

## 33431 GRAND RIVER AVE

33431 Grand River Ave, Farmington, MI 48335



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

**STEVE VALLI**

*Partner*

[svalli@thomasduke.com](mailto:svalli@thomasduke.com)

**ERIC SZERLAG**

*Vice President*

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



---

**OFFERING SUMMARY:** 33431 Grand River Ave | Farmington, MI 48335

---



**PROPERTY OVERVIEW**

2 Story Retail Building in the heart of Downtown historic Farmington, Michigan.

**OFFERING SUMMARY**

Sale Price:	\$1,740,000
Building Size:	10,138 SF
Price / SF:	\$171.63
Year Built:	1900
Zoning:	CBD - Central Business District

**PROPERTY HIGHLIGHTS**

- Complete renovation top to bottom in 1987
- Grand River Ave frontage
- Elevator
- New furnaces 2023
- New Roof 2015
- City Parking lot
- Adjacent to Farmington Police Station
- Located in the heart of Downtown Farmington

**BUILDING/PROPERTY INFORMATION:** 33431 Grand River Ave | Farmington, MI 48335

**BUILDING INFORMATION**

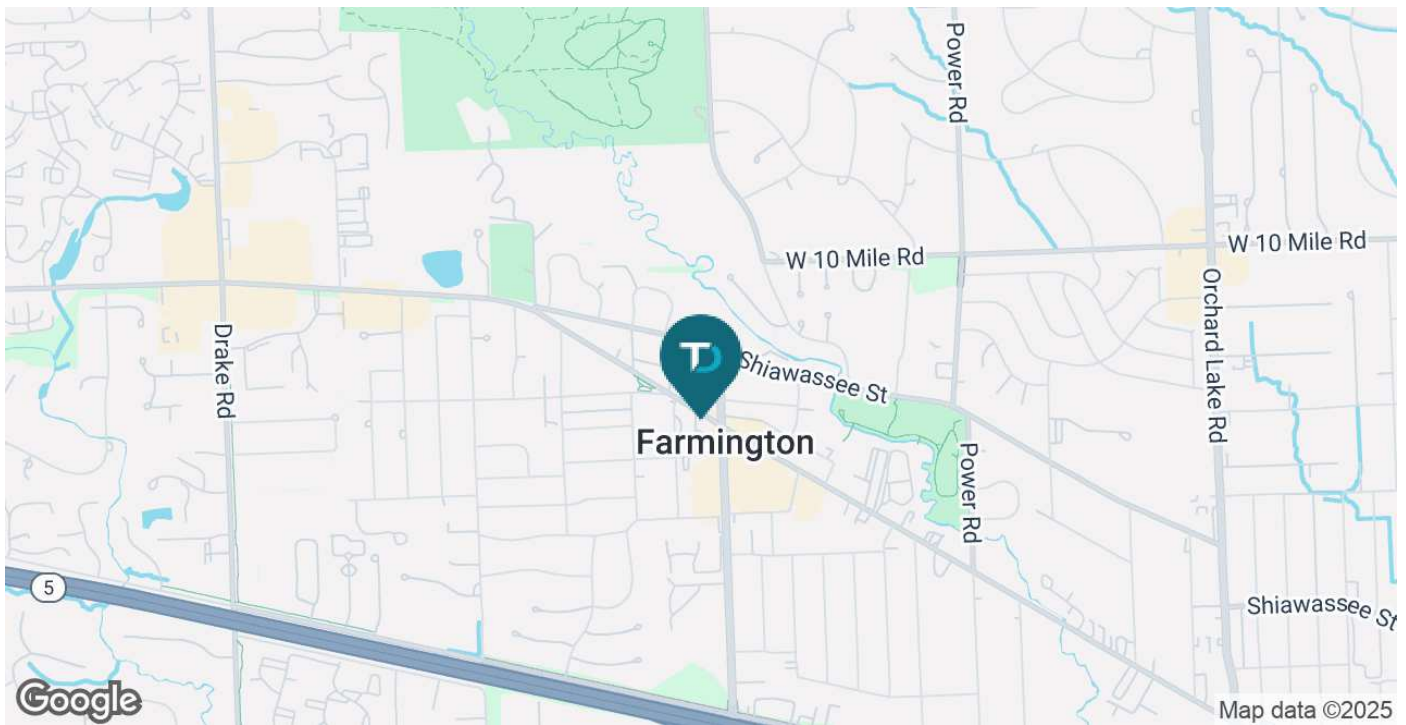
PRICE REDUCED! WAS:	\$1,790,000
NOW:	\$1,740,000
Price / SF:	\$171.63
Building Size:	10,138 SF
First Floor:	5,702 SF
Second Floor:	4,436 SF
Year Built:	1900
Year Renovated:	1987
Number of Floors:	2
Utilities:	City Water & Sanitary Sewer
Parking Spaces:	City Parking

**PROPERTY INFORMATION**

Lot Size:	0.137 Acres
Property Type:	Office
Property Subtype:	Office Building
2024 Taxes:	Summer - \$21,883.07 Winter - \$7,663.14
Zoning	CBD - Central Business Distri
Traffic Count:	Grand River Ave - 12,534 vpd Farmington Rd - 12,201 vpd
Legal Description:	Available Upon Request
APN:	20-23-28-278-002

**LOCATION INFORMATION**

Located on the South side of Grand River Ave, Northwest of Grand River & Farmington Rd intersection.





**EXTERIOR PHOTOS:** 33431 Grand River Ave | Farmington, MI 48335

---





**EXTERIOR PHOTOS:** 33431 Grand River Ave | Farmington, MI 48335

---





---

**INTERIOR PHOTOS:** 33431 Grand River Ave | Farmington, MI 48335

---

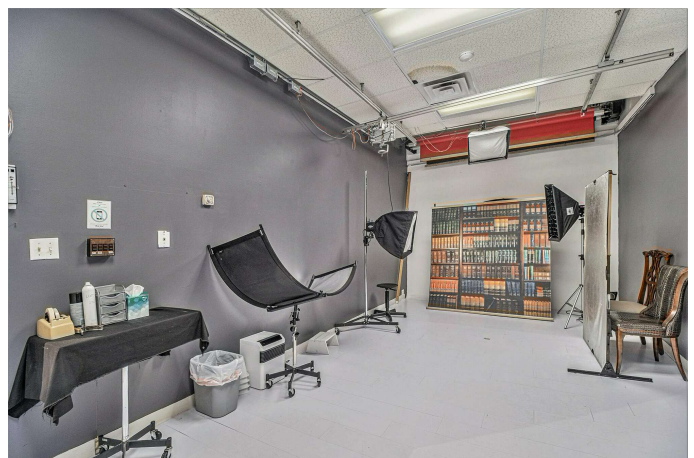
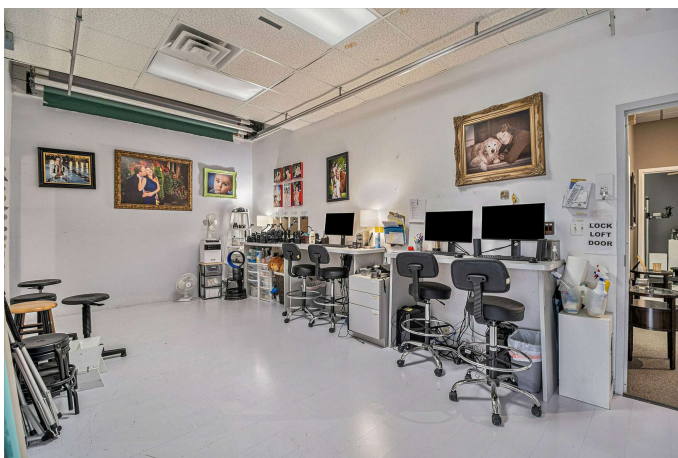
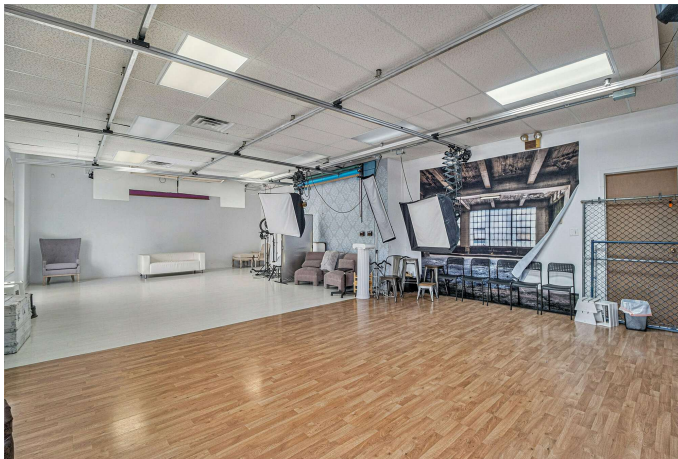




---

**INTERIOR PHOTOS:** 33431 Grand River Ave | Farmington, MI 48335

---

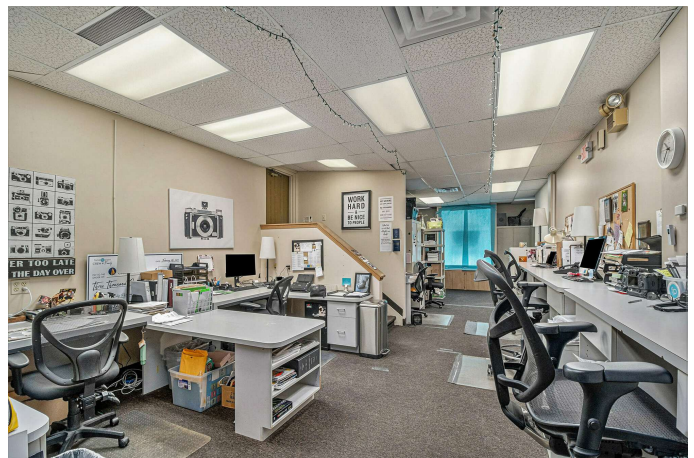




---

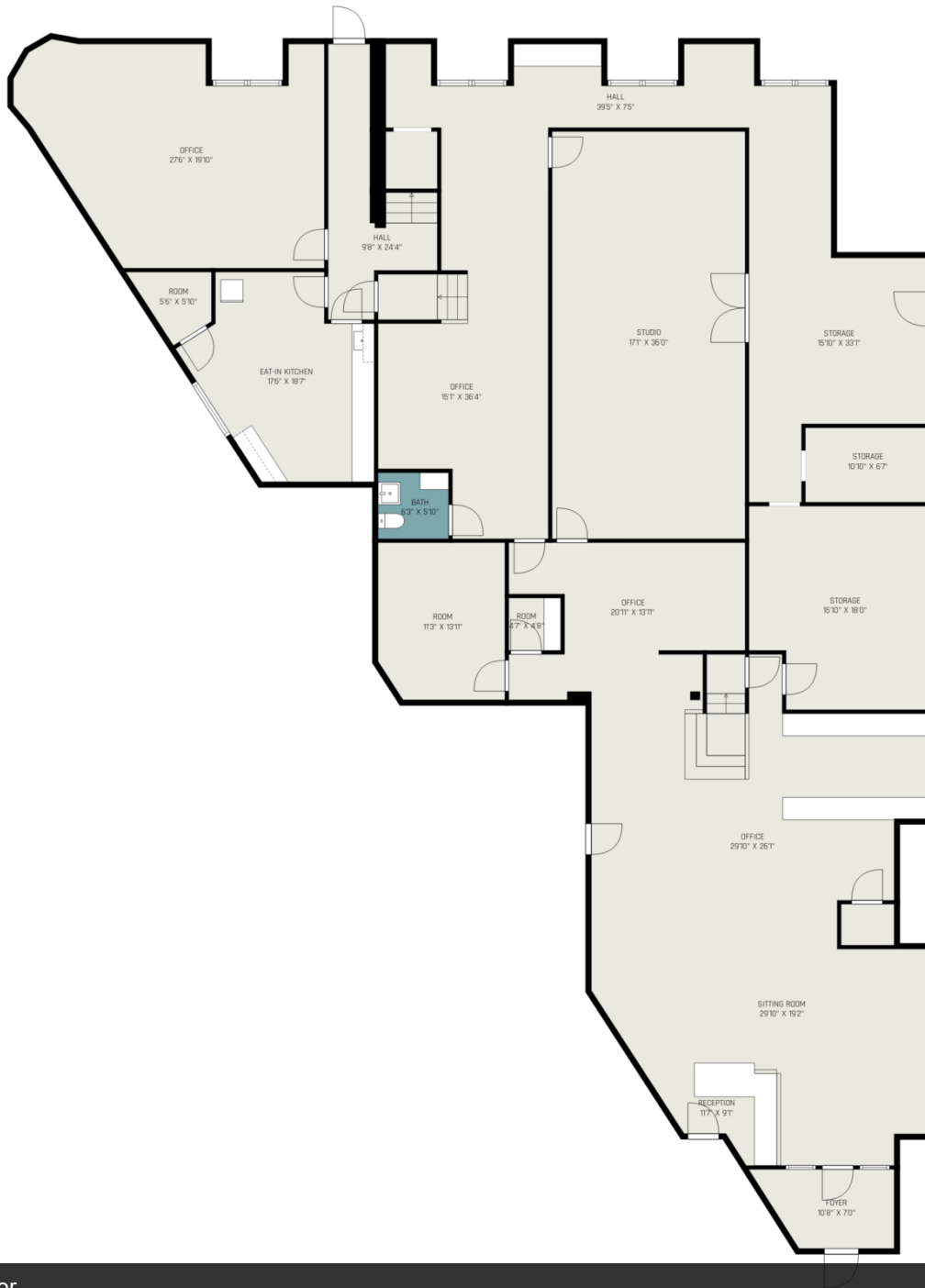
**INTERIOR PHOTOS : 33431 Grand River Ave | Farmington, MI 48335**

---





**FLOORPLAN : 33431 Grand River Ave | Farmington, MI 48335**



First Floor







**AERIAL MAP: 33431 Grand River Ave | Farmington, MI 48335**





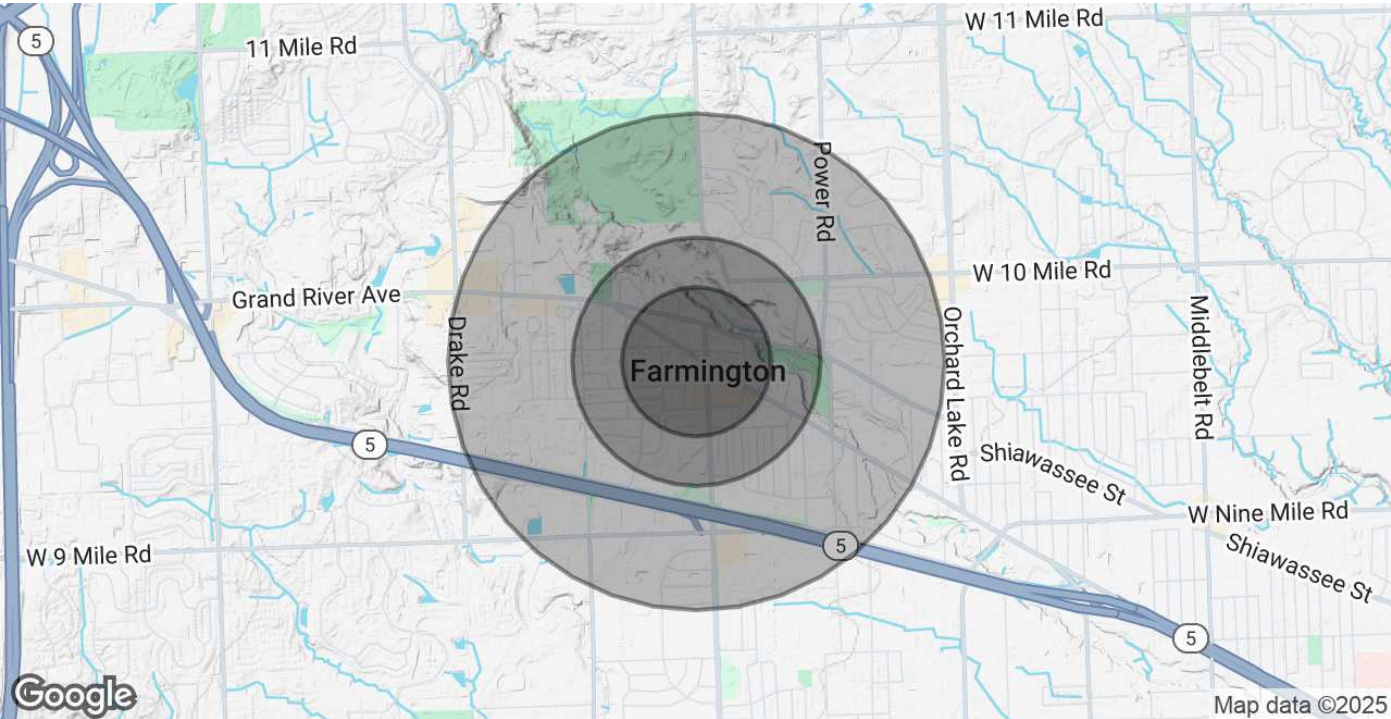
**RETAILER MAP:** 33431 Grand River Ave | Farmington, MI 48335





DEMOGRAPHICS MAP & REPORT:

33431 Grand River Ave | Farmington, MI 48335



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	656	2,447	9,896
Average Age	49	48	45
Average Age (Male)	48	47	43
Average Age (Female)	51	50	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	320	1,169	4,727
# of Persons per HH	2	2.1	2.1
Average HH Income	\$119,583	\$120,810	\$118,553
Average House Value	\$326,833	\$319,333	\$311,382
Demographics data derived from AlphaMap			



ARTICLE 7. - CBD CENTRAL BUSINESS, C2 COMMUNITY COMMERCIAL, C3 GENERAL COMMERCIAL AND RO REDEVELOPMENT OVERLAY DISTRICTS

Sec. 35-101. - Intent.

- A. *CBD Central Business District.* The CBD Central Business district is intended to provide for a traditional mixture of office buildings, retail stores, entertainment, public spaces, residential uses and related activities that are mutually supporting and serve the needs of both the city and surrounding communities. The intent of these district regulations is to encourage a lively social environment and economically viable downtown with a wide variety of uses in a pedestrian-oriented unified setting, with shared parking.
- B. *C2 Community Commercial District.* The C2 Community Commercial district is intended to create mixed-use neighborhood centers with retail services that provide convenience shopping of persons residing in nearby residential areas. The intent of this district is to concentrate businesses that harmonize with the character of the surrounding uses, and to prohibit uses that might create traffic hazards, offensive noises and late hours of operation. As a mixed use neighborhood center, this district may also include multiple-family residential, such as apartments above retail uses.
- C. *C3 General Business District.* The C3 General Business district is intended to accommodate commercial establishments that serve community-wide shopping and service needs. This district is intended to create cohesive commercial areas that take advantage of access provided by the city's transportation system, but also provide convenient vehicular access between businesses in attractive settings, thereby ensuring safety and discouraging undesirable strip commercial development.
- D. *Redevelopment Overlay District.* The RO district is intended to encourage the redevelopment of commercial sites that have constraints due to small lot size, irregular configuration, lack of parking or obsolete buildings. This district is intended to facilitate redevelopment of commercial sites that are on small lots following the recommendations of the Master Plan. The RO district is not intended to facilitate the removal of historic buildings within the CBD, nor is it intended to circumvent the requirements of this ordinance on sites that could otherwise be redeveloped based upon the existing underlying zoning.

(Ord. No. C-746-2010, § 1, 4-19-10)

Sec. 35-102. - Table of Uses.



Use	CBD	C2	C3
P: Use is permitted by right in district			
SLU: Special Land Use in accordance with <u>Article 12</u> , Special Land Uses			
<i>RETAIL:</i>			
General commercial/retail businesses and shopping centers 50,000 square feet of floor area or less	P	P	P
General commercial/retail business or shopping center exceeding 50,000 square feet of floor area	SLU	SLU	SLU
Drive-through accessory to a retail use, not specified elsewhere		-	SLU (c)
Drive-through accessory to a pharmacy	-	SLU	P
Commercial outdoor display, sales or storage (accessory only)	P (a)	SLU (a)	P (a)
Garden centers and nurseries	P (a)	P (a)	P (a)
Home improvement showrooms and supply stores	SLU	P	P
Online retail delivery storage & pickup facility	-	SLU	SLU
Smoke shop	-	-	SLU
Wholesale establishments	-	-	P
<i>RESTAURANTS:</i> (see definitions in <u>Article 21</u> , Definitions)			



Standard restaurant	P	P	P
Banquet facilities	P	-	P
Bars, taverns, lounges	P	SLU	SLU
Carry-out	P	P	P
Drive-in	-	-	SLU
Drive-through	-	SLU (c)	SLU (c)
Open front window (when principal or accessory use)	P	P	P
Outdoor seating accessory to a restaurant use	P (b)	P (b)	P (b)
<i>SERVICES/OFFICE:</i>			
Animal grooming and training establishments (without 24-hour services or boarding)	SLU	SLU	SLU
Banks, credit unions and similar financial institutions	P	P	P
Banks with drive-through facilities		SLU (c)	SLU (c)
Banking centers separate from a financial institution (including ATMs)	P	P	P
Bed and breakfasts and boarding houses	SLU	SLU	SLU
Business offices and service establishments	P	P	P
Dry cleaning establishments and laundromats	P	P	P



Drive-through accessory to a dry cleaning establishment	-	SLU (c)	P (c)
Dry cleaning plants	-	-	SLU
Funeral homes and mortuary establishments	P	P	P
Hotels and motels	P (d)	P	P
Medical and dental offices and clinics	P	P	P
Personal service establishments	P	P	P
Professional offices and service establishments	P	P	P
Repair service establishments	P	P	P
Showrooms for contractors	P	SLU	SLU
Studios for photography, dance, music, art and similar uses	P	P	P
Tattoo establishment	-	-	SLU
Tool and equipment rental	-	-	SLU
Veterinary office and clinics (not 24-hour)	P	P	P
Veterinary clinics and hospitals (24-hour)	SLU	SLU	SLU
<i>AUTOMOBILE USES:</i>			
Automobile gasoline stations	-	SLU	SLU
Automobile service/maintenance facilities	-	-	SLU
Automobile wash establishments	-	-	SLU



Automobile and vehicle dealerships, new and used	-	-	SLU
Automobile, vehicle and truck rental and leasing establishments	-	-	SLU
<i>ENTERTAINMENT AND RECREATION:</i>			
Fitness centers and health clubs	P	P	P
Golf courses	-	-	P
Indoor entertainment and amusement establishments	P	SLU	P
Instructional entertainment uses	P (i)	P (i)	P (i)
Recreation facilities (municipal)	P	P	P
Recreation facilities (commercial)	P (e)	P (e)	P (e)
Social clubs, halls and similar uses	SLU	P	P
Theaters (indoor), cinemas and auditoriums	SLU	-	P
<i>INSTITUTIONAL:</i>			
Adult and child care facilities	In accordance with <u>Sec. 35-25</u> , Adult and Child Care Facilities		
Churches, temples and similar places of worship and related facilities	SLU	P	P
Municipal buildings and structures	P (f)	P (f)	P (f)

Public or private primary and secondary schools; colleges and universities; business, trade and vocational schools	SLU	SLU	SLU
Public and quasi-public institutional buildings, structures and uses	SLU	P	P
<i>RESIDENTIAL:</i>			
Single-family attached dwellings/townhouses	P	P (g)	PUD
Multiple-family dwelling units	P	P (g)	PUD
Residential dwellings in upper stories of mixed-use buildings	P	P (g)	PUD
Nursing homes and senior assisted living	P	P (g)	P
<i>OTHER:</i>			
Off-street parking as a principal use, including parking decks	P	-	-
Essential public services	P	P	P
Essential public service buildings	P	SLU	SLU
Accessory buildings, structures and uses	In accordance with <u>Sec. 35-43</u> , Accessory Buildings		

### Special Provisions

- (a) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales, or storage, including garden centers and nurseries, subject to article 13, site plan approval and the following requirements:



1. Outdoor display, sales, or storage may be considered for the following businesses:
  - a. Businesses located within a shopping center as defined in this section.
  - b. Businesses located within a building that exceeds 10,000 square feet in size.
  - c. Businesses located within the central business district (CBD).
  - d. Service stations located within a "C" commercial district.
2. Items sold shall:
  - a. Relate and be accessory to the permanent business conducted within the building in which the business is located, such as the sale of flowers at a home improvement store, or sale of ice melt at automobile service stations, and shall be owned and operated by the same merchant operating within the building.
  - b. Not include items that are customarily sold inside the building. For example, furniture stores may not place furniture outside for sale.
  - c. Be located on a durable and dustless surface and shall be graded and drained to dispose of all surface water.
  - d. Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
3. Outdoor storage, sales, or display is allowed outside of the required yards and is confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.
4. Outdoor vending machines and drop boxes or donation bins shall be prohibited. This provision shall not apply to ice machines and newspaper stands.
5. Display or storage areas shall be limited to ten (10) percent of the gross floor area of the principal building, or that portion of the building occupied by the business.
6. Display or storage areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than three (3) feet wide in C-2 and C-3; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.
7. Displays or sales shall be prohibited on municipally-owned sidewalks, public land, or public right-of-way except as may be allowed by the city council for special events.
8. Outdoor storage of propane tanks is permitted for service station, hardware store, and convenience store uses, except in the CBD district, provided that:
  - a. The tanks shall not be larger than the standard twenty (20)-pound tank size.
  - b. The tanks are stored in a locked storage container.

- c. The container does not exceed fifty (50) cubic feet and six (6) feet in height.
    - d. The container complies with all applicable fire and safety codes.
    - e. At least three (3) feet of clearance for pedestrian traffic is provided.
    - f. Advertising shall be limited to one (1) square foot.
  - 9. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
  - 10. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. Fences shall comply with all lighting shall be shielded from adjacent residential areas in accordance with section 35-48, exterior lighting.
  - 11. Uncovered items may be displayed or stored outside between April 15<sup>th</sup> and October 31<sup>st</sup>. The building official may extend this time as weather permits. All structures associated with temporary outdoor display shall be temporary and removed at the end of the season for storage indoors.
  - 12. Outdoor display, sales, and storage may be permitted as part of an approved site plan, under the following terms:
    - a. The permit shall be valid for one (1) calendar year.
    - b. Following the initial planning commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the planning commission. If the building official finds any violations of this section or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the planning commission.
    - c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the planning commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.
  - 13. The planning commission may allow outdoor display, sales, and storage for businesses that do not meet the criteria listed in subsection 1., provided all other provisions of this section (a) are met and the applicant establishes that compliance with the strict requirements of subsection 1. would unreasonably prevent the use of the property for a permitted purpose; that the proposed display, sales, and/or storage would not adversely affect adjacent or nearby properties and would not adversely affect the public health, welfare, and safety.
- (b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:
- 1.



Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the city attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.

2. Outdoor seating shall be permitted between April 15 and October 31, with all furniture and fixtures removed after October 31. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the building official may extend this time for outdoor seating on privately owned property only.
3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.
4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of five (5) feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Outdoor dining areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the city.
5. Chairs and tables shall be of quality durable material such as metal or wood.
6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.
7. Outdoor service areas shall be well-defined, with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated dining area. The on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area. Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from dining area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the planning commission.
8. For outdoor seating areas located within the public right-of-way, approval by the corresponding jurisdiction (i.e., Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of insurance naming the city as an additional insured, in a form and amount deemed acceptable by the city attorney's office, shall be required. A license agreement in a form deemed acceptable to the city attorney's office shall also be required.
- 9.

If there is not adequate space to allow for outdoor dining on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected in a parking lot to create an outdoor dining area, but only if the city engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones, etc.) shall only be considered for use if the spaces can be temporarily replaced within a close proximity. Use of a public parking lot for such purpose shall require city council approval.

10. Additional outdoor lighting and/or amplification is prohibited without approval of the city.
  11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.
  12. The city retains the right to revoke outdoor seating permits if all sections of this article have not been met, or if the operation of such areas is found by the city to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.
- (c) Drive-through uses may be allowed as an accessory to any permitted bank, pharmacy, dry cleaner, or restaurant use, provided the following are met:
1. Drive-through uses shall be designed to minimize conflicts with pedestrian or vehicular circulation and shall meet the following standards:
  2. The number of drive-through lanes shall be limited to the following:
    - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
    - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
  3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
  4. Communication and speaker boxes shall meet the following requirements:
    - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
    - b. Where feasible, speakers shall face away from residential neighborhoods.
    - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.
  5. Site design for drive-through uses shall use the minimum number of driveways possible. Use of two (2) directional driveways may only be allowed if there are no other reasonable alternatives, such as access to a side street, rear alley, cross-access easement or shared driveway.
  - 6.



Circulation patterns shall separate pedestrian and vehicular traffic where possible. Clear delineation of pedestrian crossings shall be provided in the form of textured concrete or asphalt, striping or other method that clearly draws attention.

- (d) No hotel or motel lodging rooms shall be permitted on the ground floor.
- (e) Outdoor recreation facilities in the CBD, C2 and C3 districts shall not include activities that include automobiles, motorcycles or other motor-driven vehicles.
- (f) All city-owned buildings and uses shall be permitted after a finding that the particular use and development would not be injurious to the surrounding neighborhoods and would not be contrary to the spirit and purpose of this chapter. In the event the planning commission does not approve the use or site plan, city council may grant such approval by an affirmative vote of no less than four (4) members.
- (g) In the C2 district, residential buildings and dwelling units in mixed-use buildings shall be permitted up to a maximum density of twenty-two (22) dwelling units per acre.
- (h) The allowed uses within the RO district shall be the same uses as permitted in the underlying zoning district, provided multiple-family dwelling units may be permitted by special land use.
- (i) Instructional entertainment uses shall meet the following requirements:
  - 1. Such uses may be permitted by the city manager, if determined compliant with this section.
  - 2. Once initial approval has been granted by the city manager, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original approval and the requirements of this section. The building official may, at any time, refer any request to the city manager or planning commission for renewal if they feel additional review is necessary.
  - 3. Such uses may remain open until 12:00 a.m. (midnight).
  - 4. All activity associated with the use shall be conducted indoors. Accessory outdoor seating may be permitted by the city manager only if all of the requirements in subsection (b) above are met.
  - 5. Gambling, gaming, betting, sweepstakes, games of chance, adult regulated uses, or other similar activities may not be conducted in conjunction with such use.
  - 6. All activity associated with the use shall be conducted in accordance with all local, county, state and federal laws.