

# Office Building for Sale

8123 W Grand River, Brighton, MI 48114



**Swisher**  
COMMERCIAL

For Sale

**FOR SALE**



## LOCATION DESCRIPTION

Located less than one mile north of the I-96/Grand River Avenue exit 145. Positioned along Grand River Avenue with 150 feet of frontage, the property enjoys excellent visibility and convenient access for employees, clients, and visitors.

## PROPERTY HIGHLIGHTS

- Strong mix of national and local retailers nearby
- Surrounded by high-value residential neighborhoods
- First-class healthcare facilities within minutes
- Close to Mt. Brighton Ski Area, restaurants, and hotels
- Vibrant downtown Brighton with shops, dining, and community events
- Easy regional access to Ann Arbor, Lansing, and Metro Detroit
- Main thoroughfare from Detroit to Lansing

## OFFERING SUMMARY

Sale Price:	\$1,775,000
Lot Size:	1.063 Acres
Building Size:	12,296 SF
APN:	12-19-100-064 12-19-100-065 12-19-100-067 12-19-100-068
Zoning:	B-2 (General Business District)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,216	10,552	21,541
Total Population	2,794	25,033	54,108
Average HH Income	\$129,358	\$134,881	\$138,547

## Jeff Evans

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## PROPERTY DESCRIPTION

This freestanding office building offers 12,296 square feet of space in a prime Brighton location, less than one mile north of the I-96/Grand River Avenue exit 145. Positioned along Grand River Avenue with 150 feet of frontage, the property enjoys excellent visibility and convenient access for employees, clients, and visitors.

The building is surrounded by a dynamic mix of national and local retailers, high-value residential neighborhoods, first-class healthcare facilities, Mt. Brighton ski area, restaurants, hotels, and the vibrant downtown Brighton district—making it an attractive destination for businesses.

Up to 6,000 square feet is available for an owner/user, while the remaining space provides a steady rental stream with current monthly rental income of \$9,744. Recent upgrades include new mechanical systems and modern tenant buildouts, ensuring efficient operations and appealing workspaces. This property presents both an owner-occupant opportunity and a solid investment with built-in income potential.

## Property Highlights

- 12,296 SF freestanding office building
- Less than 1 mile north of I-96/Grand River Ave exit 145
- 150 feet of frontage on Grand River Avenue with excellent visibility
- Surrounded by national retailers, healthcare, residential, restaurants, and hotels
- Up to 6,000 SF available for owner/user or expansion
- Current rental income: \$9,744/month
- Recently upgraded mechanicals and tenant buildouts

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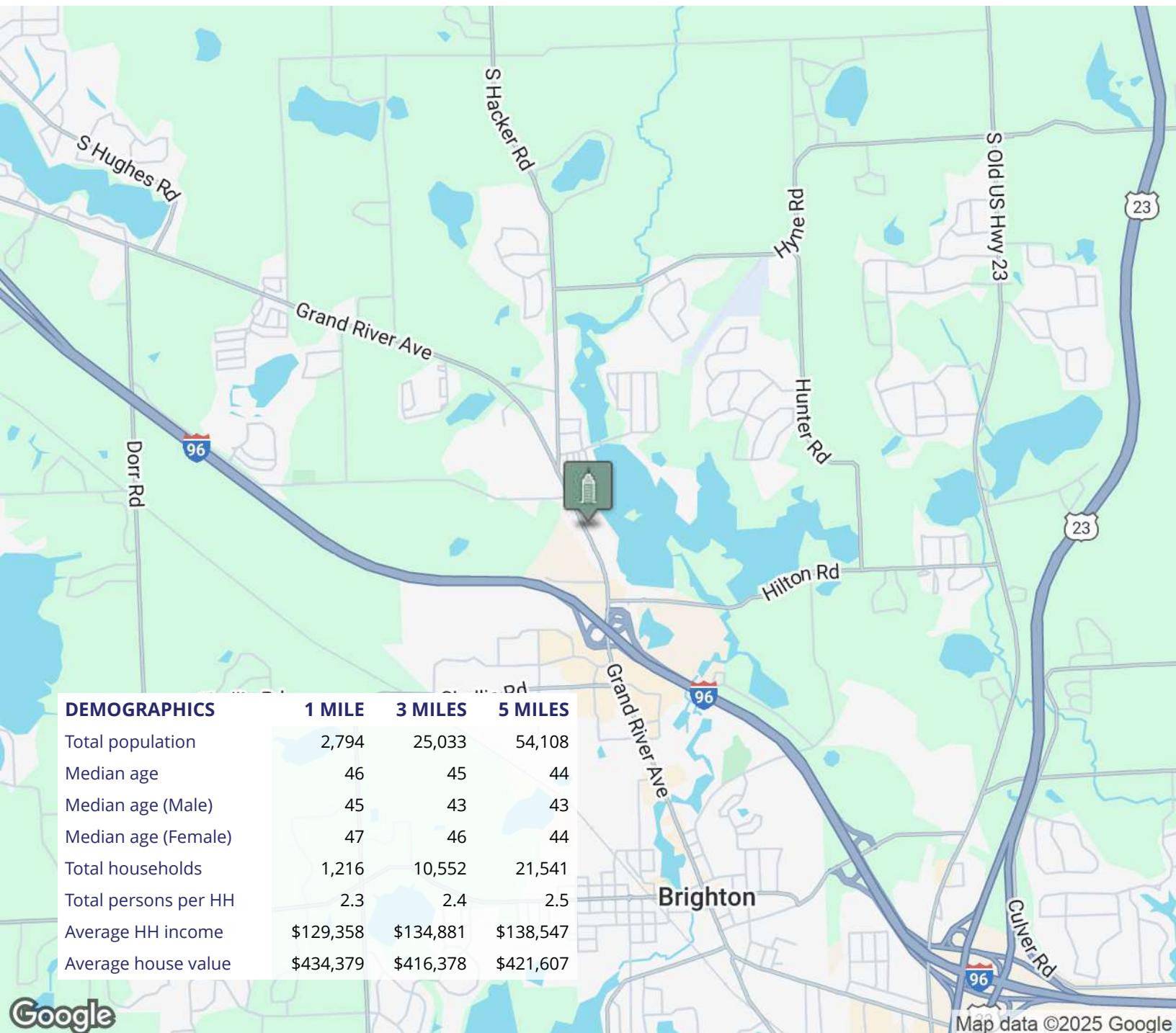
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