EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

8050 GRAND RIVER

Brighton, MI 48114



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 8050 Grand River | Brighton, MI 48114



PROPERTY OVERVIEW

Office Building on .917 Acres. Building includes 6 Exam Rooms, Breakroom, Doctors office and 2 Restrooms.

OFFERING SUMMARY

Sale Price:	$550,000
Building Size:	2,000 SF
Price / SF:	$275.00
Year Built:	1963
Zoning:	B-2 Commercial

PROPERTY HIGHLIGHTS

- Chiropractic Offices
- Close to the I96 Interchange
- Great visibility
- Building expansion possible

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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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 8050 Grand River | Brighton, MI 48114

BUILDING INFORMATION

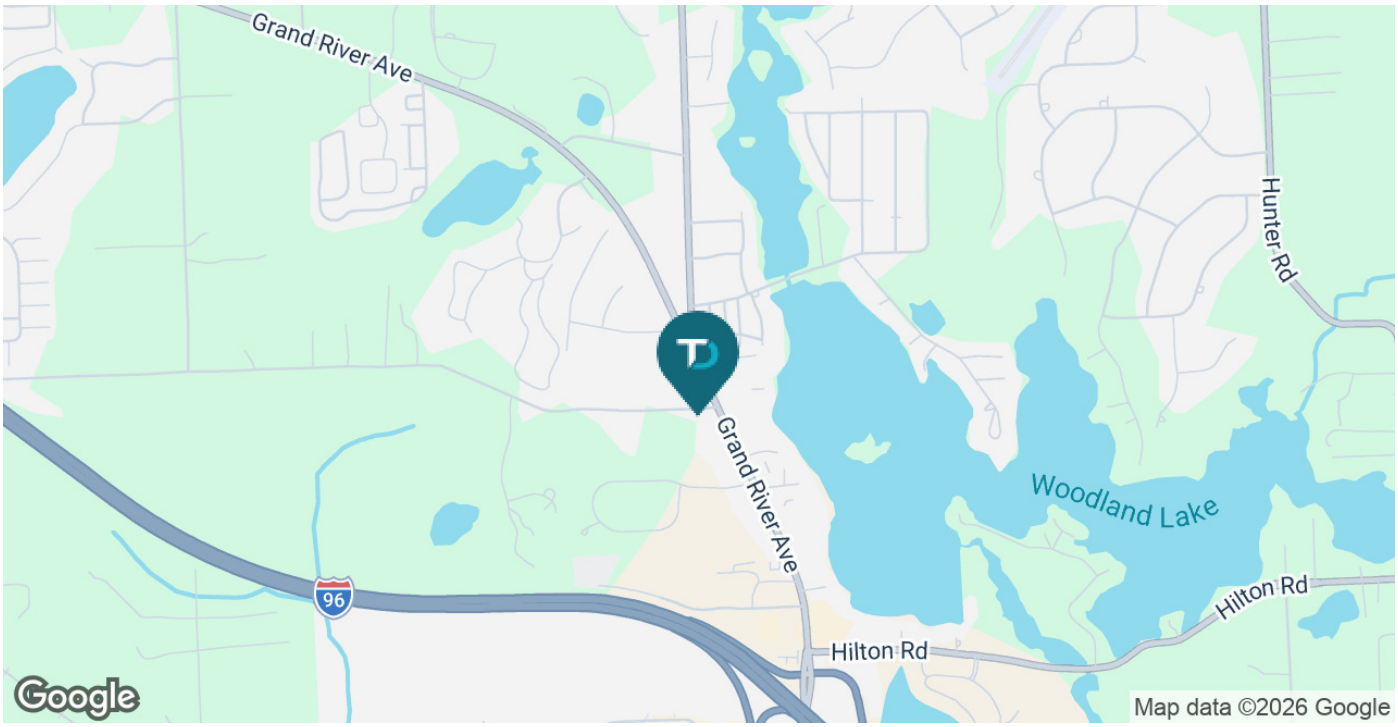
Price/SF:	$550,000.00
Price/SF:	$275.00
Building Size:	2,000 SF
Year Built:	1963
Number of Floors:	1
Utilities:	Well & Sanitary Sewer
Parking Spaces:	14

PROPERTY INFORMATION

Lot Size:	.917 Acres
Property Type:	Office/Medical
2025 Taxes:	$6,916.00
Zoning	B-2 Commercial
Traffic Count:	Grand River = 25,833
Legal Description:	Available upon request.
APN:	12-19-100-060

LOCATION INFORMATION

Located on the southwest corner of Grand River and Herbst, 1/2 mile west of I-96 in Brighton Twp.



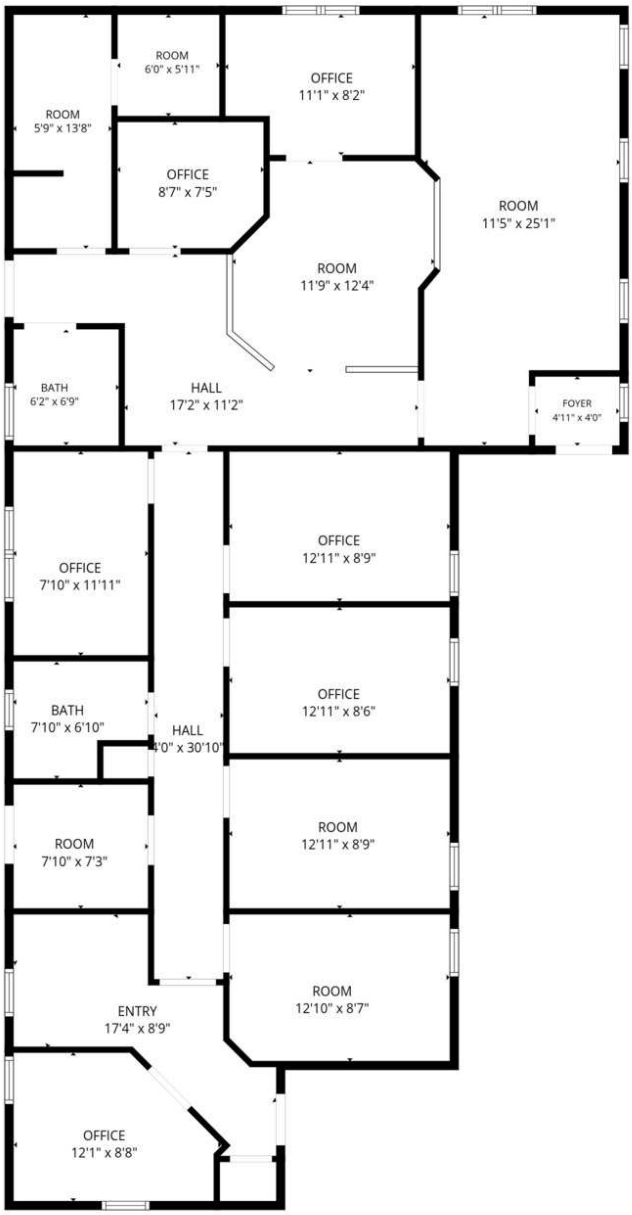
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ADDITIONAL PHOTOS: 8050 Grand River | Brighton, MI 48114



FLOOR PLAN: 8050 Grand River | Brighton, MI 48114

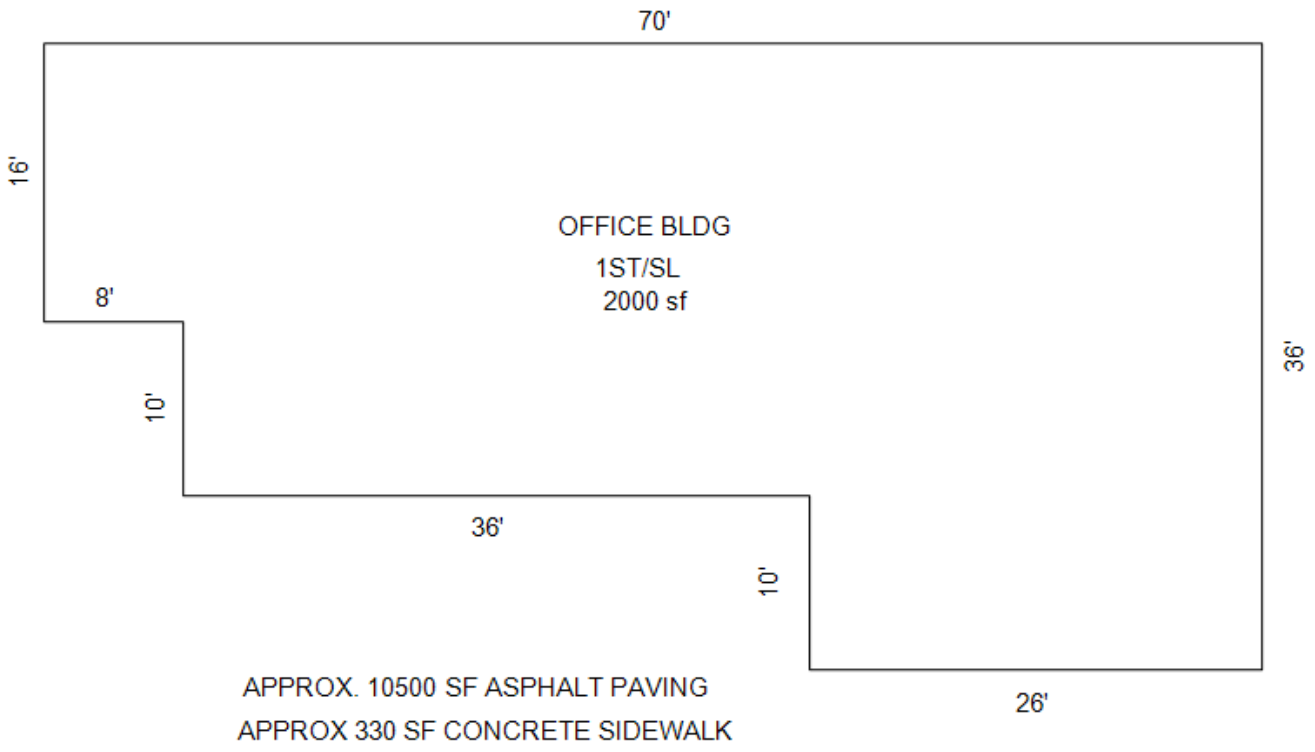


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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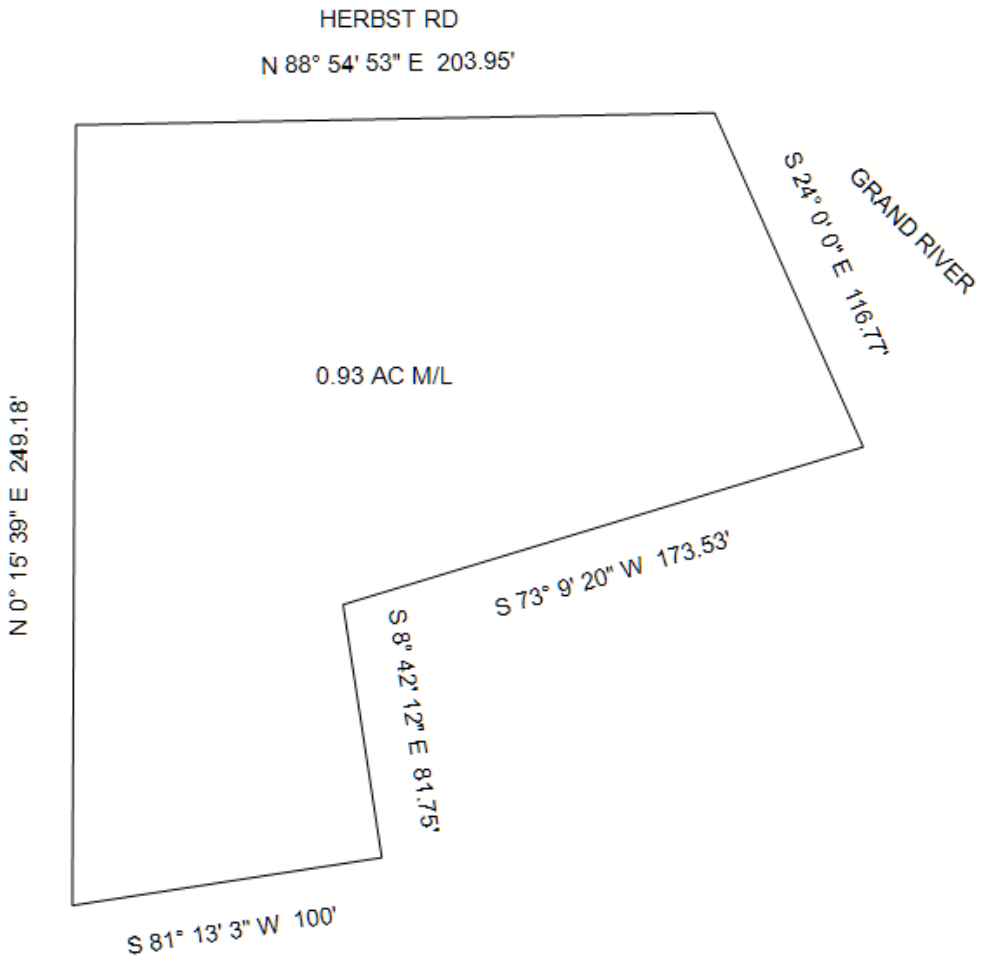
BUILDING SKETCH: 8050 Grand River | Brighton, MI 48114



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LAND DRAWING: 8050 Grand River | Brighton, MI 48114



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ADDITIONAL PHOTOS: 8050 Grand River | Brighton, MI 48114



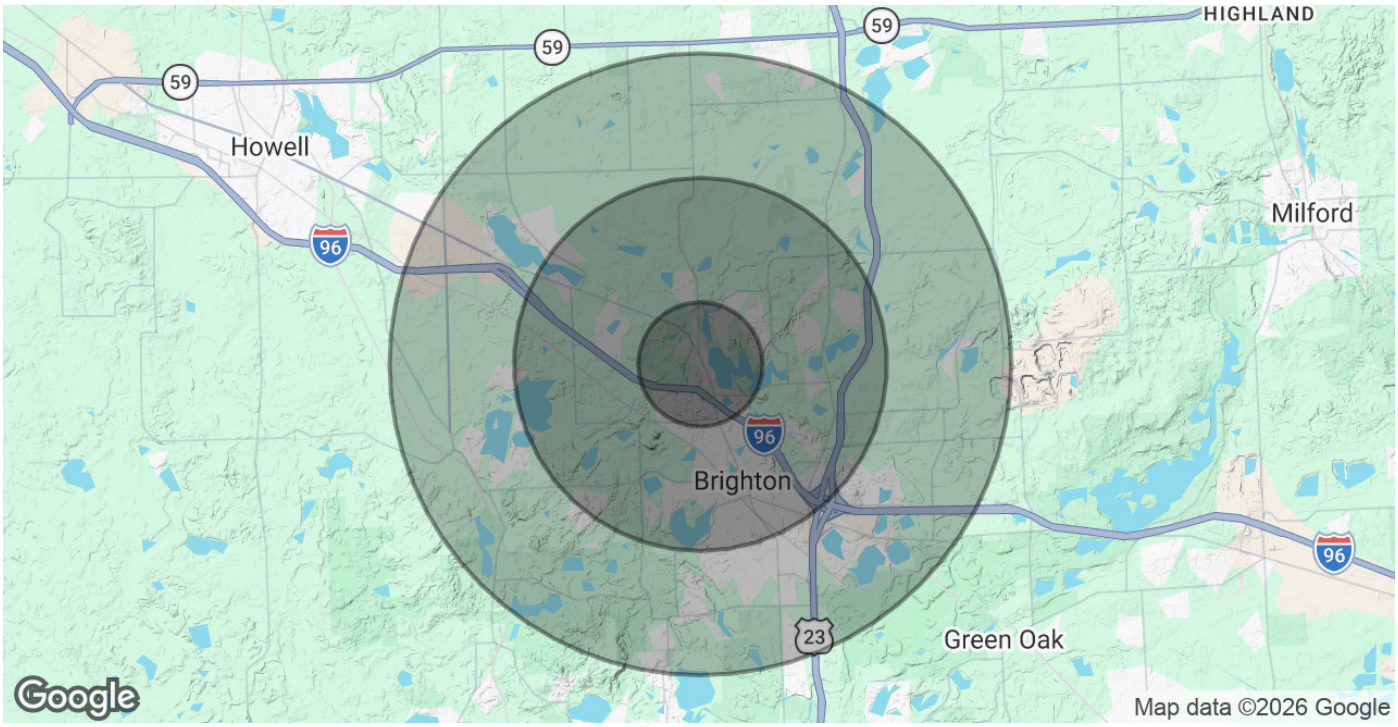
RETAILER MAP: 8050 Grand River | Brighton, MI 48114



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DEMOGRAPHICS MAP & REPORT: 8050 Grand River | Brighton, MI 48114



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,288	24,619	53,229
Average Age	47.1	45.4	45.3
Average Age (Male)	46.0	41.5	42.7
Average Age (Female)	47.2	47.9	47.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,312	9,843	20,864
# of Persons per HH	2.5	2.5	2.6
Average HH Income	$145,296	$139,966	$141,544
Average House Value	$406,139	$398,159	$397,369

2023 American Community Survey (ACS)