

20523 MERRIMAN RD

20523 Merriman Rd, Livonia, MI 48152



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

FRANK RAKIPI

Vice President

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OFFERING SUMMARY: 20523 Merriman Rd | Livonia, MI 48152



PROPERTY OVERVIEW

Two-story office building strategically located in Livonia, MI.

OFFERING SUMMARY

Sale Price - REDUCED:	Was \$490,000 NOW \$350,000
Building Size:	4,471 SF
Price / SF:	\$78.28
Year Built:	1971
Zoning:	M-1 Light Manufacturing

PROPERTY HIGHLIGHTS

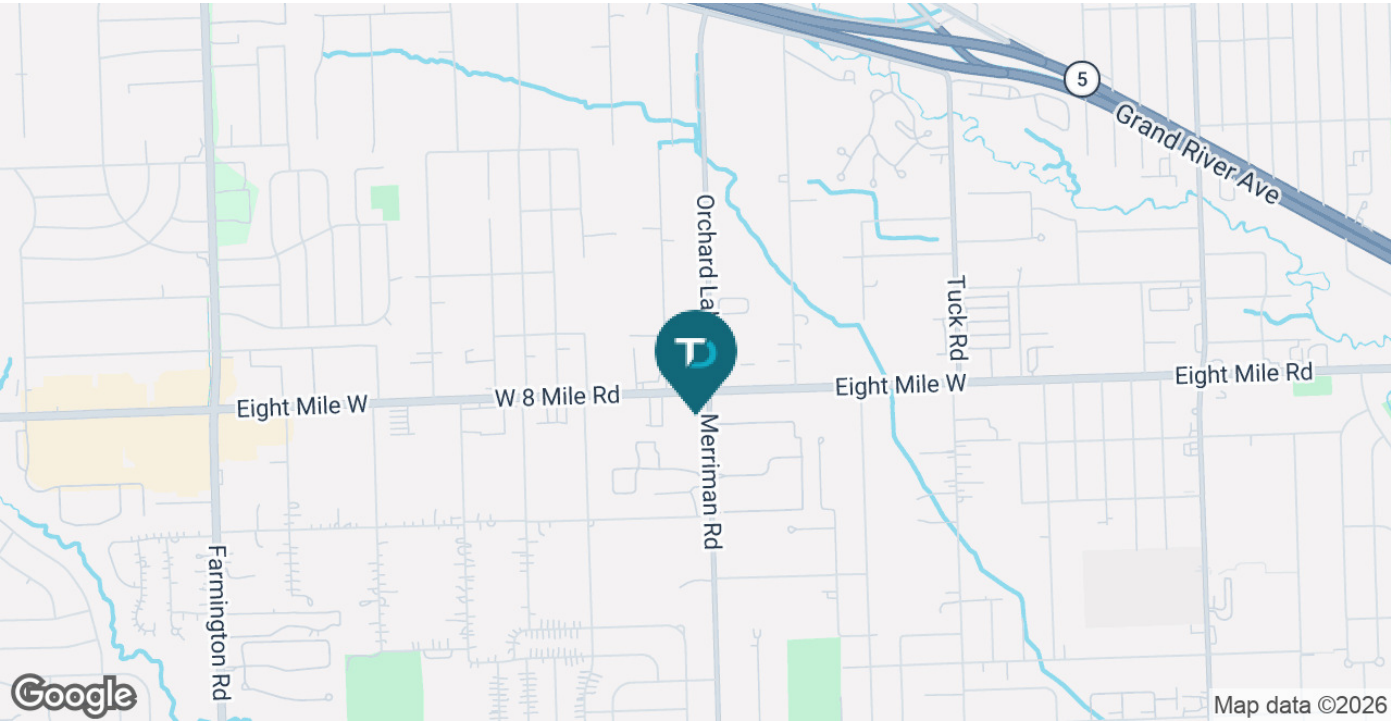
- Attractive, mid-century modern office building
- Excellent road presence
- Modern interior layout
- Strategically located at the border of Livonia and Farmington Hills
- Excellent user building

BUILDING/PROPERTY INFORMATION: 20523 Merriman Rd | Livonia, MI 48152

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$78.28	Lot Size:	0.27 Acres
Building Size:	4,471 SF	Property Type:	Office
Year Built:	1971	Property Subtype:	Office Building
Number of Floors:	2	2025 Summer Tax:	\$8,752.44
Utilities:	City Water and Sanitary Sewe	2024 Winter Tax:	\$3,554.20
Parking Spaces:	17	Zoning	M-1 Light Manufacturing
		Traffic Count:	13,785 VPD on Merriman (Costar, 2024)
		Legal Description:	Available upon request
		APN:	46-009-99-0005-002

LOCATION INFORMATION

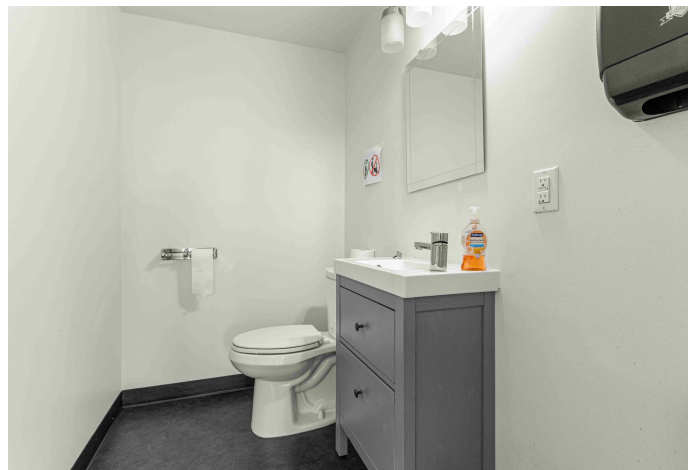
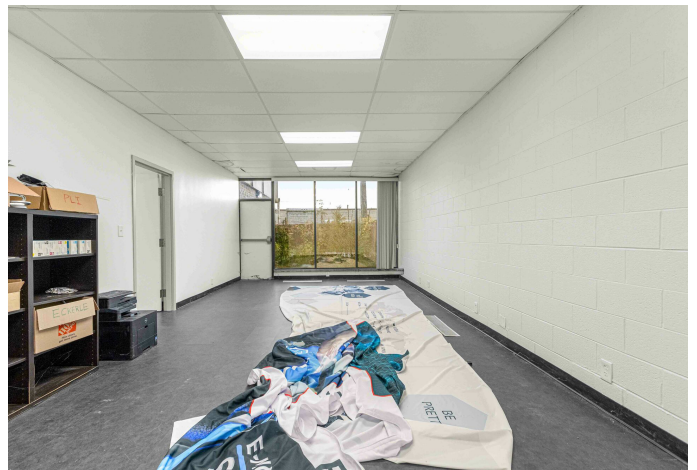
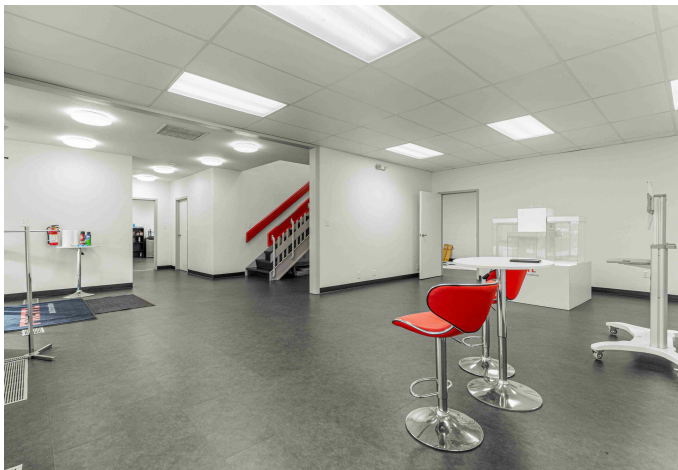
Located on Merriman Road, just south of Eight Mile Rd.



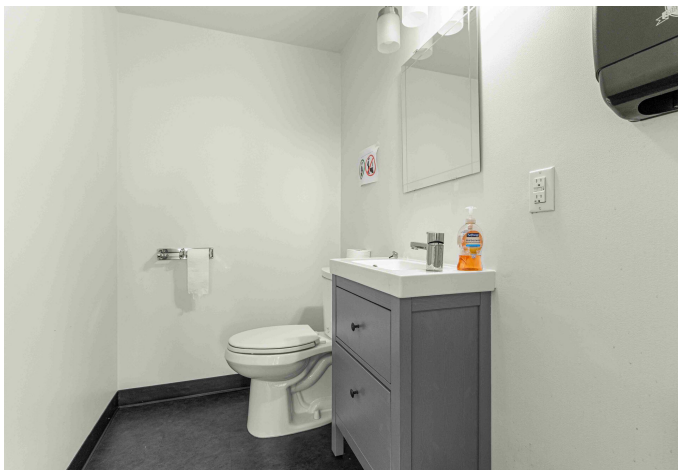
EXTERIOR PHOTOS: 20523 Merriman Rd | Livonia, MI 48152



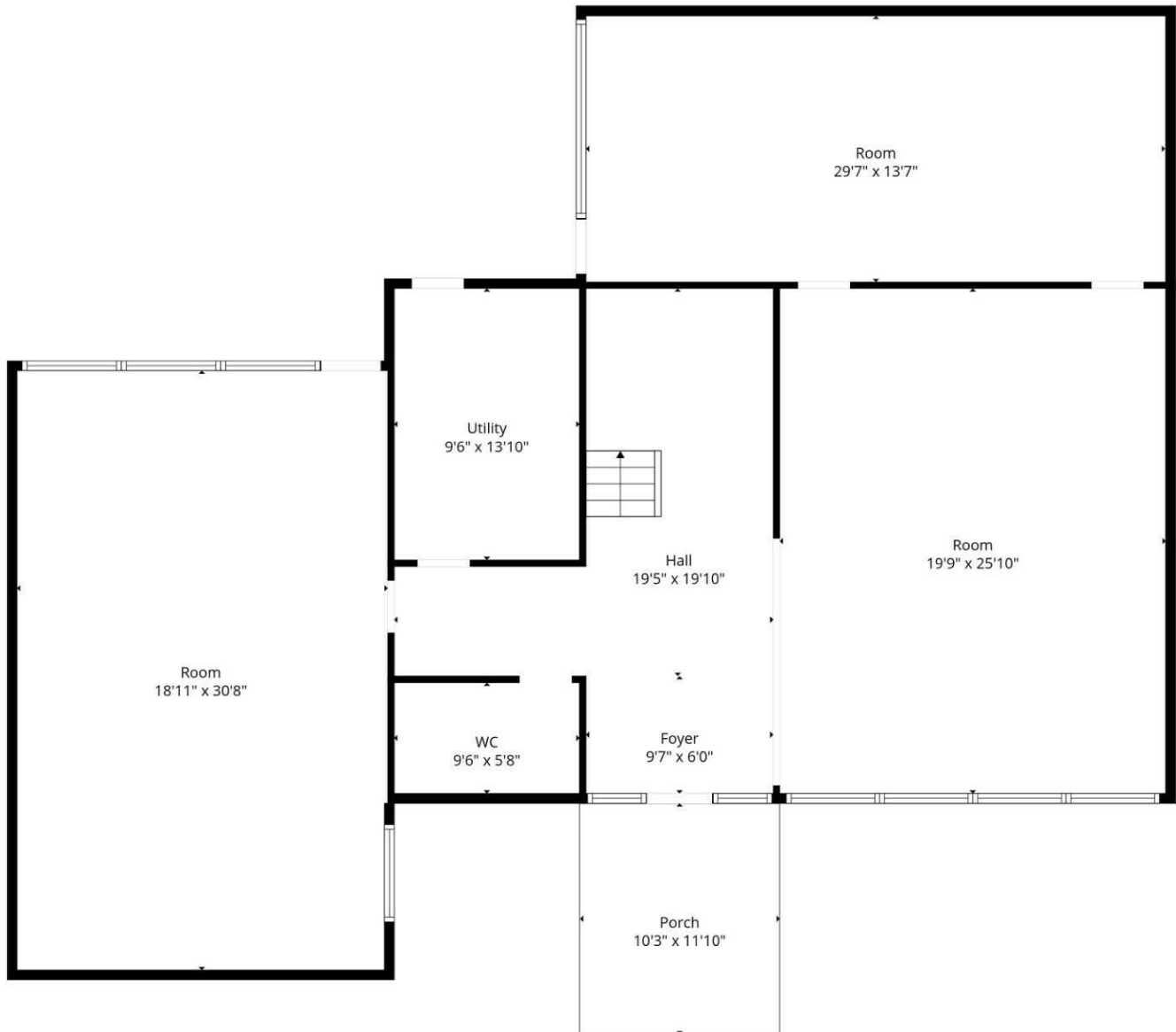
INTERIOR PHOTOS: 20523 Merriman Rd | Livonia, MI 48152



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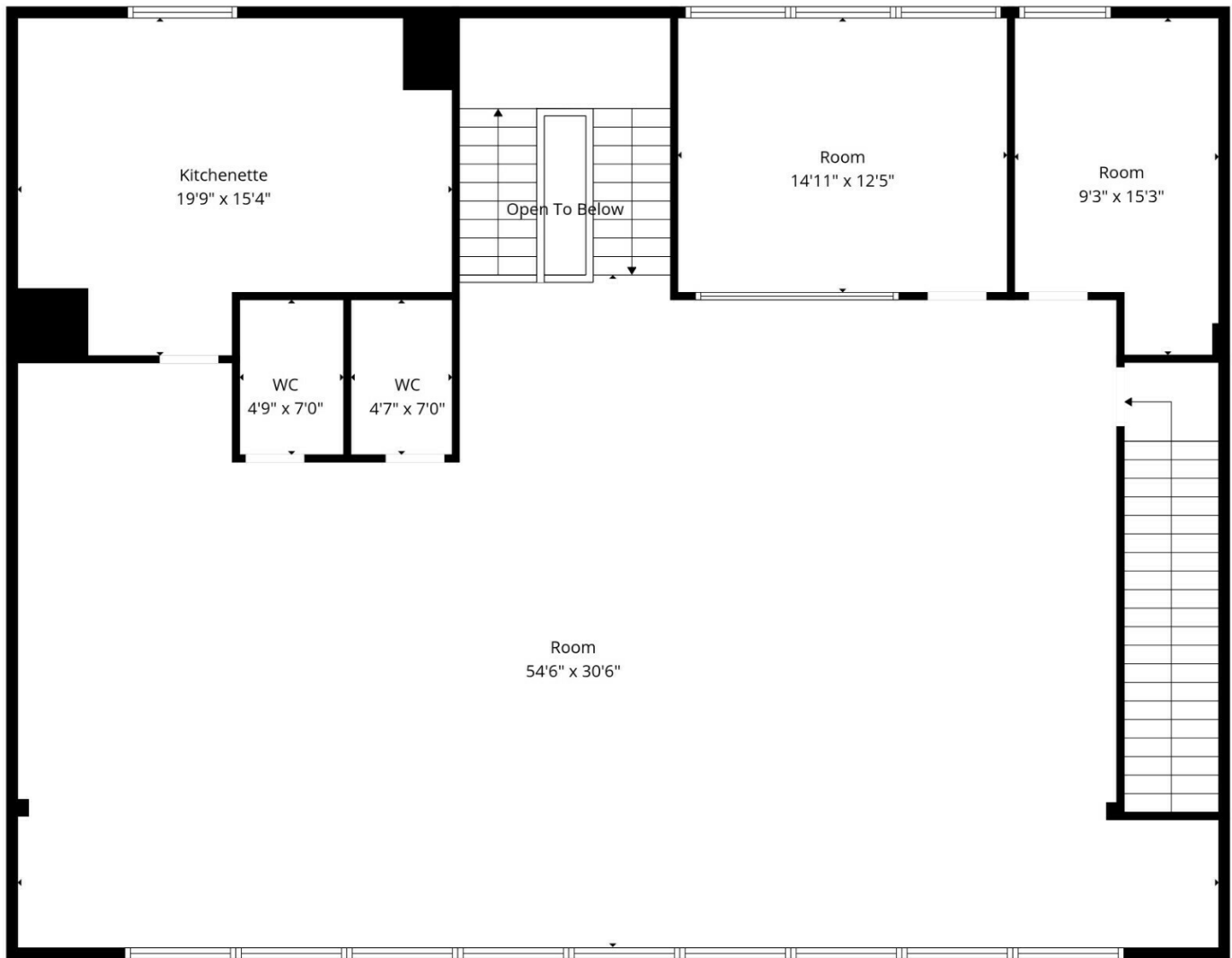


FLOORPLAN - FIRST FLOOR: 20523 Merriman Rd | Livonia, MI 48152



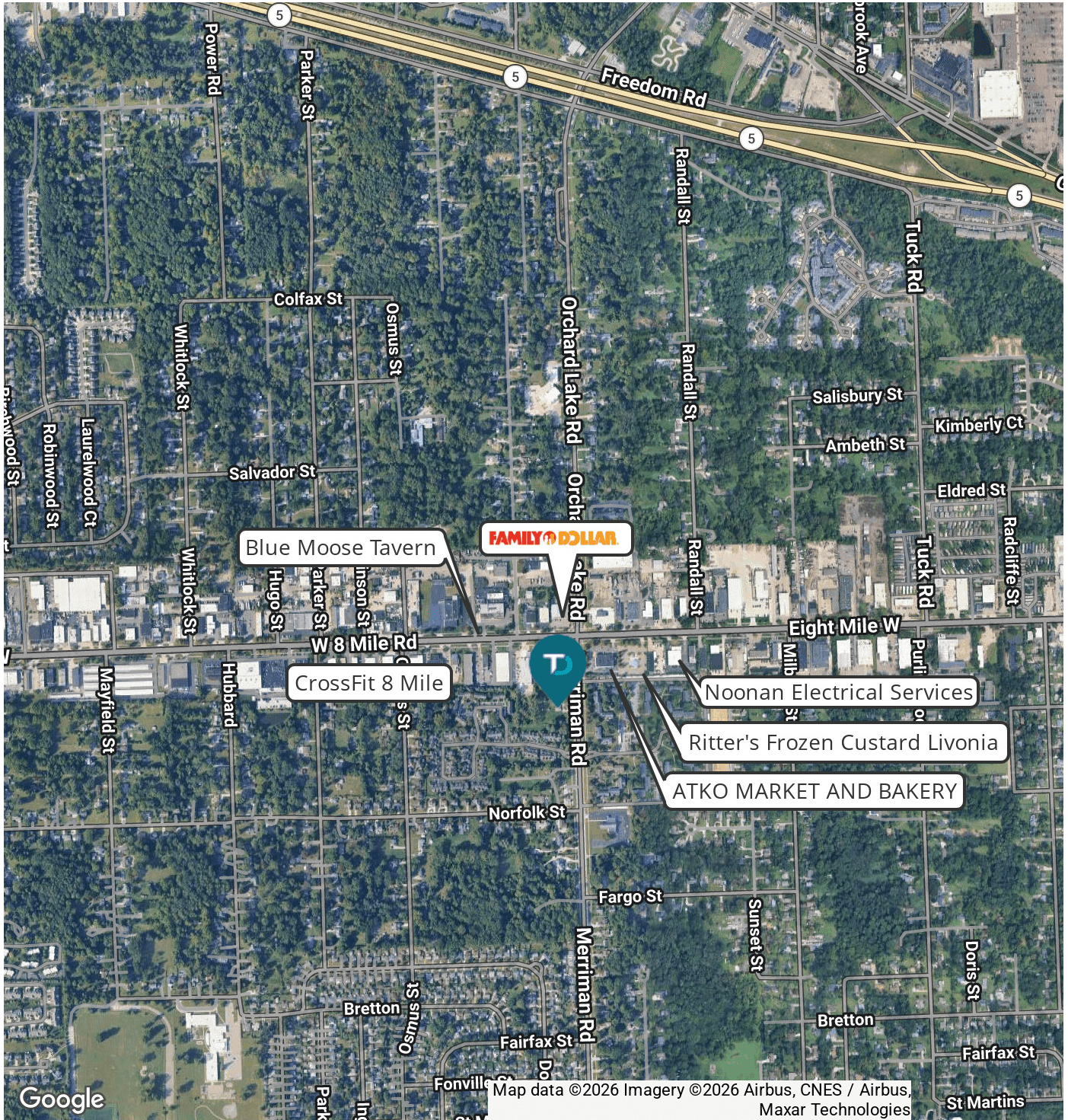
Sizes And Dimensions Are Approximate, Actual May Vary.

FLOORPLAN - SECOND FLOOR: 20523 Merriman Rd | Livonia, MI 48152

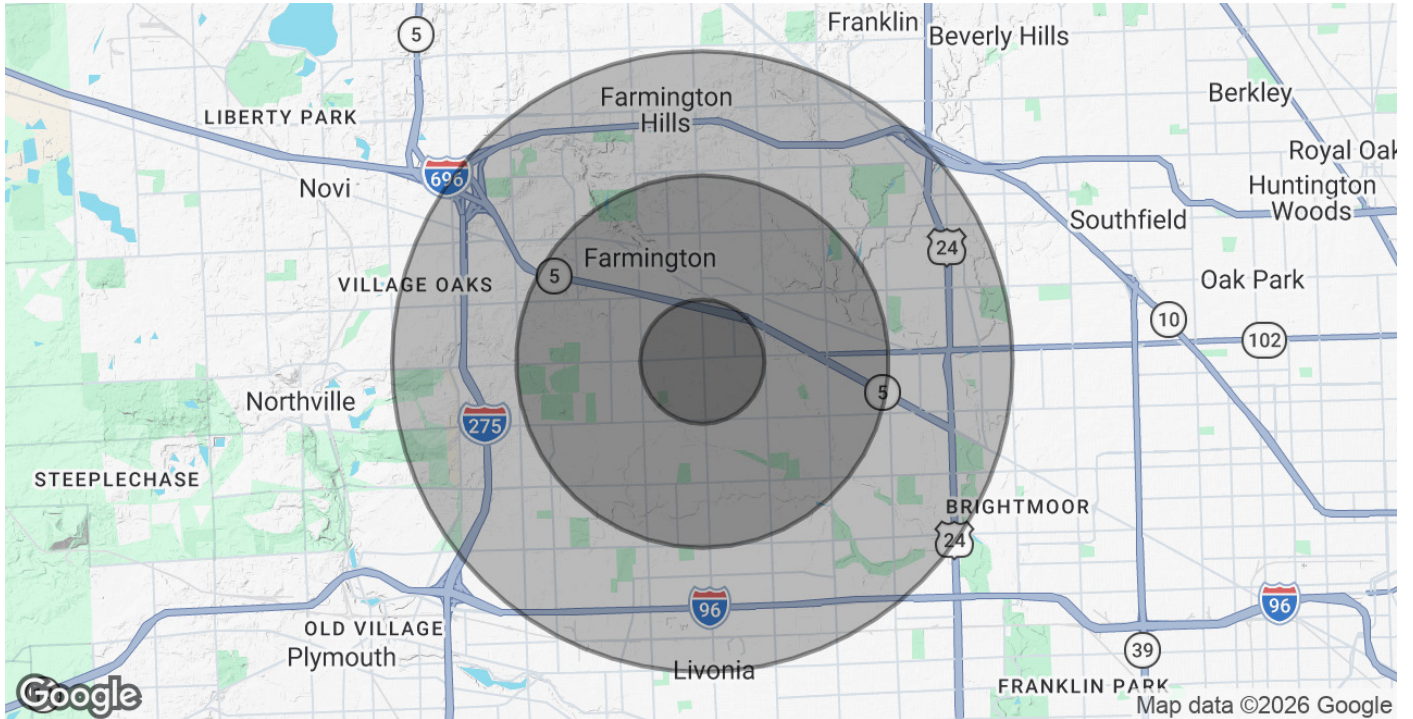


Sizes And Dimensions Are Approximate, Actual May Vary.

RETAILER MAP: 20523 Merriman Rd | Livonia, MI 48152



DEMOGRAPHICS MAP & REPORT: 20523 Merriman Rd | Livonia, MI 48152



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,536	80,975	210,800
Average Age	46	43	43
Average Age (Male)	43	42	42
Average Age (Female)	48	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,981	34,641	90,760
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$92,101	\$108,491	\$106,032
Average House Value	\$265,212	\$272,416	\$268,392

2020 American Community Survey (ACS)