

HAMILTON OFFICE PLAZA

32969 Hamilton Ct, Farmington Hills, MI 48334



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 32969 Hamilton Ct | Farmington Hills, MI 48334



PROPERTY OVERVIEW

Two building, 63,804 SF office complex for sale in Farmington Hills, MI.

OFFERING SUMMARY

Sale Price: Starting Bid \$400,000
Building Size: 63,804 SF
Year Built: 1975
Zoning: B1

PROPERTY HIGHLIGHTS

- 63,804 SF value-add office complex
- Occupancy currently at 60%
- Well located just off of I-696
- Priced aggressively at \$29.76 PSF
- Current NOI: \$98,243.50
- Contact Broker for additional details

BUILDING/PROPERTY INFORMATION:
32969 Hamilton Ct | Farmington Hills, MI 48334

BUILDING INFORMATION

Building Size:	63,804 SF
Year Built:	1975
Number of Floors:	2
Utilities:	City water and sewer
Parking Spaces:	172

PROPERTY INFORMATION

Lot Size:	2.42 AC
Property Type:	Office
Property Subtype:	Office Building
2025 Winter Tax:	\$16,974.26
2025 Summer Tax:	\$56,222.52
Zoning	B1
Legal Description:	Available upon request
APN:	23-15-101-018

LOCATION INFORMATION

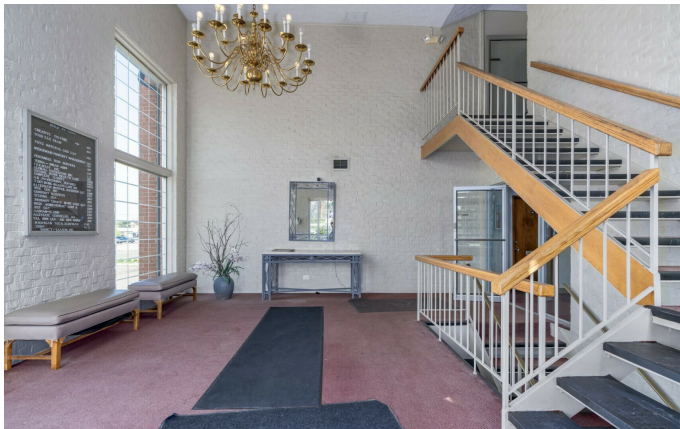
Located on Hamilton Court, just south of W 12 Mile Rd between Farmington and Orchard Lake Roads.



ADDITIONAL PHOTOS: 32969 Hamilton Ct | Farmington Hills, MI 48334



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2024 P&L: 32969 Hamilton Ct | Farmington Hills, MI 48334

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 02/12/25
 Accrual Basis

Hamilton Plaza, LLC
Profit & Loss
January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Rent Received	425,910.66
Total Income	425,910.66
Expense	
Bank Service Charges	1,315.70
Business Licenses and Permits	55.00
Cleaning Services	15,398.50
Insurance Expense	29,349.40
Landscaping and Groundskeeping	12,520.00
Maintenance, Contractors	
Elevator	7,508.26
Home Depot	10,147.99
HVAC	18,942.66
Miscellaneous	10,461.84
Maintenance, Contractors - Other	52,358.24
Total Maintenance, Contractors	99,418.99
Mistaken Usage, Reimbursed	0.00
Office Supplies	6,561.31
Internet Expenses	1,660.55
Postage and Delivery	64.32
Professional Fees	
Leased Employee	4,723.12
Legal Fees	1,500.00
Total Professional Fees	6,223.12
Property Management Fees	15,567.29
Taxes - Property	
Summer Taxes	54,010.03
Winter Taxes	12,360.00
Total Taxes - Property	66,370.03
Utilities	
Electric	65,310.46
Gas	14,751.18
Water	3,434.03
Total Utilities	83,495.67
Waste Services	4,433.72
Total Expense	342,433.60
Net Ordinary Income	83,477.06
Other Income/Expense	
Other Expense	
Ask My Accountant	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	83,477.06

2025 P&L: 32969 Hamilton Ct | Farmington Hills, MI 48334

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 02/18/26
 Accrual Basis

Hamilton Plaza, LLC
Profit & Loss
 January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Rent Received	282,962.62
Total Income	282,962.62
Expense	
Utilities	
Electric	58,376.22
Gas	19,362.89
Water	3,753.69
Total Utilities	81,492.80
Maintenance, Contractors	
Maintenance, Contractors - Other	38,508.00
Elevator	5,238.18
Home Depot	4,964.02
HVAC	4,546.89
Miscellaneous	1,082.84
Total Maintenance, Contractors	54,339.93
Interest Expense	
Loan Interest	29,017.07
Interest Expense - Other	3,945.19
Total Interest Expense	32,962.26
Insurance Expense	20,688.64
Professional Fees	
Legal Fees	10,000.00
Leased Employee	5,012.87
Total Professional Fees	15,012.87
Landscaping and Groundskeeping	6,000.00
Waste Services	5,036.39
Cleaning Services	3,640.00
Office Supplies	2,139.02
Property Management Fees	2,132.90
Internet & Computer Expenses	2,013.70
Bank Service Charges	741.85
Late Fee	601.62
Postage and Delivery	44.99
Total Expense	226,846.97
Net Ordinary Income	56,115.65
Net Income	56,115.65

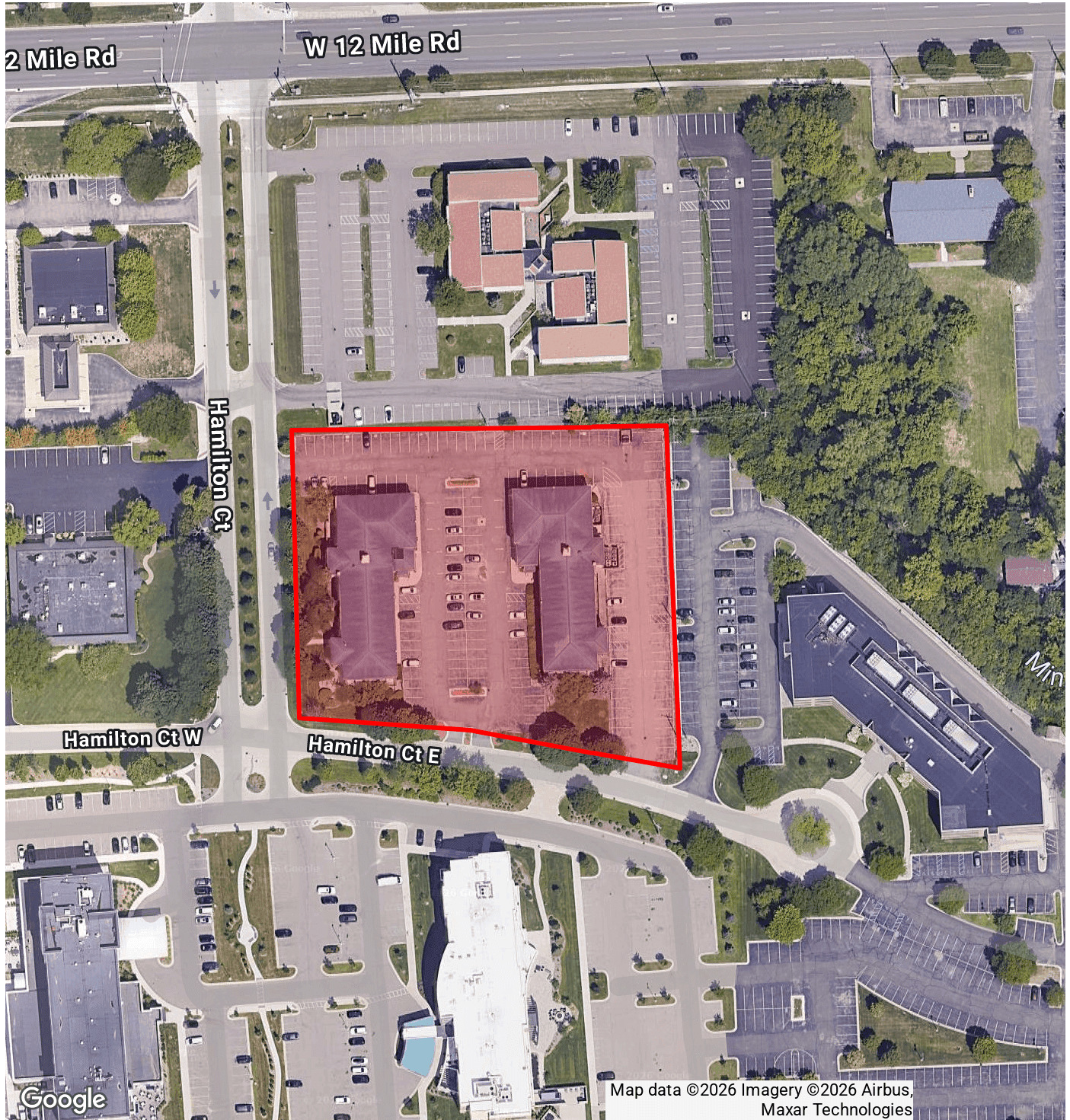
RENT ROLL: 32969 Hamilton Ct | Farmington Hills, MI 48334

32969 Hamilton Court		
	Tenant	
	Bearing Construction	\$300/month
	C&A Associates	\$550/month
	David Barkah (DB&P) - Home Helpers Hc	\$550/month
	Elkins & Associates	\$450/month
	Excel IT Corp	\$235/month
	Gillett Associates	\$2,340.50/month
	Idyllic Solutions "Kee Technologies"	\$300/month
	iTek People Inc	\$460/month
138-D	JLD Customer Service	\$200/month
	Joseph Schulist	\$150/month
135	Latricea Milledge, Myonne Fashions	\$850/month
	Milena HHC, MaxMila, Dai Care Services	\$375/month
	Optic Services	\$250/month
203	Pentangle Tech - Sarthak Patel	\$1,300/month
209-B	Rai Biztek, MSD Biztek	\$100/month
	Road Ready Driving School	\$650/month
213	S&S Bookkeeping Services	\$2,557/month
138-C	Tahir Sharif, Revival HHC	\$300/month
202	Talah Saleem, Humble HHC, Global Anal	\$750/month
209-C	Tuskro, Inc.	\$100/month
	W.T. Peterson Co / DVL Group	\$405/month
	Wafts Solutions Inc	\$1,220/month
32985 Hamilton Court		
	Tenant	
	Ashley Turner - Alleviate Counseling	\$300/month
116	Britni Golson, Beauty Resides in Thee	\$275/week
121	Brock Attard	\$125/week
205	Dejay Triutt, Holistic Ten	\$800/month
122	Pentangle Tech - Sarthak Patel ("Global C	\$500/month
111	Teknest Inc	\$850/month
102	Tony & Brittany Walker	\$1,250/month
	Unique Home Health Care	\$275/month
219	Waseem Shakoor - 7 Sky	\$500/month
219	Waseem Shakoor - Alternate Solutions H	\$200/month
	Wedgewood Property Management	\$600/month
215	Eliteforge Group	\$225/month
	Wise Gen	\$200/month
	Zeunna Rose Woodruff, Nourish Ur Feat	\$800/month

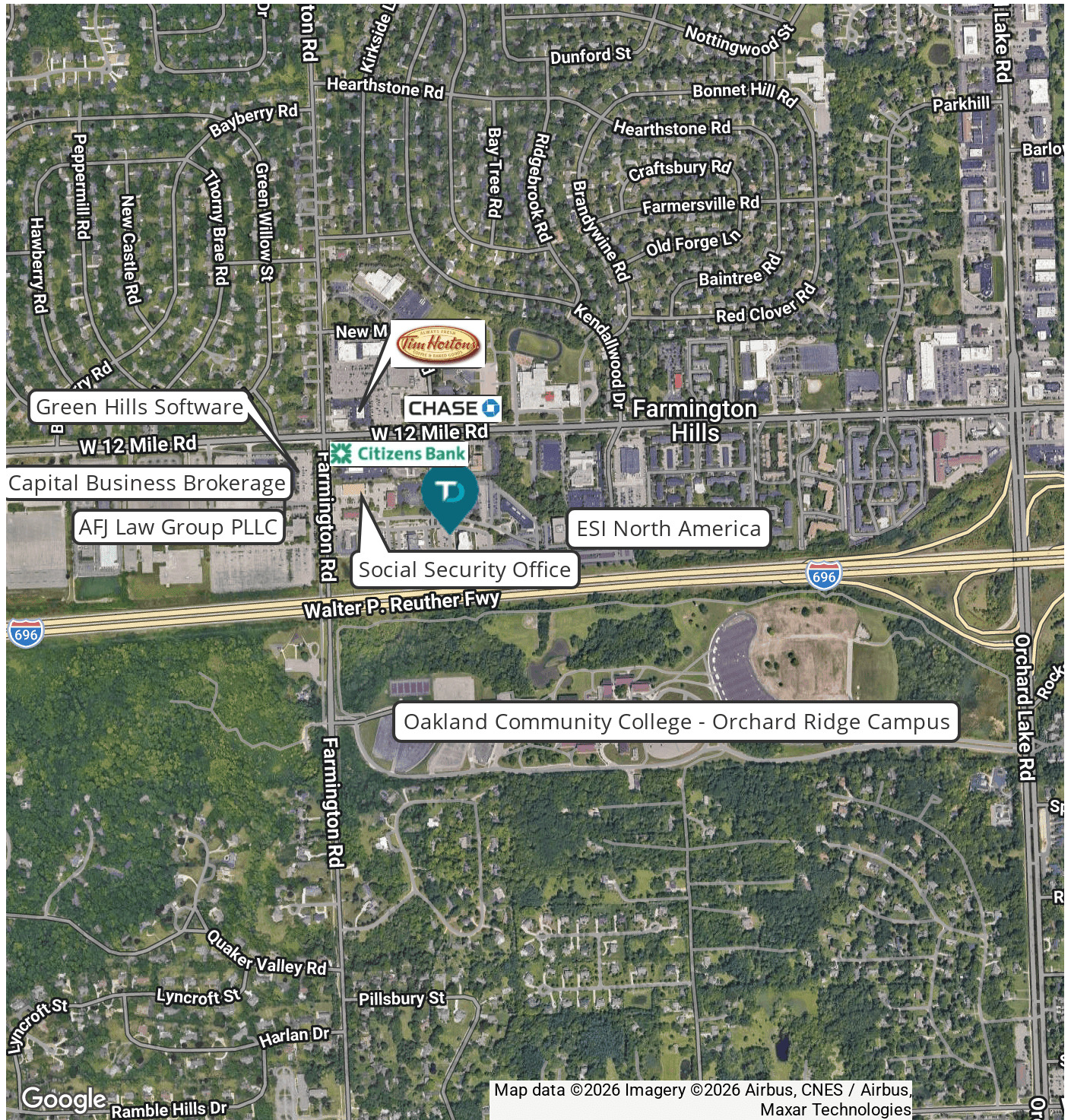
AERIAL: 32969 Hamilton Ct | Farmington Hills, MI 48334



AERIAL MAP: 32969 Hamilton Ct | Farmington Hills, MI 48334

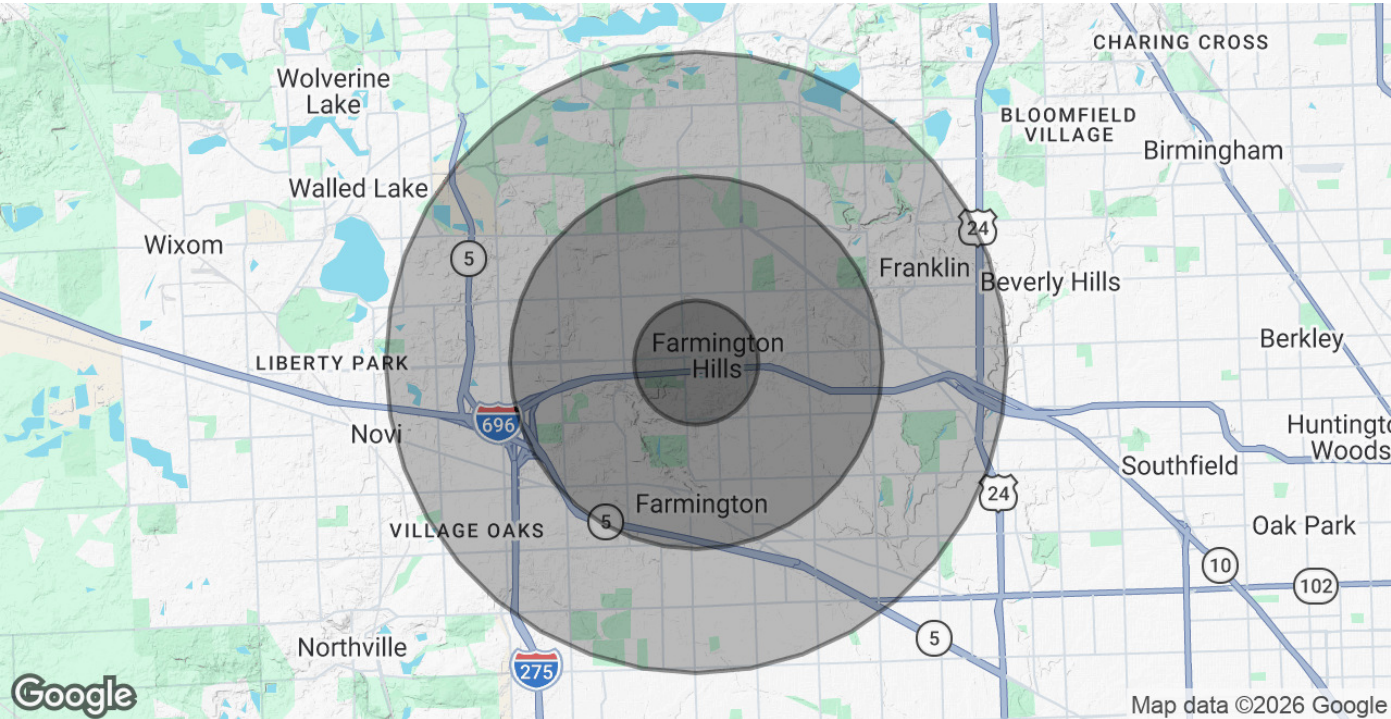


RETAILER MAP: 32969 Hamilton Ct | Farmington Hills, MI 48334



DEMOGRAPHICS MAP & REPORT:

32969 Hamilton Ct | Farmington Hills, MI 48334



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,970	73,050	193,874
Average Age	40.5	44.8	45.3
Average Age (Male)	41.5	43.1	43.3
Average Age (Female)	39.1	45.9	46.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,624	30,874	83,796
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$135,782	\$131,472	\$125,623
Average House Value	\$329,392	\$347,029	\$348,797
2023 American Community Survey (ACS)			