

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:	\$595,000
Building Size:	2,000 SF
Price / SF:	\$297.50
Year Built:	1963
Zoning:	B-2 Commercial

PROPERTY HIGHLIGHTS

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

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

BUILDING INFORMATION

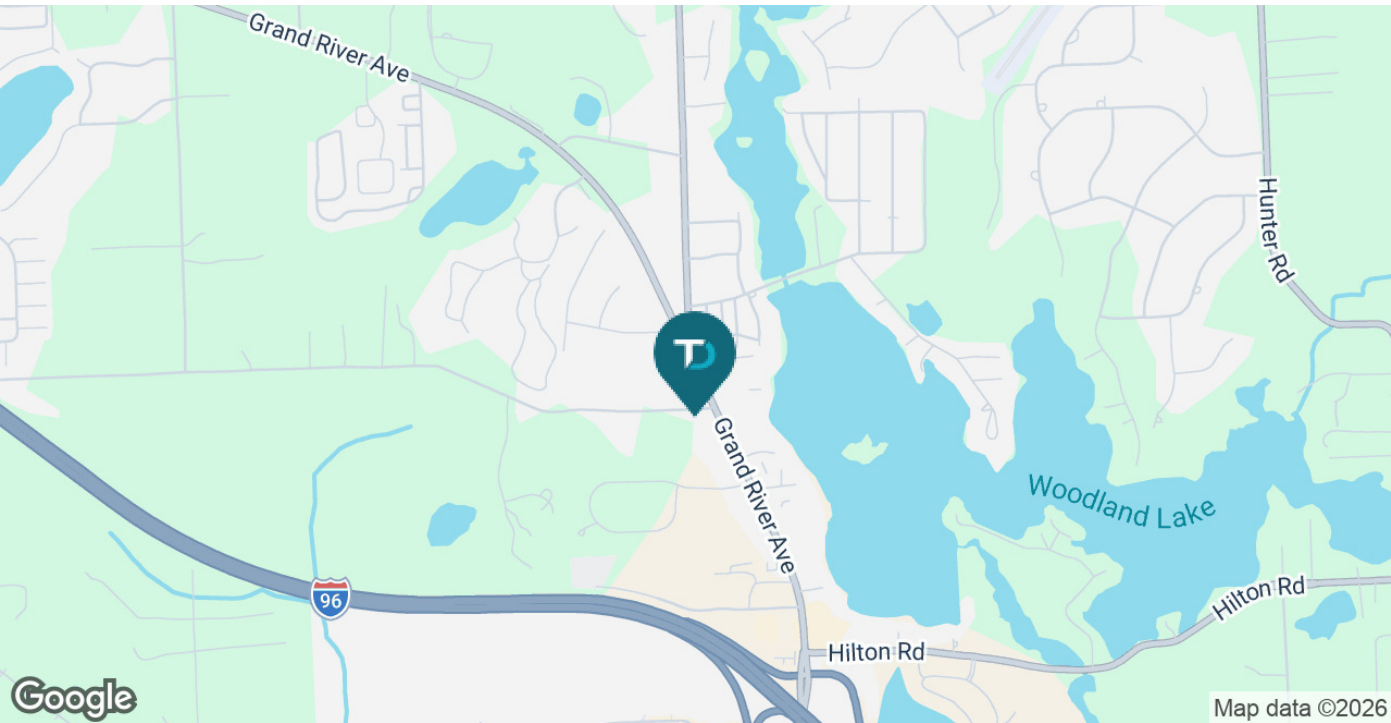
Price/SF:	\$595,000.00
Price/SF:	\$297.50
Building Size:	2,000 SF
Year Built:	1963
Number of Floors:	1
Utilities:	Well & Sanitary Sewer
Parking Spaces:	14

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

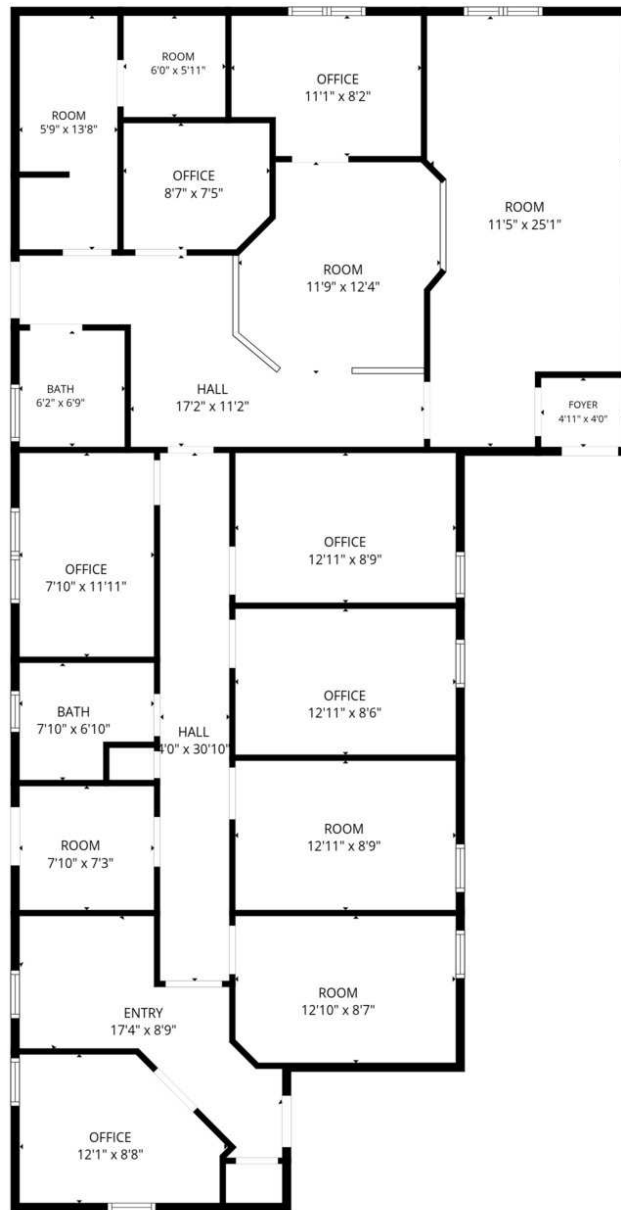
Located on the southwest corner of Grand River and Herbst, 1/2 mile west of I-96 in Brighton Twp.



ADDITIONAL PHOTOS: 8050 Grand River | Brighton, MI 48114

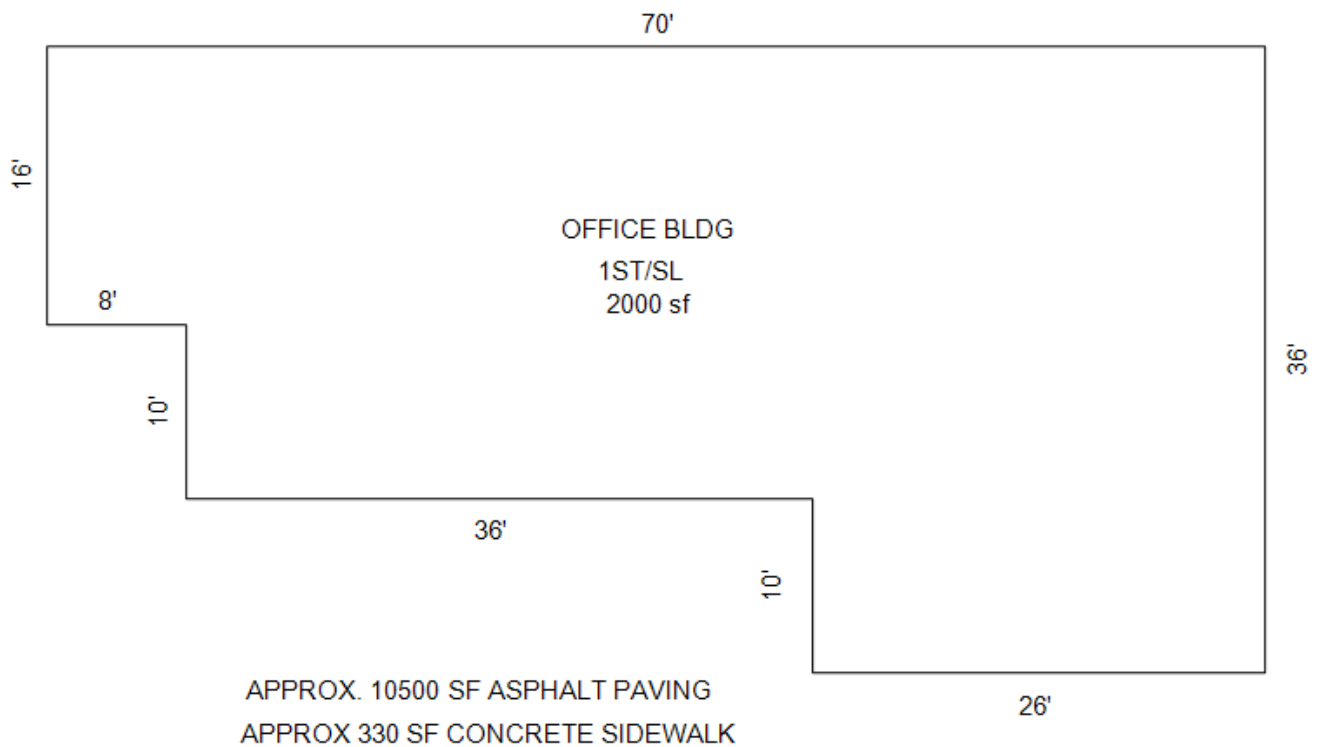


FLOOR PLAN: 8050 Grand River | Brighton, MI 48114

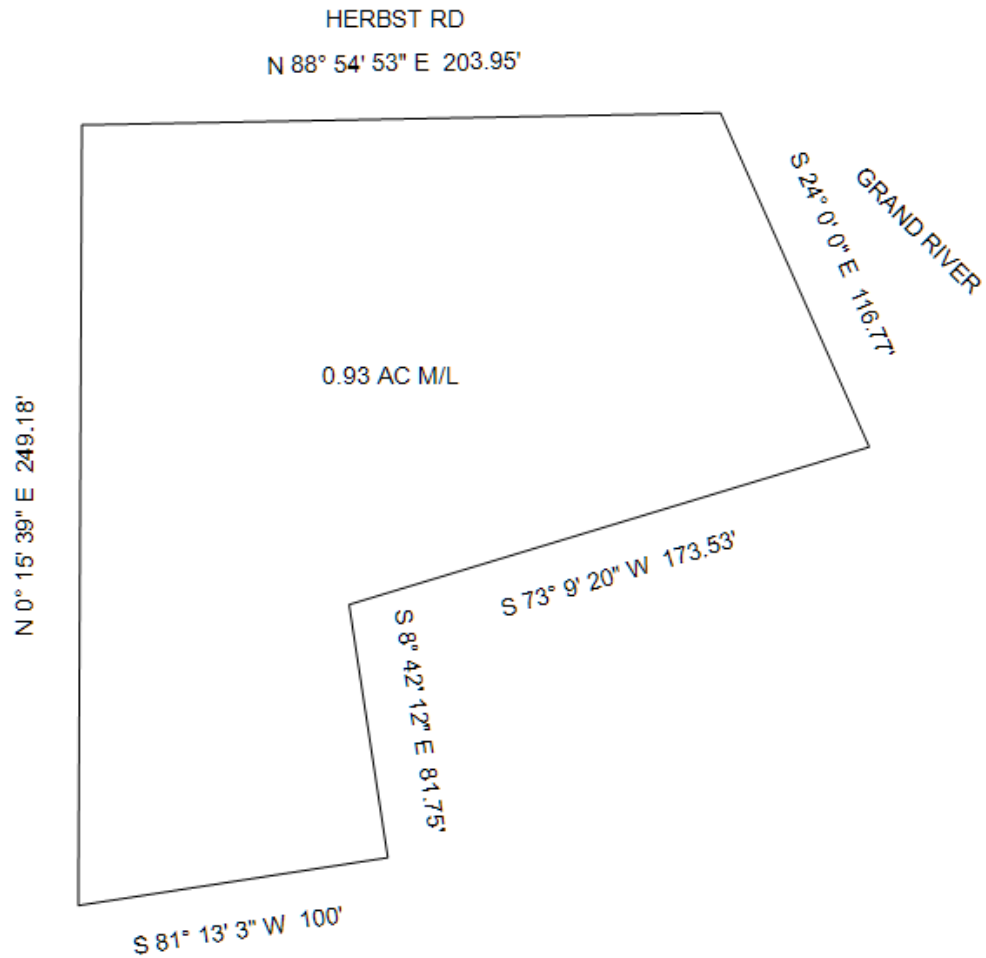


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BUILDING SKETCH: 8050 Grand River | Brighton, MI 48114



LAND DRAWING: 8050 Grand River | Brighton, MI 48114



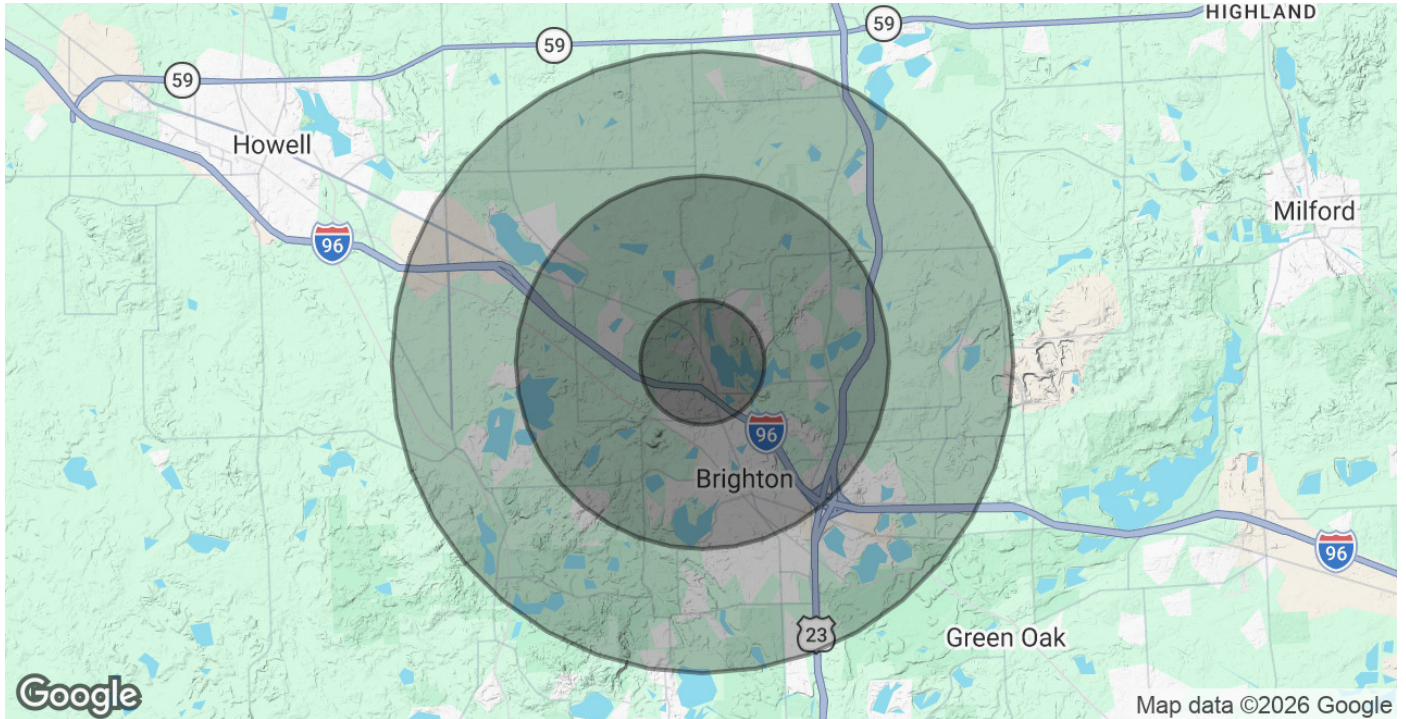
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RETAILER MAP: 8050 Grand River | Brighton, MI 48114



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)