

940 W Avon Rd., Unit B11

Rochester Hills, MI 48307

- Fully renovated 1,502 SF medical office condo
- Turnkey layout for doctor, dental, or medical users
- Multiple private rooms with reception and foyer areas
- Located along W Avon Rd near S Livernois Rd
- May be sold or leased separately or with Unit B10

FULLY RENOVATED MEDICAL OFFICE FOR SALE + LEASE

UNIT SIZE

1,502 SF

SALE PRICE

\$400,000

LEASE RATE

\$22/SF/YR

FOR MORE INFORMATION

Brock J Bean

586.930.4857

Brock@TDGCommercialRE.com



TDG
COMMERCIAL



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Medical Office Property Details



Details:

Property Type: Medical office condo

Unit: B11

Floor Area: 1,502 SF

Year Built: 1988

Stories: 1

Construction: Masonry

Zoning: KI

Parcel: 70-15-15-352-016

Submarket: Rochester | North Oakland

Interior:

Condition: Fully renovated

Configuration: Turnkey medical office layout

Private Rooms: Multiple rooms shown on floor plan

Reception: Front desk, waiting area, and foyer

Signage: Building signage available

Economic:

Sale Price: \$400,000

Lease Rate: \$22/SF/YR

Package Option: May be sold or leased separately or with Unit B10

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Property Photos



BROCK J BEAN

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Information is believed reliable but is not guaranteed.
Property details, uses, and plans must be independently verified.

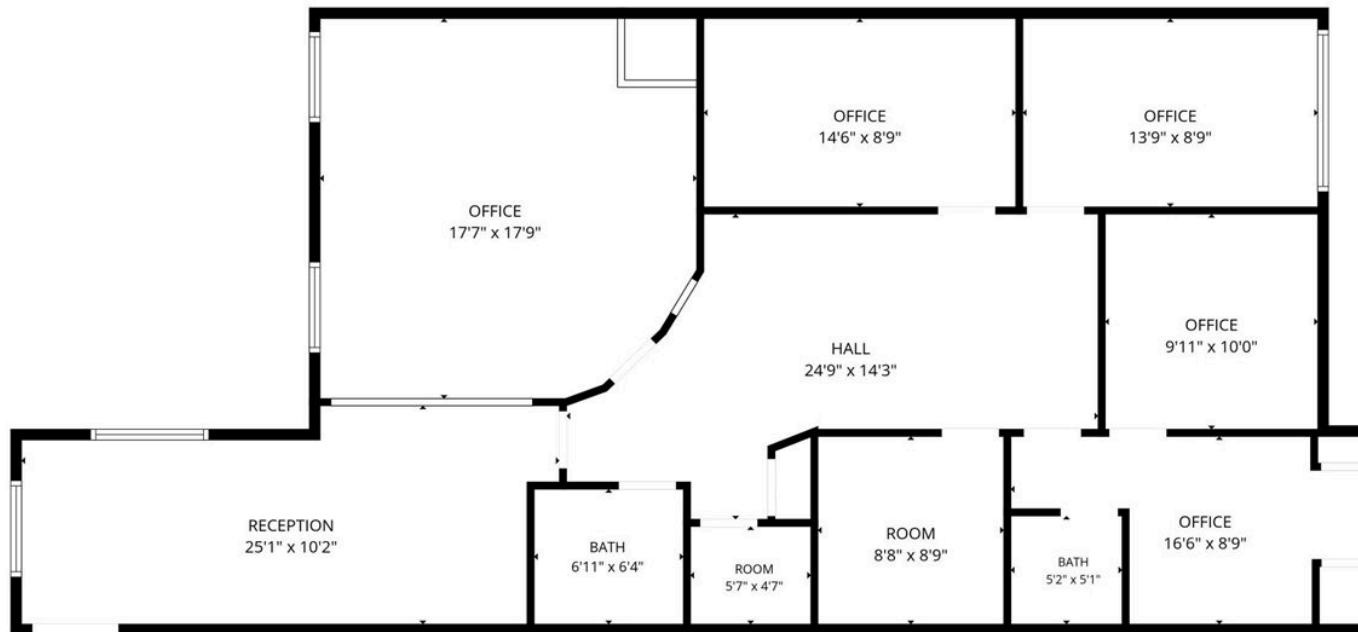
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Floor Plan



Floor plan is shown for reference only. All labels, dimensions, areas and configurations must be independently field verified.

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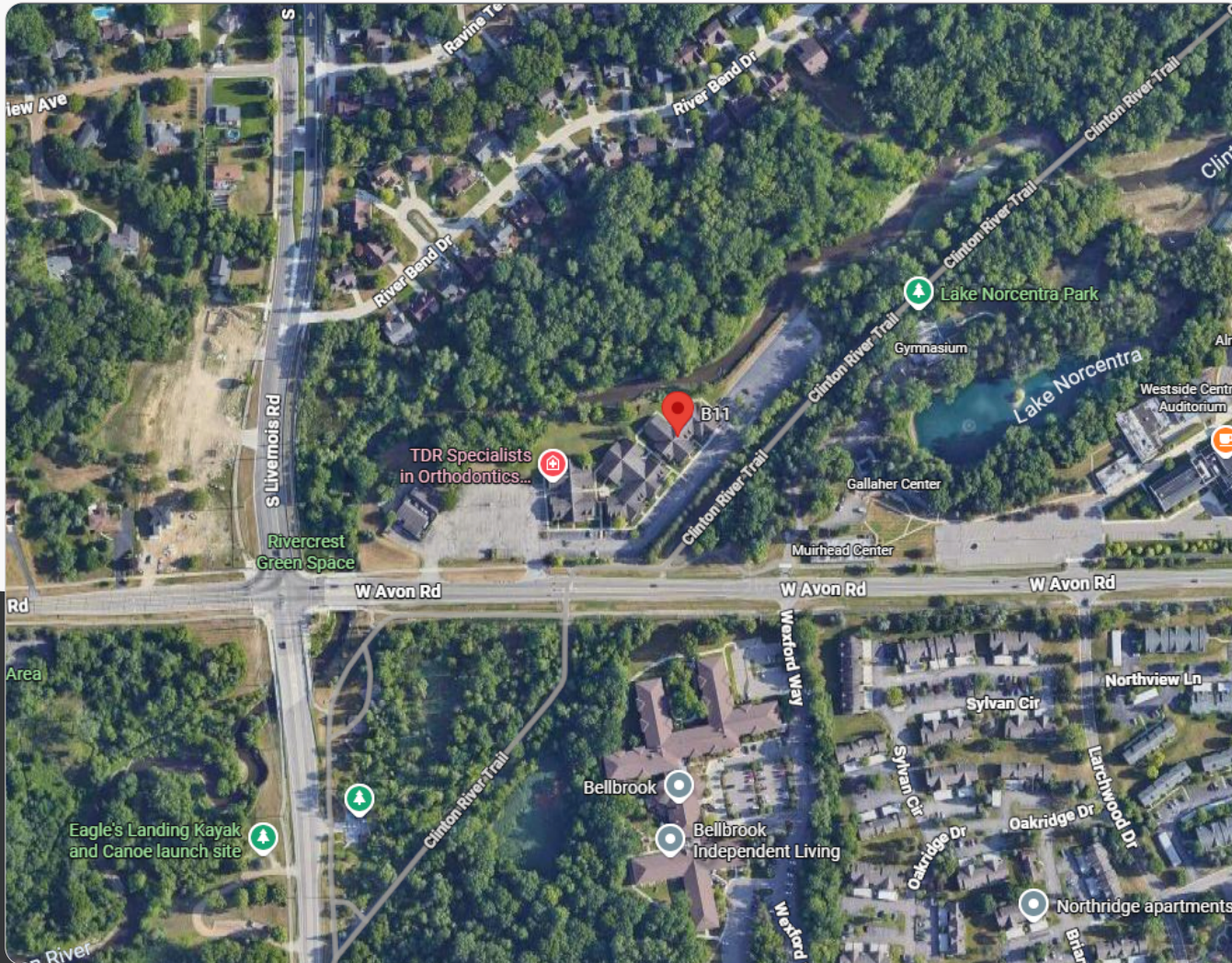
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Location + Trade Area



SUPPLIED AERIAL IMAGERY | COSTAR RESEARCH DEMOGRAPHICS | TRAFFICMETRIX TRAFFIC COUNTS, 2026

2025 TRADE AREA

1 MILE

8,981

Median HH income: \$92,607

3 MILES

68,697

Median HH income: \$109,167

ACCESS + POSITIONING

- W Avon Rd: 19,198 VPD (2026)
- S Livernois Rd: up to 25,513 VPD (2026)
- Rochester submarket | North Oakland
- Positioned near W Avon Rd and S Livernois Rd

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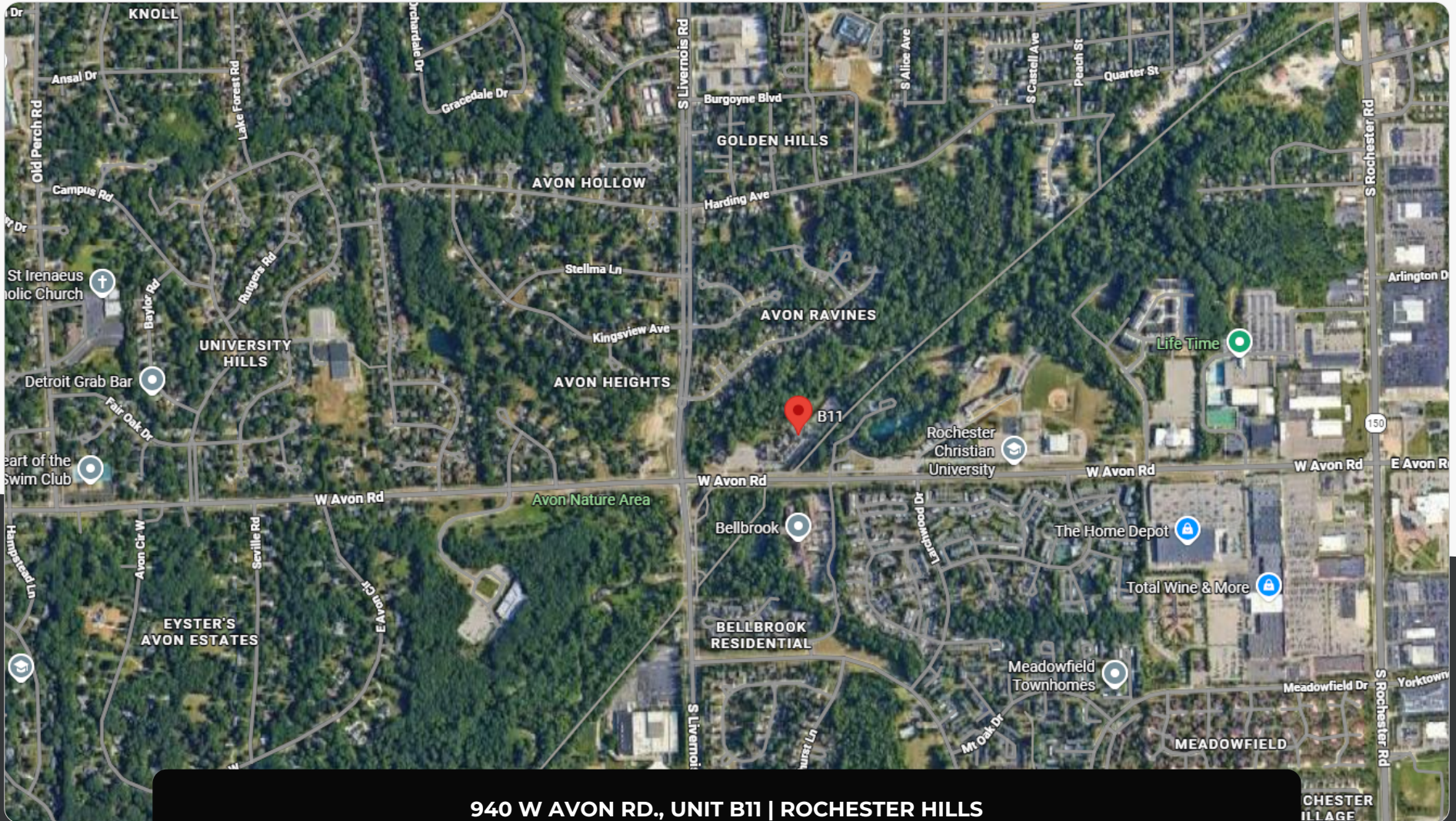
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Aerial Overview



940 W AVON RD., UNIT B11 | ROCHESTER HILLS

Supplied regional aerial shows the property along W Avon Rd near S Livernois Rd in the Rochester submarket.

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