



**SIGNATURE ASSOCIATES**  
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## Office For Sale

**Property Name:**  
**Location:** 32749 Franklin Road  
**City, State:** Franklin, MI  
**Cross Streets:** S. of 14 Mile Road  
**County:** Oakland

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 4,268	<b>Total Available Sq. Ft.:</b> 4,268	<b>Class:</b> A
<b>Typical Floor Plate:</b> 2,125	<b>Min / Max Cont. Sq. Ft.:</b> 4,268 / 4,268	<b>No. of Floors:</b> 2

### PROPERTY INFORMATION

<b>Zoning:</b> C-1	<b>Parking:</b> Ample
<b>Exterior Construction:</b> N/A	<b>Power:</b> N/A
<b>Structural System:</b> N/A	<b>Security Systems:</b> No
<b>Roof:</b> N/A	<b>Restrooms:</b> Yes
<b>Floors / Covering:</b> N/A / N/A	<b>Sprinklers:</b> No
<b>Heating:</b> N/A	<b>Signage:</b> N/A
<b>Air-Conditioning:</b> N/A	<b>Delivery Area:</b> N/A
<b>Ceiling Height:</b> 9'	<b>Date Available:</b> Immediate
<b>Year Built:</b> 1960	<b>Acreage:</b> 0.27

**Current Tenants:**

### PRICING INFORMATION

<b>Sale Price:</b> \$1,200,000 (\$281.16/sqft)	<b>Total Taxes:</b> \$8,138.21 (2024)	<b>Deposit:</b> N/A
<b>Options:</b> N/A	<b>Impr Allowance:</b> N/A	
<b>Parcel #:</b> 24-06-203-019		

### Tenant Responsibility:

**Comments:** Rare Franklin opportunity. Beautiful and well maintained retail/office building in the heart of Franklin with 1,560 square feet of dental/office space currently available. The refurbished Red Barn and shed are included in the Sale and fully leased. First floor of barn is 474 sq. ft. of retail / second floor of barn is 474 sq. ft. of office/residential and loft of second floor barn is 200 sq. ft.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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