EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

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

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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

BUILDING INFORMATION

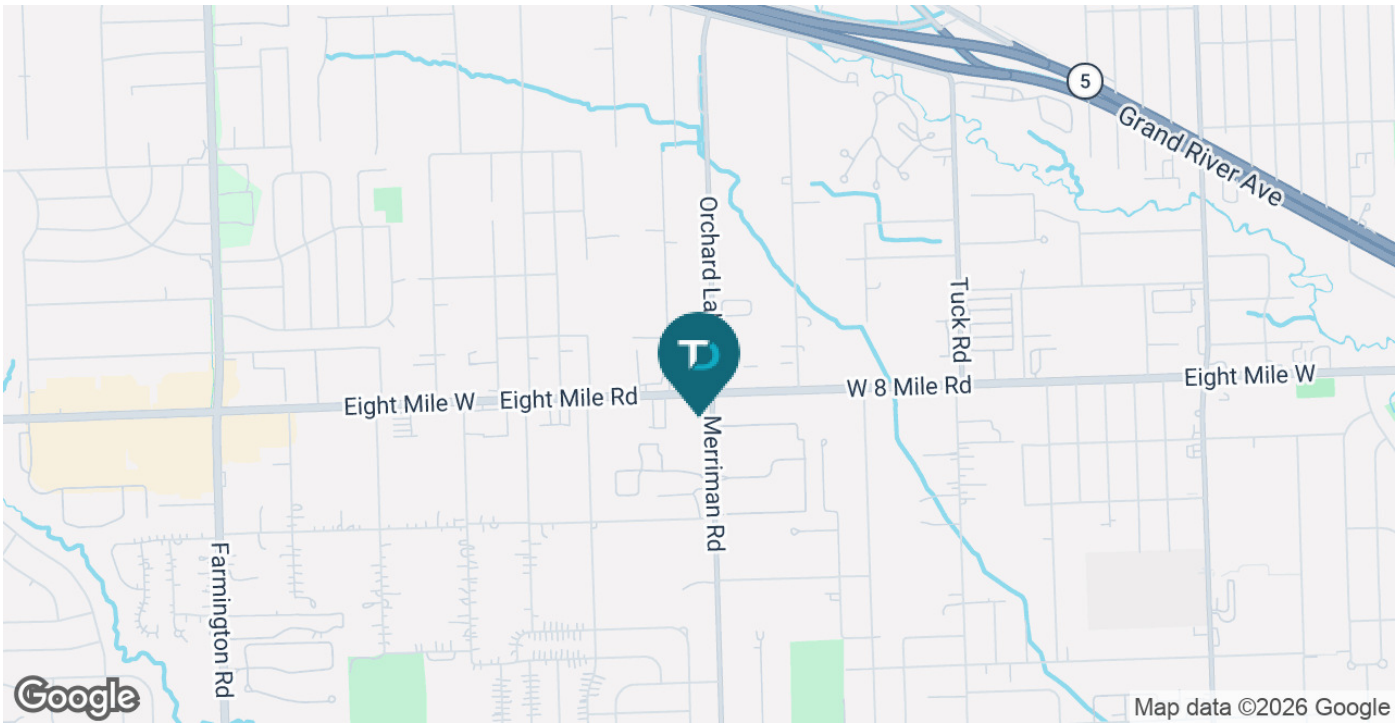
Price/SF:	$78.28
Building Size:	4,471 SF
Year Built:	1971
Number of Floors:	2
Utilities:	City Water and Sanitary Sewe
Parking Spaces:	17

PROPERTY INFORMATION

Lot Size:	0.27 Acres
Property Type:	Office
Property Subtype:	Office Building
2025 Summer Tax:	$8,752.44
2024 Winter Tax:	$3,554.20
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.



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EXTERIOR PHOTOS: 20523 Merriman Rd | Livonia, MI 48152

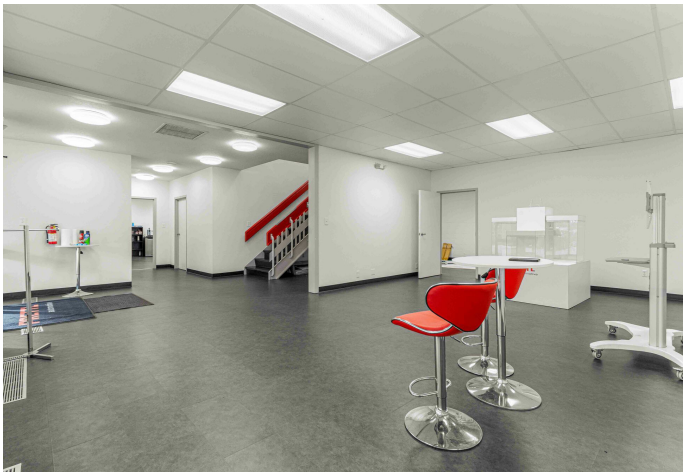


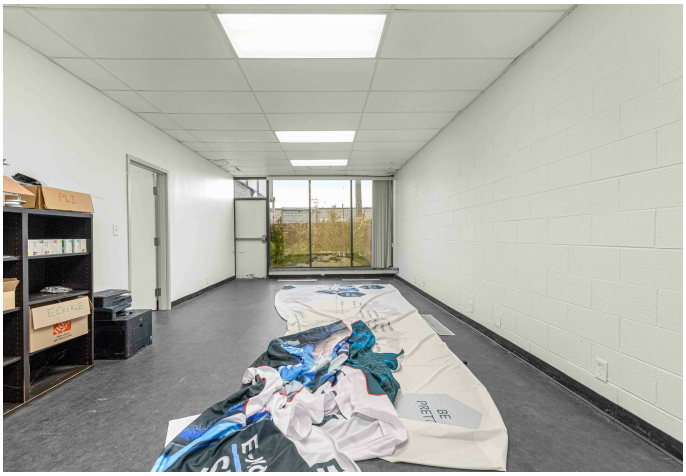


INTERIOR PHOTOS: 20523 Merriman Rd | Livonia, MI 48152

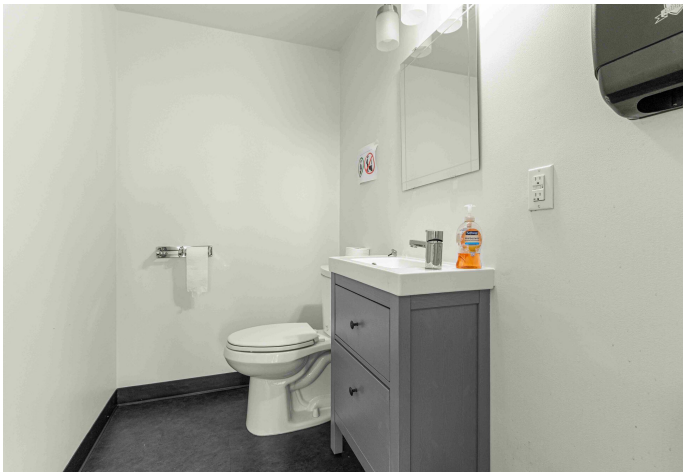






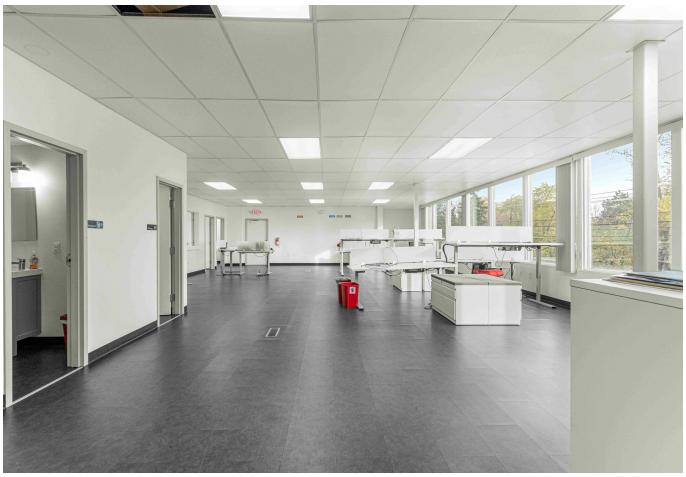






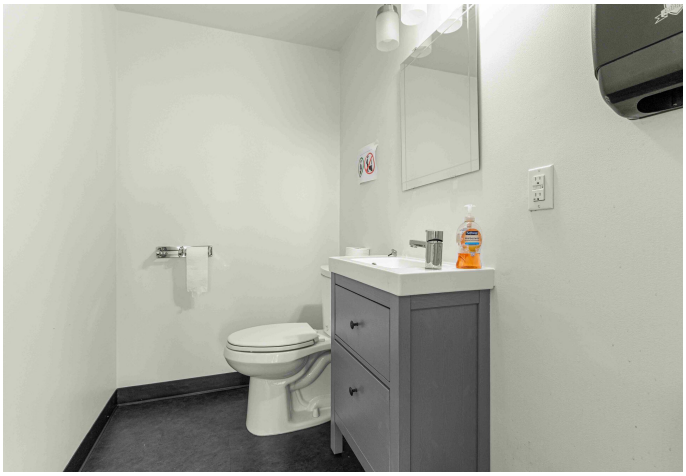
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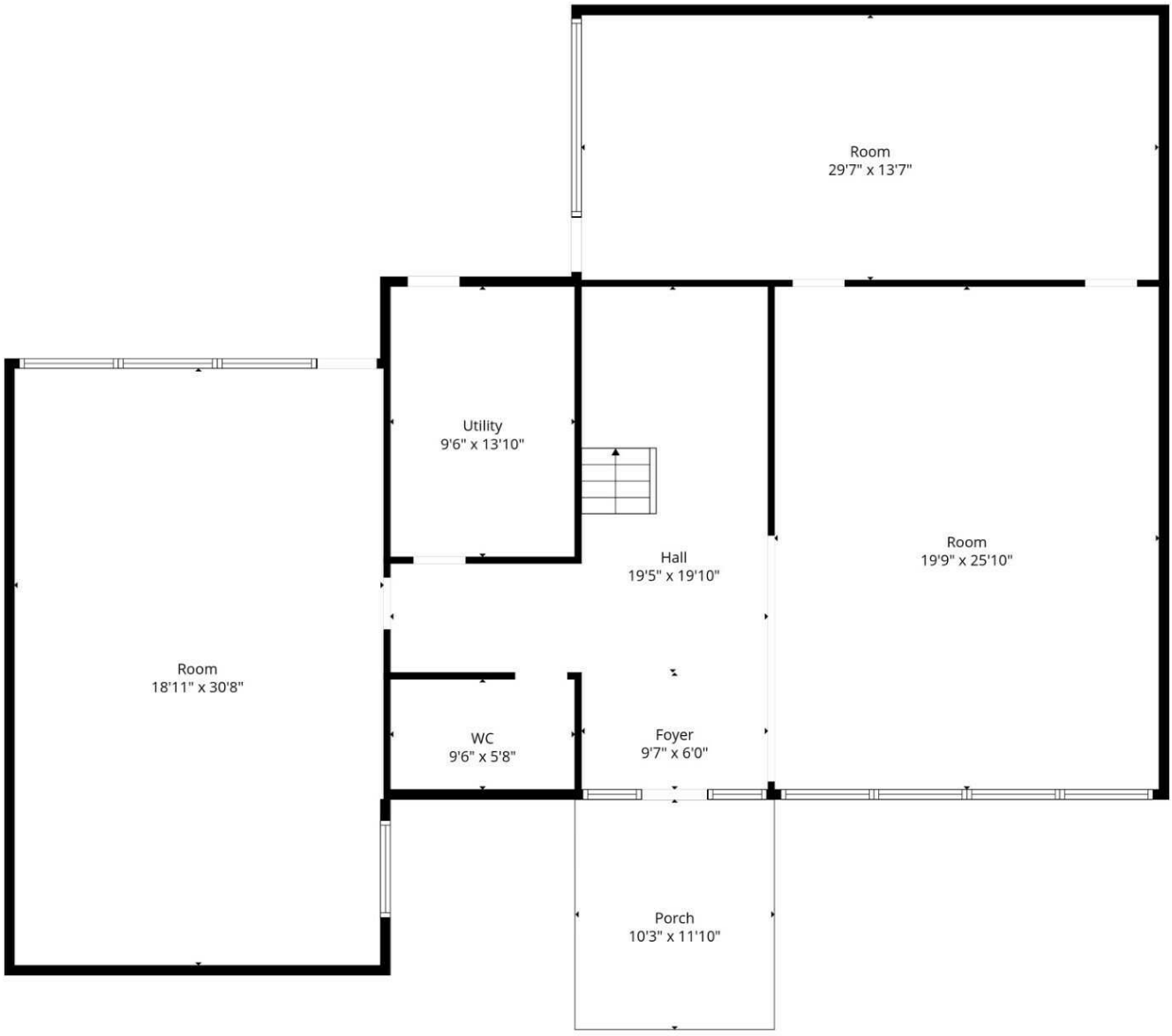








FLOORPLAN - FIRST FLOOR: 20523 Merriman Rd | Livonia, MI 48152

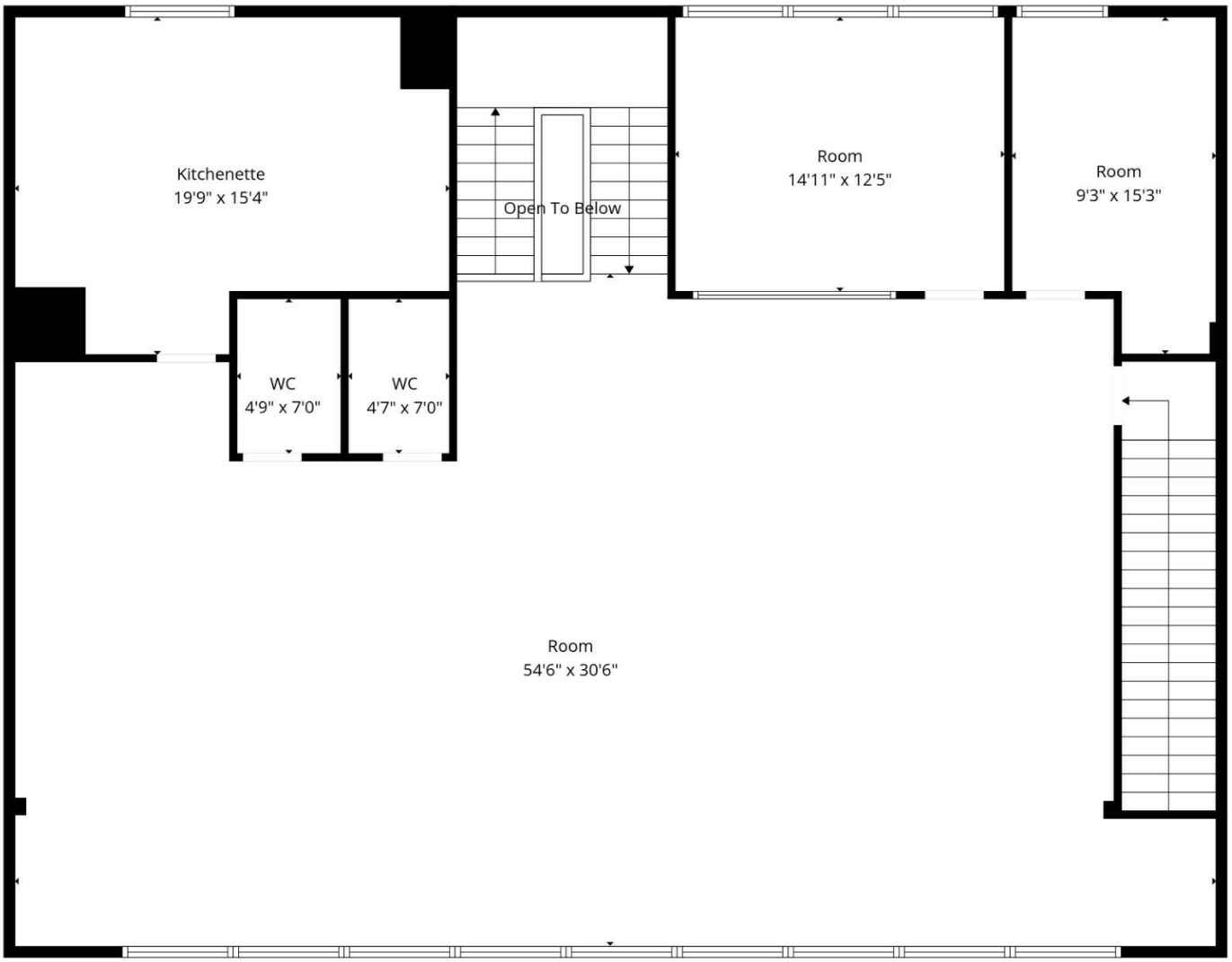


Sizes And Dimensions Are Approximate, Actual May Vary.

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

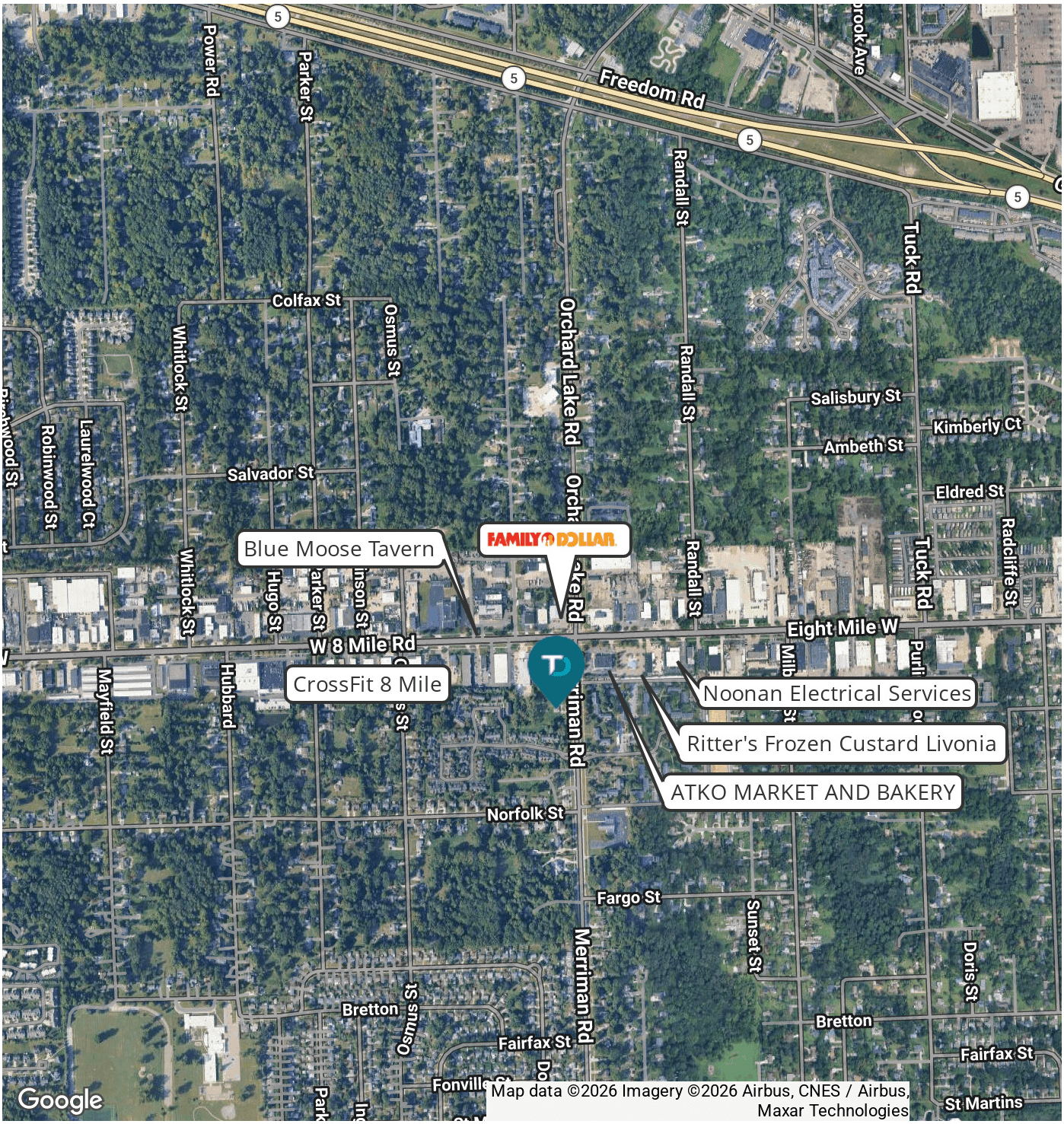


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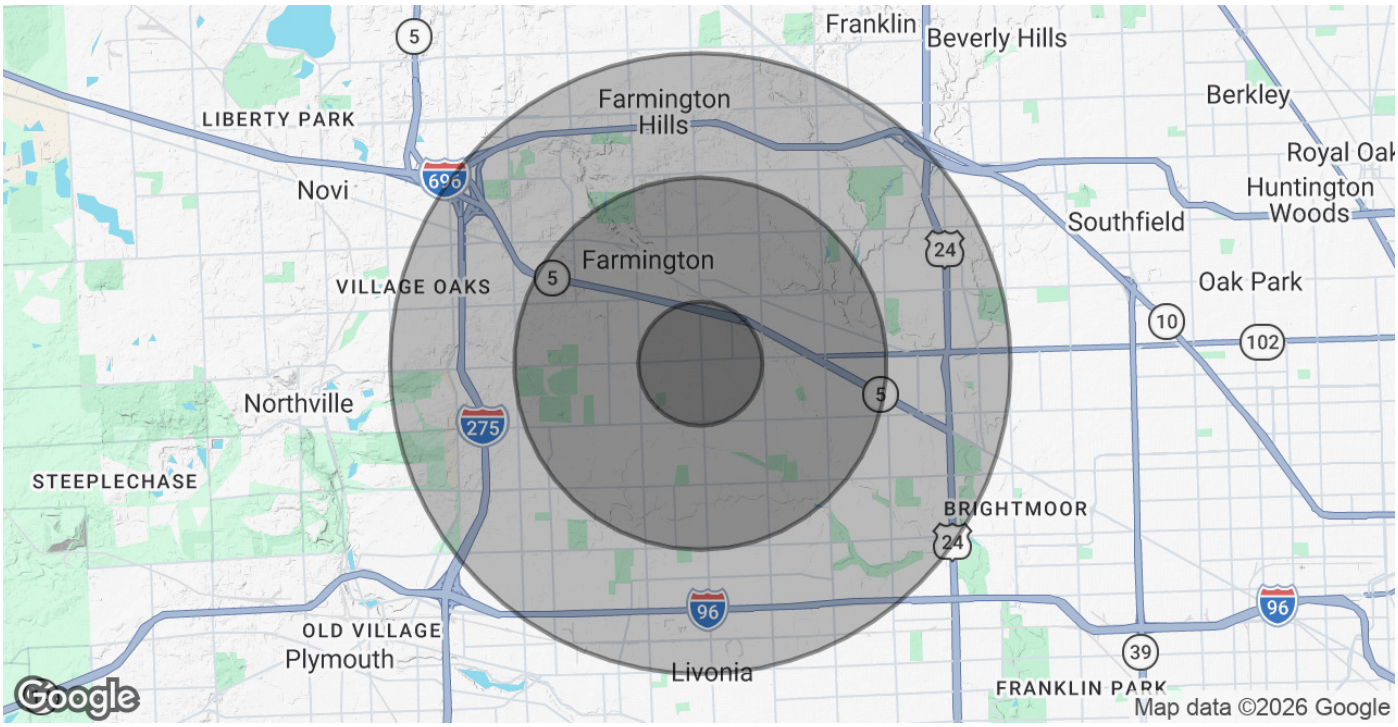
RETAILER MAP: 20523 Merriman Rd | Livonia, MI 48152



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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)

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