

OFFICE PROPERTY // FOR SALE

DOWNTOWN FARMINGTON INVESTMENT INCOME-PRODUCING + AVAILABLE SPACE

33604 GRAND RIVER AVE
FARMINGTON, MI 48336



- 4,214 SF landmark multi-tenant office building
- Stable In-Place Income – 61% leased to financial services tenant
- Annual Rent Growth – 1.5% built-in escalations
- Long-Term Lease Security – 5 years remaining + 10-year renewal option
- Value-Add Opportunity – Second floor available for lease or owner-user
- Prime Downtown Farmington location in walkable DDA District
- High-End Buildout with glass, marble & luxury stone finishes
- Strong Visibility – Prominent frontage on award-winning Main Street
- Private on-site parking with 13 dedicated spaces



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EXECUTIVE SUMMARY



Sale Price	\$630,000
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OFFERING SUMMARY

Building Size:	4,214 SF
Lot Size:	0.22 Acres
Number of Units:	2
Price / SF:	\$149.50
Cap Rate:	2.23%
Year Built:	1956
Renovated:	2021
Zoning:	Office Service
Market:	Detroit
Submarket:	Oakland County

PROPERTY OVERVIEW

Positioned along the award-winning Main Street in the heart of downtown Farmington, this 4,214 SF multi-tenant office building presents a rare opportunity to acquire a well-appointed asset with both in-place income and meaningful upside potential. The property is currently 61% leased to a financial services firm, providing a stable and predictable revenue stream with approximately five years of remaining lease term, 1.5% annual escalations, and a valuable 10-year renewal option—offering long-term tenancy security and income continuity. The second floor, currently configured with four private offices, a full kitchen, and two restrooms, offers immediate lease-up or owner-user potential, allowing investors to increase cash flow or occupy a portion of the asset while maintaining income from the existing tenant.

Featuring a high-end interior buildout with glass, marble, and luxury stone finishes, the property delivers a professional and modern environment attractive to a wide range of office and service-based users. Its prominent location within the Downtown Development Authority (DDA) District provides exceptional walkability to restaurants, retail, and community amenities—further enhancing tenant demand and long-term value. With dedicated on-site parking and strong visibility along one of the region's most recognized downtown corridors, this offering combines stability, flexibility, and future growth potential in one of Metro Detroit's most desirable suburban downtowns.



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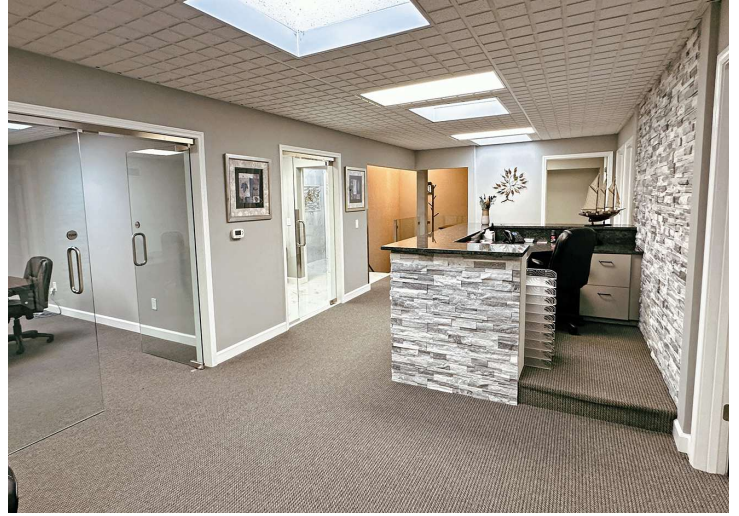
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



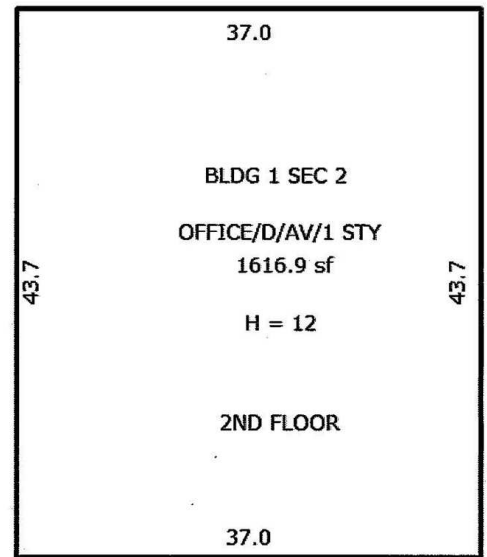
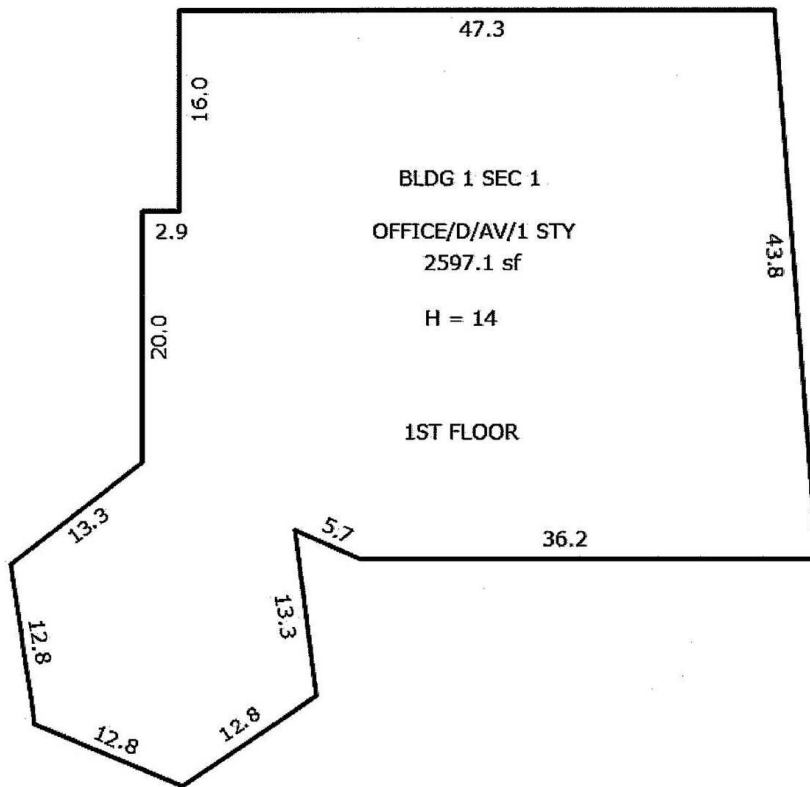
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SITE PLANS



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE START	LEASE END
First Floor	BIS	2,597 SF	61.63%	\$38,773	May 1, 2021	April 30, 2031
Second Floor	Vacant	1,617 SF	38.37%	-	-	-
TOTALS		4,214 SF	100%	\$38,773		

BIS 10-YEAR LEASE HAS ONE (1) 10-YEAR RENEWAL OPTION
LEASE HAS 1.5% BUILT-IN ANNUAL ESCALATIONS



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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$38,784
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EXPENSES SUMMARY

Insurance	\$1,920
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Utilities (Vacant Suite)	\$1,308
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Repairs/Maintenance	\$1,457
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Accounting	\$500
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Property Taxes	\$19,551
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OPERATING EXPENSES	\$24,736
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NET OPERATING INCOME	\$14,048
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TENANT PAYS ALL UTILITIES, SNOW REMOVAL, AND ALL SUITE MAINTENANCE



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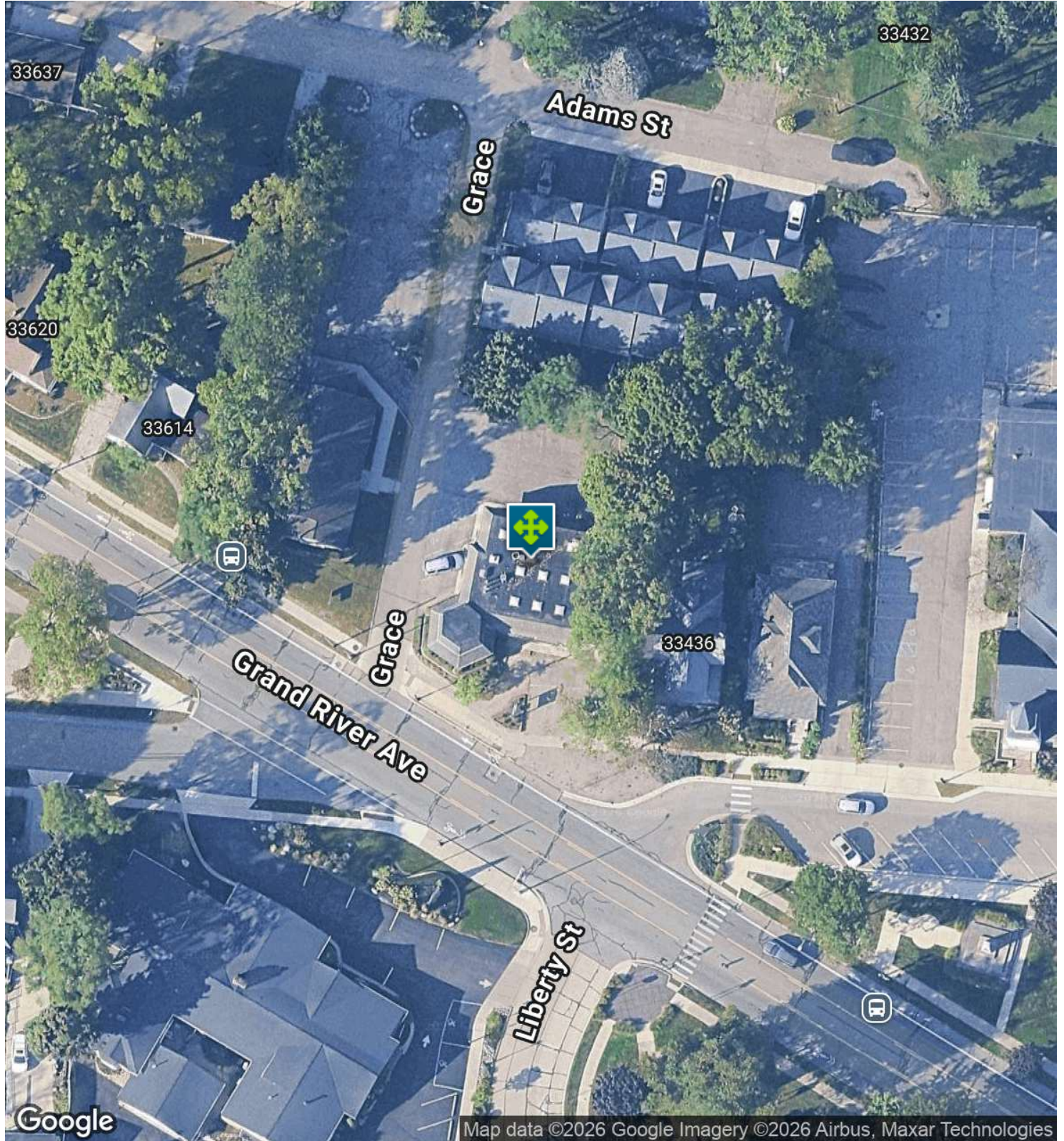
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RETAILER MAP



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AERIAL MAP



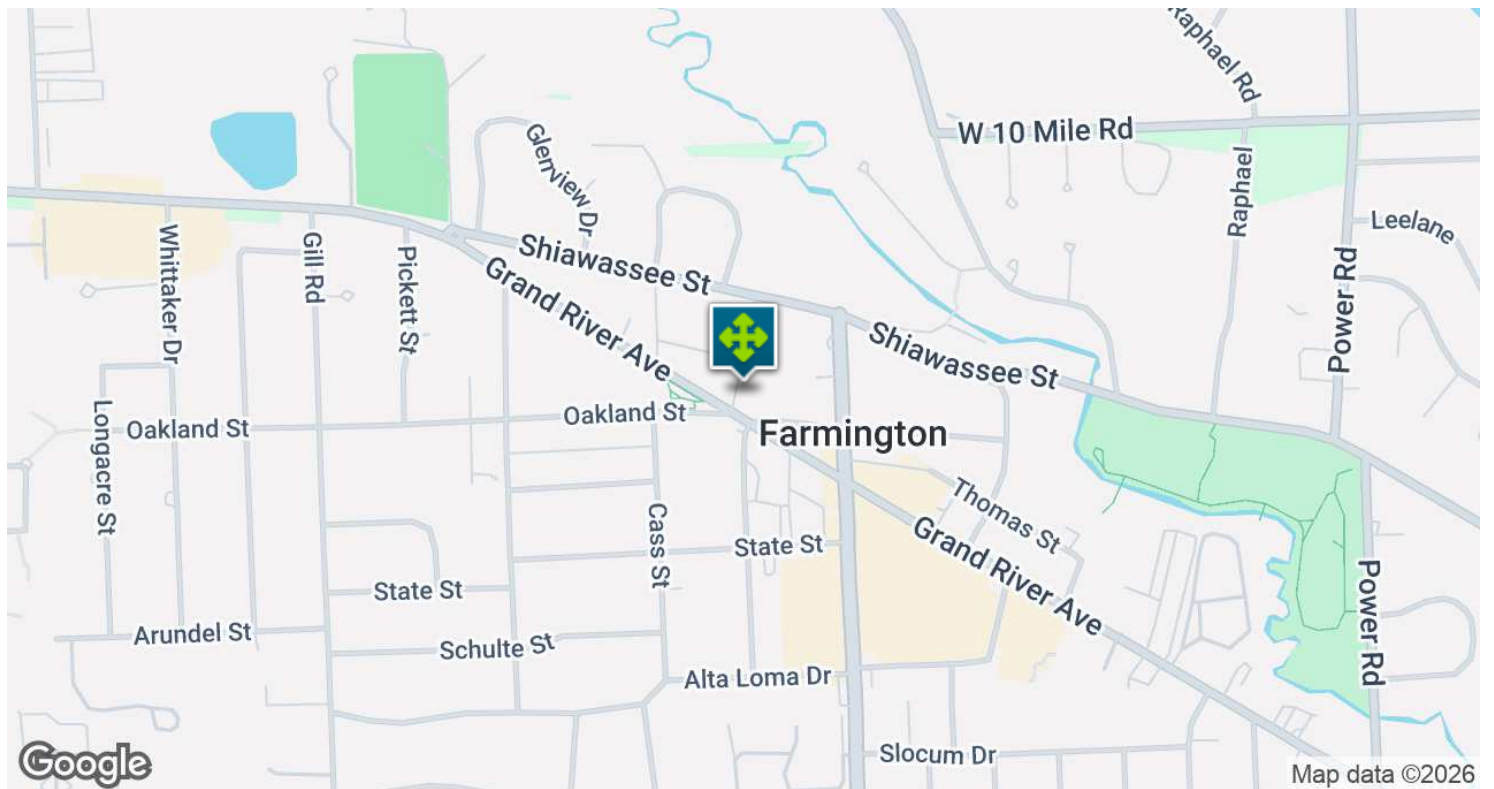
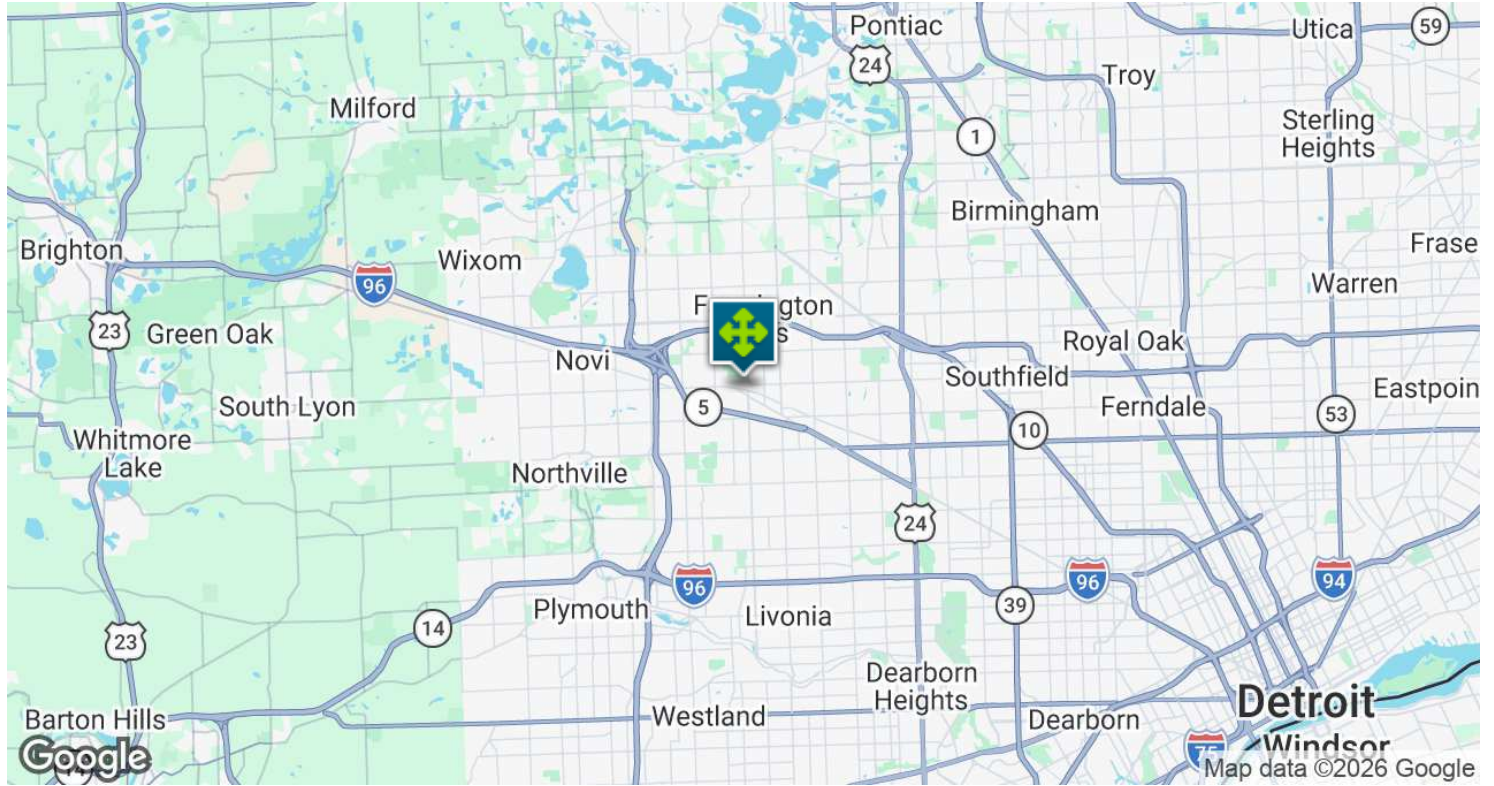
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LOCATION MAP

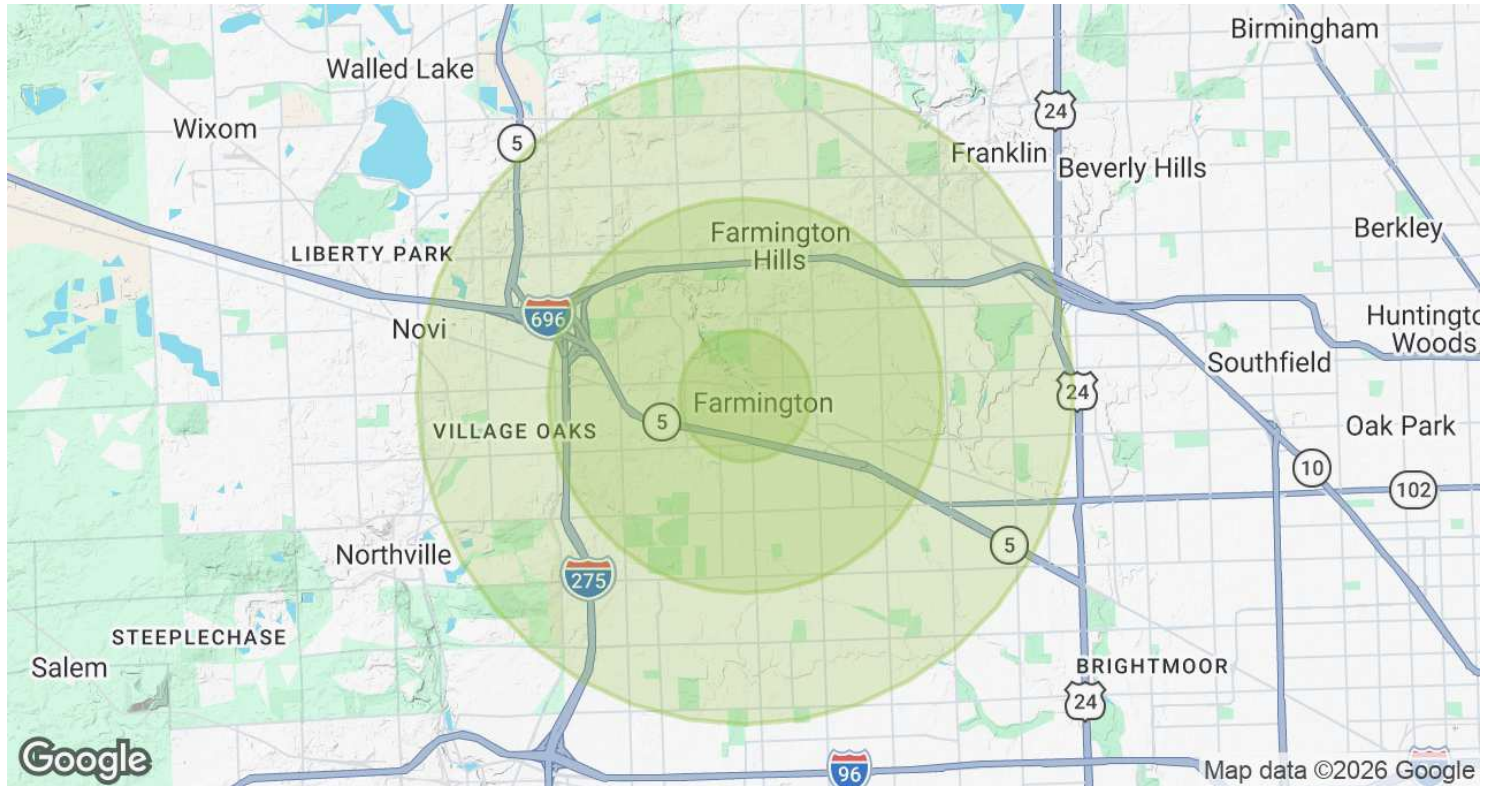


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,385	76,432	204,084
Average Age	46.7	43.2	44.9
Average Age (Male)	44.2	40.5	43.2
Average Age (Female)	49.9	45.2	46.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,465	33,377	87,838
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$120,517	\$121,346	\$118,683
Average House Value	\$284,870	\$310,730	\$310,597

2023 American Community Survey (ACS)

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CONTACT US



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