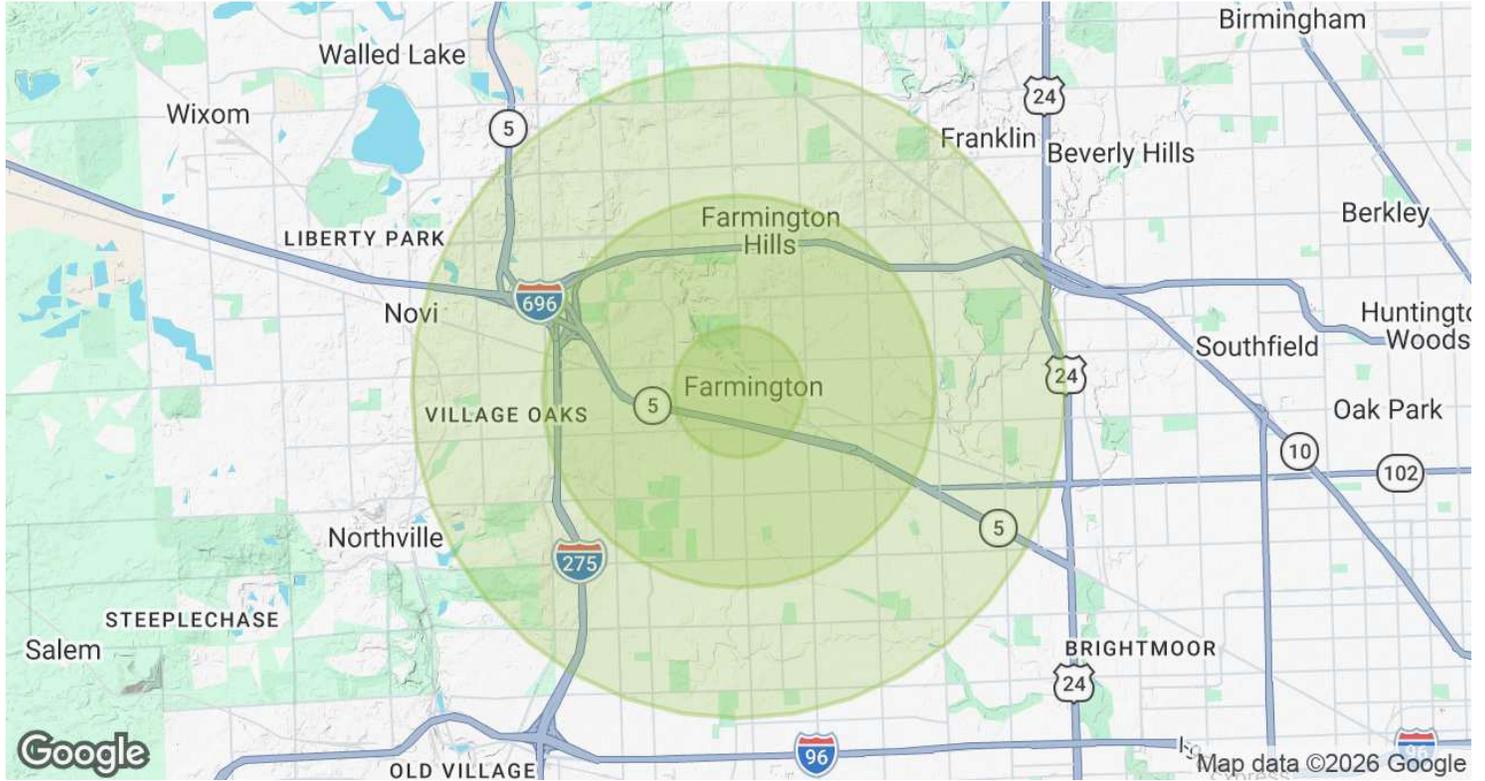


33505 State St

33505 State St

DEMOGRAPHICS MAP & REPORT

33505 STATE ST, FARMINGTON, MI 48335 // FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,808	76,966	205,504
Average Age	46.9	43.5	44.9
Average Age (Male)	43.8	40.7	43.2
Average Age (Female)	50.7	45.5	46.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,757	33,655	88,437
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$115,856	\$120,856	\$117,665
Average House Value	\$275,754	\$309,118	\$306,553

2023 American Community Survey (ACS)

CONTACT US

33505 STATE ST, FARMINGTON, MI 48335 // FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:



Dan Blugerman, CCIM
SENIOR ASSOCIATE

D: 248.987.5418

C: 248.987.5418

dan@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.