EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1880 BIRCHWOOD AVE

Troy, MI 48083



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 1880 Birchwood Ave | Troy, MI 48083



PROPERTY OVERVIEW

1880 Birchwood Ave presents a rare opportunity to acquire a truly one-of-a-kind flex property in Troy. Tucked within a quiet, secluded setting, the property offers exceptional privacy while remaining conveniently located in the heart of the city.

Far from traditional industrial space, the building features an exceptionally high-end buildout with executive offices, a 50+ seat auditorium, conference and lounge areas, café, specialized training space, warehouse, and built-out mezzanine. Ideally suited for a corporate headquarters, training center, technology or medical company, executive showroom, or extraordinary private “man cave,” this is a unique property that would be difficult and costly to replicate.

OFFERING SUMMARY

Sale Price:	$2,800,000
Building Size:	15,087 SF
Price / SF:	$185.59
Year Built:	1994
Zoning:	M1

PROPERTY HIGHLIGHTS

- Rare owner-user opportunity with substantial existing improvements offering significant savings versus recreating a comparable facility
- 15,087 SF flex/light industrial facility situated on 0.97 acres
- 26' clear warehouse area with heavy power infrastructure
- Currently leased on a short-term basis to the existing tenant who is paying $23,000 per month NNN
- Flexible layout capable of supporting office, training, R&D, showroom, storage, or private "man cave" retreat
- PLEASE DO NOT APPROACH TENANT



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

BUILDING/PROPERTY INFORMATION: 1880 Birchwood Ave | Troy, MI 48083

BUILDING INFORMATION

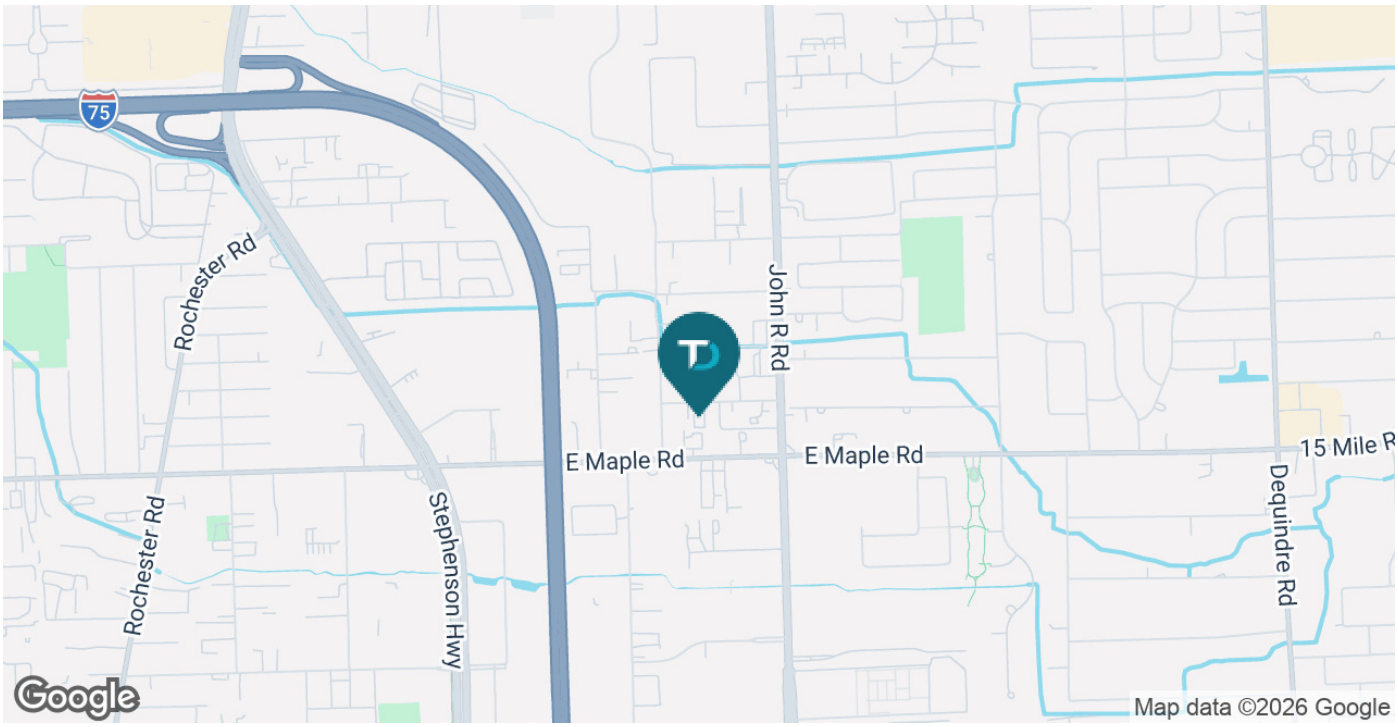
SALE PRICE:	$2,800,000.00
Price/SF:	$185.59
Building Size:	15,087 SF
Year Built:	1994
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	10

PROPERTY INFORMATION

Lot Size:	0.97 Acres
Property Type:	Industrial
Property Subtype:	Flex Space
2025 Taxes:	$21,486.00
Zoning	M1
Traffic Count:	E. Maple = 22,337 (2025) John R = 29,897 (2024)
Legal Description:	Available upon request.
APN:	20-26-480-033

LOCATION INFORMATION

Located on the south side Birchwood Dr between John R Rd and Bellingham Rd in Troy, Michigan.



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ADDITIONAL PHOTOS: 1880 Birchwood Ave | Troy, MI 48083





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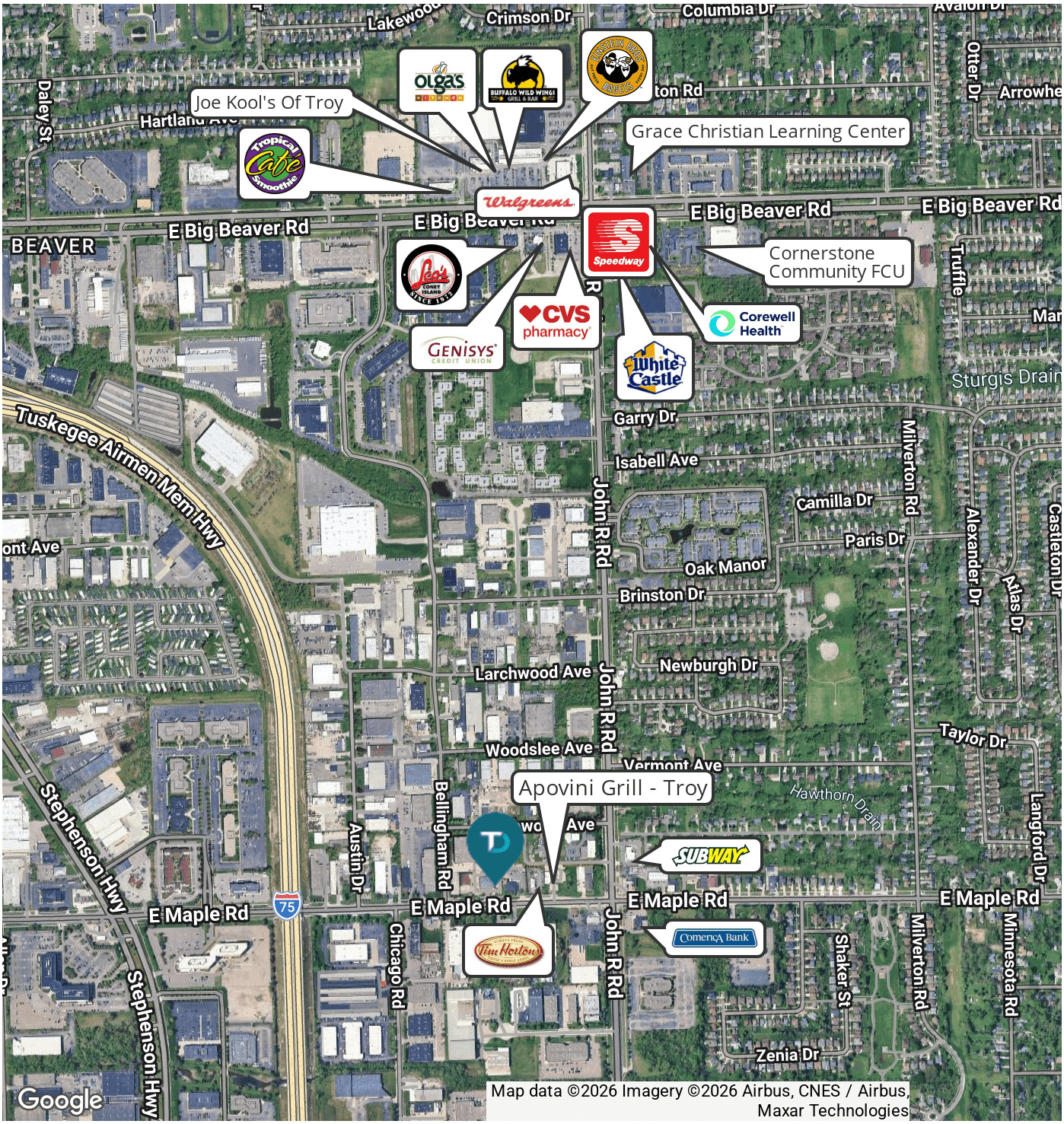
AERIAL MAP: 1880 Birchwood Ave | Troy, MI 48083



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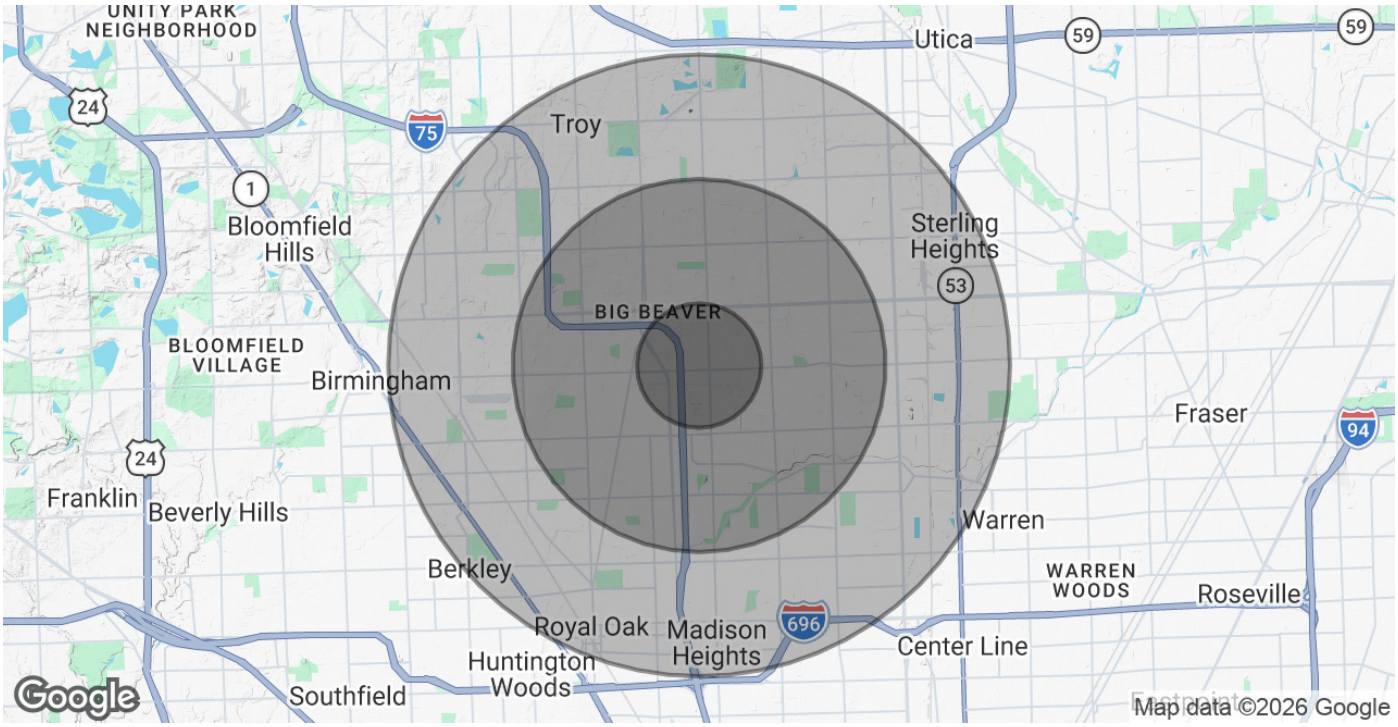
RETAILER MAP: 1880 Birchwood Ave | Troy, MI 48083



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DEMOGRAPHICS MAP & REPORT: 1880 Birchwood Ave | Troy, MI 48083



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	7,291	102,251	274,271
Average Age	43.9	40.9	41.1
Average Age (Male)	41.4	40.0	40.0
Average Age (Female)	47.6	42.4	42.5

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	3,570	42,299	115,361
# of Persons per HH	2.0	2.4	2.4
Average HH Income	$72,641	$102,454	$112,983
Average House Value	$249,540	$293,865	$314,818

2023 American Community Survey (ACS)