

**OFFICE PROPERTY // FOR SALE**

## **2,616 SF TWO-STORY MAIN STREET OFFICE BUILDING**

27459 5 MILE RD  
LIVONIA, MI 48154



- Great Owner/User Building
- Impeccably Maintained
- Private Parking Lot in Rear
- Great traffic counts - 15,200 Vehicles per Day



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## EXECUTIVE SUMMARY



**Sale Price**

**\$250,000**

### OFFERING SUMMARY

<b>Building Size:</b>	2,616 SF
<b>Lot Size:</b>	0.14 Acres
<b>Price / SF:</b>	\$95.57
<b>Year Built:</b>	1957
<b>Zoning:</b>	Commercial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor
<b>Traffic Count:</b>	15,200

### PROPERTY OVERVIEW

Impeccably maintained, two-story office building for sale on a corner lot. Great owner/user opportunity. The property was a former dentist's office and has a private parking lot in the rear for 19 vehicles.

### LOCATION OVERVIEW

Located on a Main Street near residential and local businesses. Conveniently located close to Telegraph Rd (M-24) and I-96.

### PROPERTY HIGHLIGHTS

- Great Owner/User Building
- Impeccably Maintained
- Private Parking Lot in Rear
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## PROPERTY DETAILS

Sale Price	\$250,000
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### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Commercial
Lot Size	0.14 Acres
APN #	46-093-01-0010-000
Corner Property	Yes
Traffic Count	15200
Traffic Count Street	5 Mile Rd
Waterfront	No
Power	No

### LOCATION INFORMATION

Street Address	27459 5 Mile Rd
City, State, Zip	Livonia, MI 48154
County	Wayne
Market	Detroit
Sub-market	Southern I-275 Corridor
Cross-Streets	5 Mile Rd and Inkster Rd
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	I-96
Nearest Airport	DTW

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	22

### BUILDING INFORMATION

Building Size	2,616 SF
Building Class	C
Tenancy	Single
Number of Floors	2
Average Floor Size	1,308 SF
Year Built	1957
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

### UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Number of Elevators	0
Leed Certified	No
Gas / Propane	Yes



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## ADDITIONAL PHOTOS



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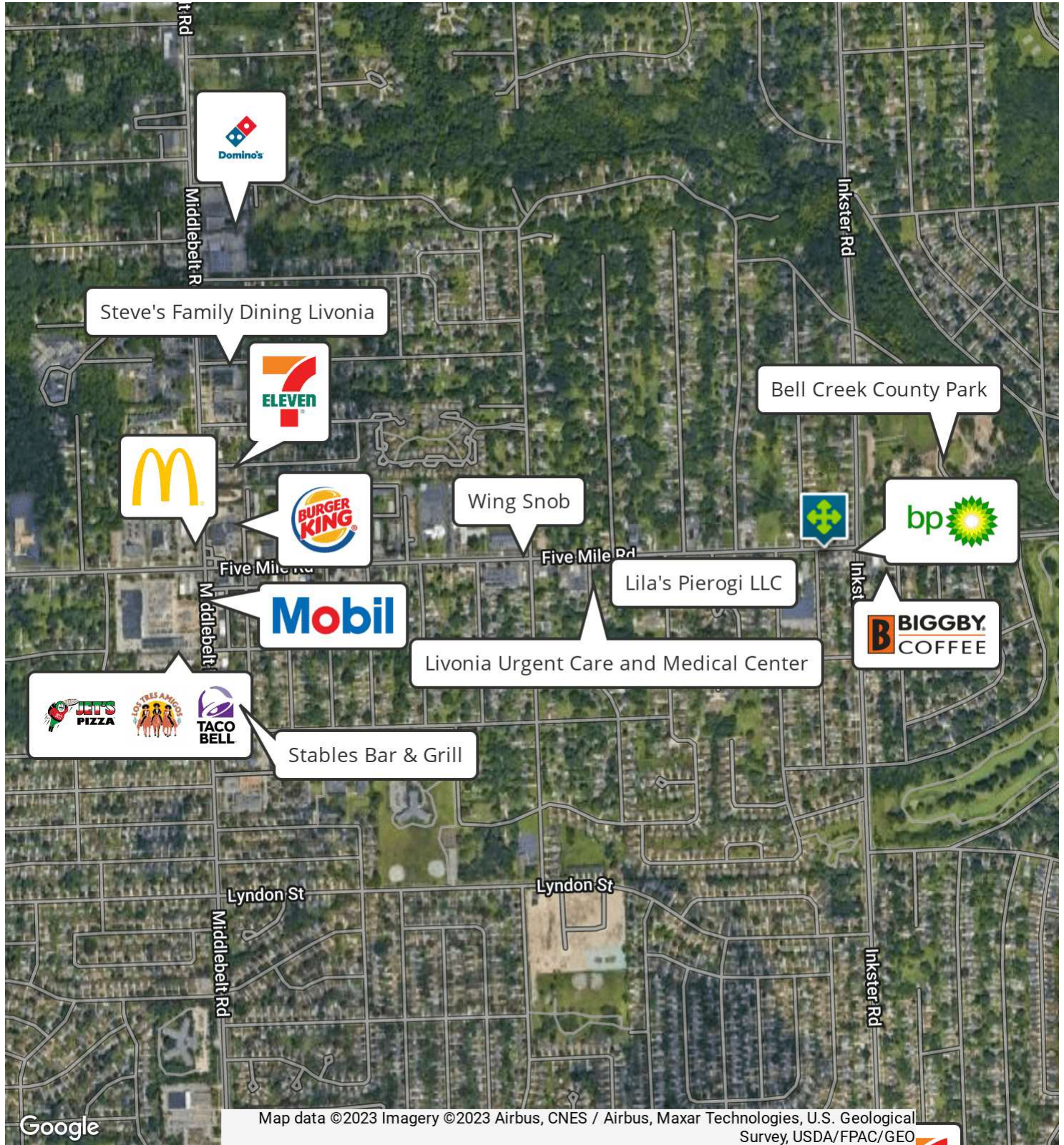
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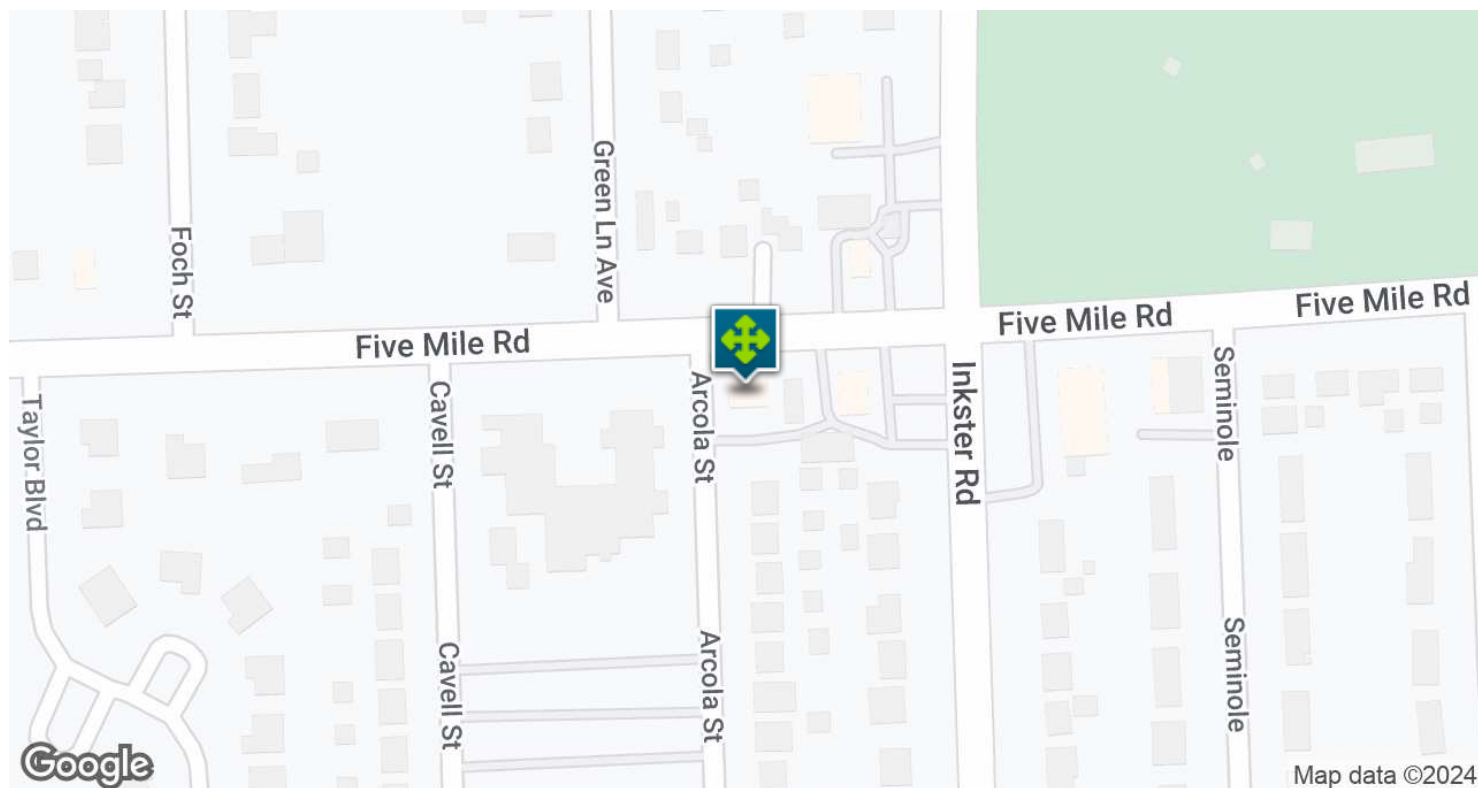
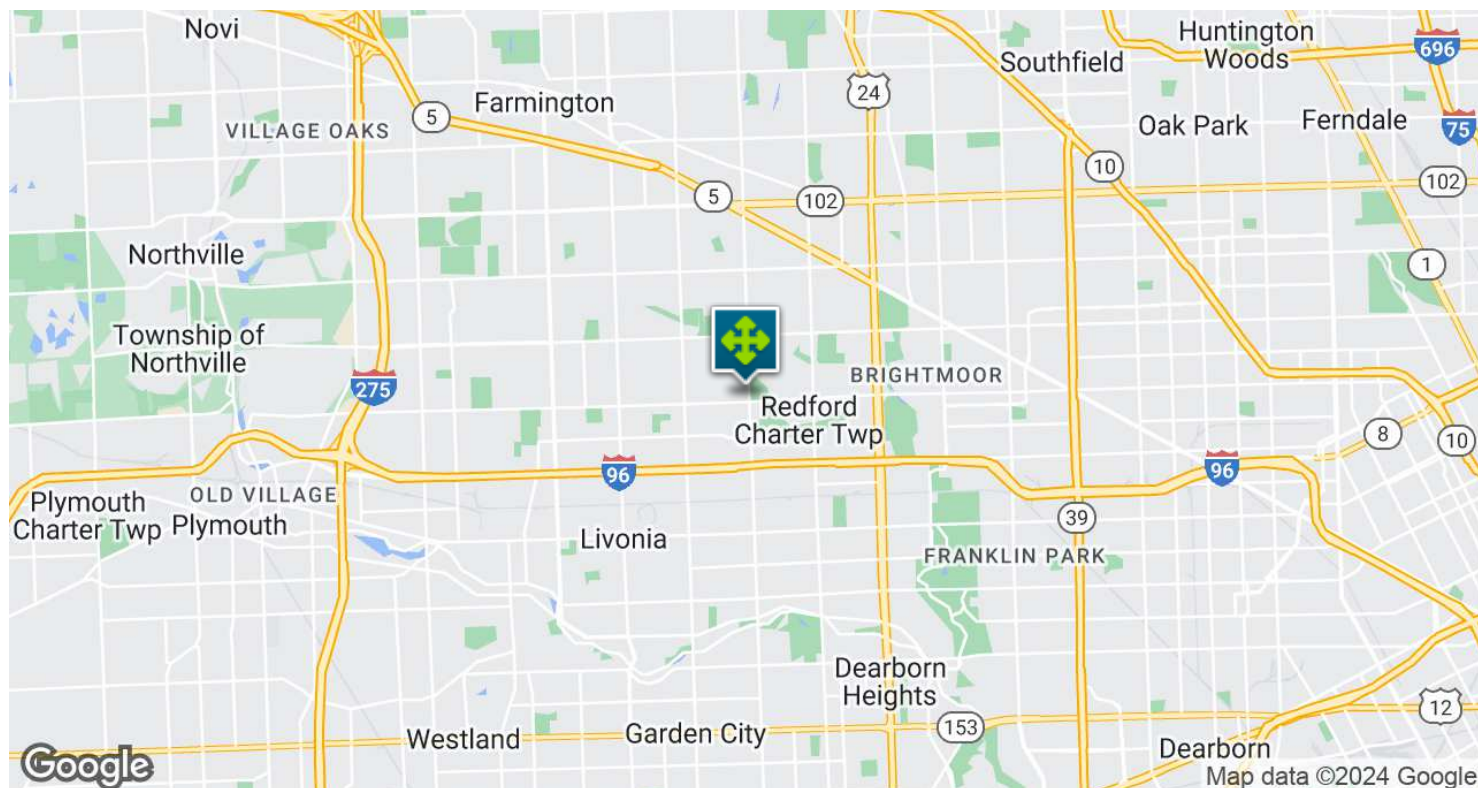
## RETAILER MAP





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## LOCATION MAP



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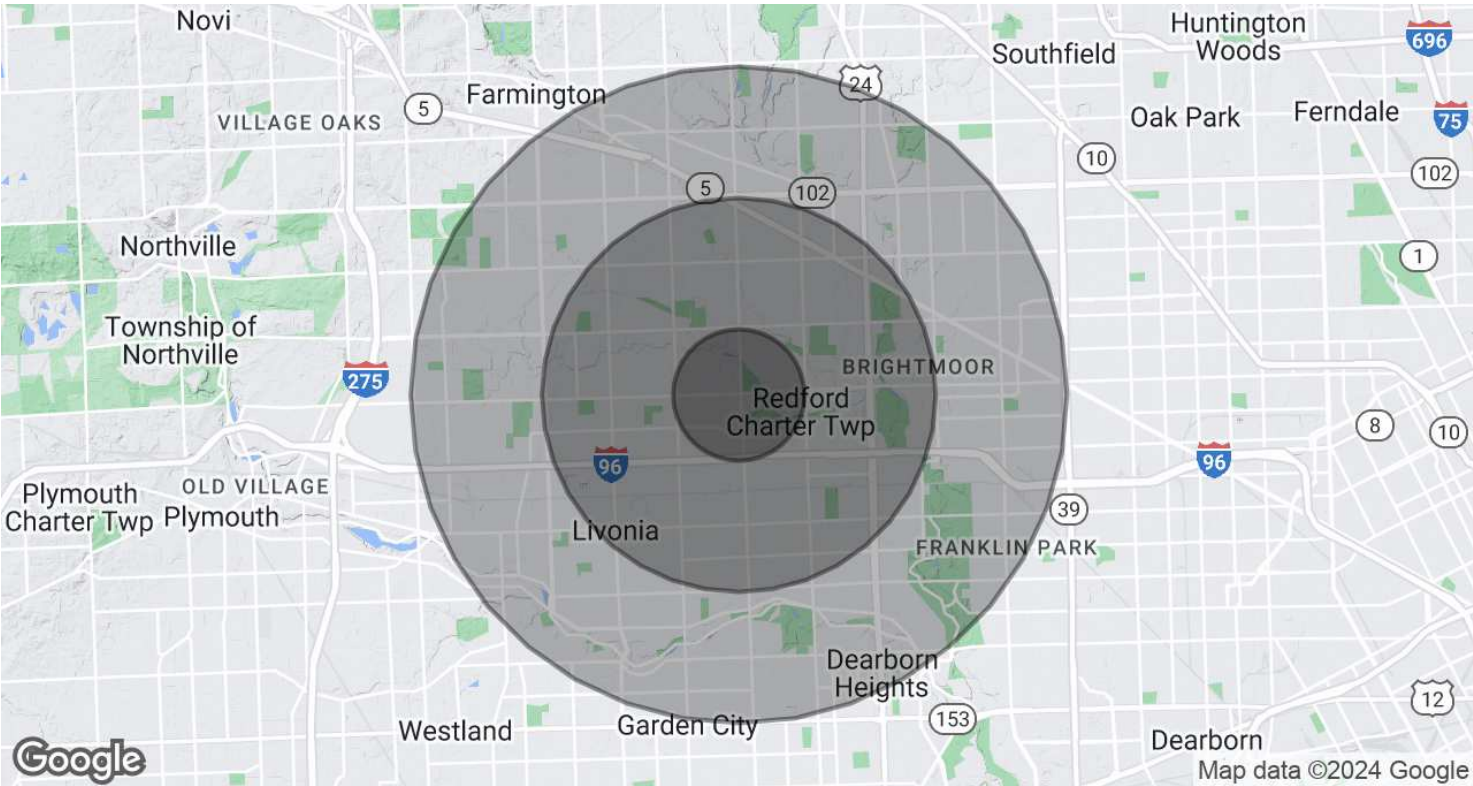
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,901	101,988	284,574
Average Age	40.8	38.9	38.8
Average Age (Male)	39.0	37.3	36.8
Average Age (Female)	42.1	40.2	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,110	38,439	110,168
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$68,815	\$63,475	\$59,667
Average House Value	\$154,570	\$142,156	\$148,155

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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