



**SIGNATURE
ASSOCIATES**
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Office For Sale or Lease

Property Name:

Location: 32440 Franklin Road

City, State: Franklin, MI

Cross Streets: S. of Fourteen Mile Road

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 3,866

Total Available Sq. Ft.: 3,866

Class: B

Typical Floor Plate: 1,933

Min / Max Cont. Sq. Ft.: 3,866 / 3,866

No. of Floors: 2

PROPERTY INFORMATION

Zoning: BI

Parking: 14

Exterior Construction: Masonry

Power: N/A

Structural System: N/A

Security Systems: No

Roof: N/A

Restrooms: Yes

Floors / Covering: N/A / N/A

Sprinklers: No

Heating: Yes

Signage: Pylon

Air-Conditioning: Yes

Delivery Area: N/A

Ceiling Height: N/A

Date Available: Immediate

Year Built: 1890

Acreage: 0.67

Current Tenants:

PRICING INFORMATION

Lease Rate: \$19.00 NNN

Rentable/Usable: N/A

Lease Term: Minimum 3 Years

Sale Price: \$1,495,000 (\$386.70/sqft)

Total Taxes: \$9,143.52 (2024)

Impr Allowance: N/A

Options: N/A

Parcel #: 24-06-276-001

Deposit: N/A

Tenant Responsibility:

Comments: Own a piece of Franklin's historic charm. This beautifully maintained commercial building offers exceptional flexibility and character—ideal for a restaurant, coffee shop, bed & breakfast, boutique retail, office, or mixed-use. Located in the heart of walkable Franklin Village, surrounded by tree-lined streets, shops, and dining, this site is perfect for a destination business in an upscale community. Ample on-site parking. Timeless architectural features and inviting curb appeal. Bonus detached barn creates additional leasable space and long-term value. The barn features two levels, with approximately 490 sq. ft. on the first floor and 322 sq. ft. on the second floor. Minutes from Telegraph Road and Northwestern Highway.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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