

PINEVIEW OFFICE CONDO

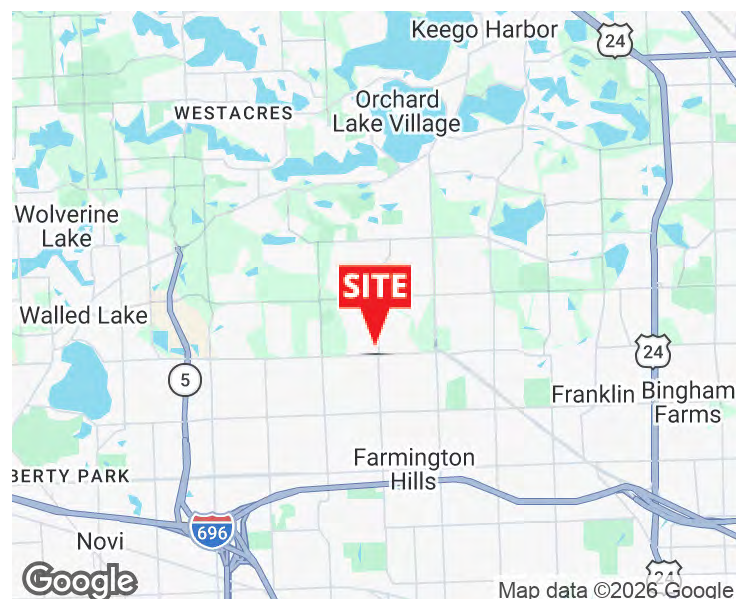
33481 W. 14 MILE ROAD | FARMINGTON HILLS, MI 48331

Office Building For Sale



PROPERTY HIGHLIGHTS

- 11,090 SF office building - For Sale
- 4,509 RSF available for an owner/user
- Immaculately maintained building within the Pineview Office Park
- Currently 54% occupied with 2 tenants
- Recent improvements made to the common area and bathrooms
- Financials available upon request



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Sale Price:	\$1,150,000
Parcel:	23-04-228-012 23-04-228-013 23-04-228-014 23-04-228-015
Zoning:	OS-1, Office Service
Year Built:	1986
Land Size:	1.05 Acres
Building Size:	11,090 SF
Parking:	± 50

AVAILABLE

Suite 100	4,509 RSF
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TAXES

Winter 2025:	\$7,106.69
Summer 2025:	\$22,879.11
Total:	\$29,985.80

PROPERTY DESCRIPTION

For sale – 11,090 SF office building with 4,509 RSF available for an owner/user within the Pineview Office Park. Currently 54% occupied with 2 tenants. Immaculately maintained, with recent improvements to the common area and bathrooms. Financials available upon request.

LOCATION DESCRIPTION

Located on the SWC of W. 14 Mile and Farmington Roads.

CURRENT OCCUPANCY

Oakland Family Services, and Team Rehabilitation FH, LLC

SURROUNDING BUSINESSES

Busch's Fresh Food Market, Aria Restaurant, Ninja Sushi Japanese, Jersey Bagel, Benito's Pizza, Flagstar Bank, BP Gas, Dunkin Donuts, West Oaks Medical Center, Henry Ford Hospital, Walgreens, Dunham's, Whole Foods, Leo's Coney, J. Alexander's, Kohl's, and many many more.

TRAFFIC (VEHICLES PER DAY)

W. 14 Mile Road	21,343
Farmington Road	12,276
(2WAY/ADT/CoStar 2024)	



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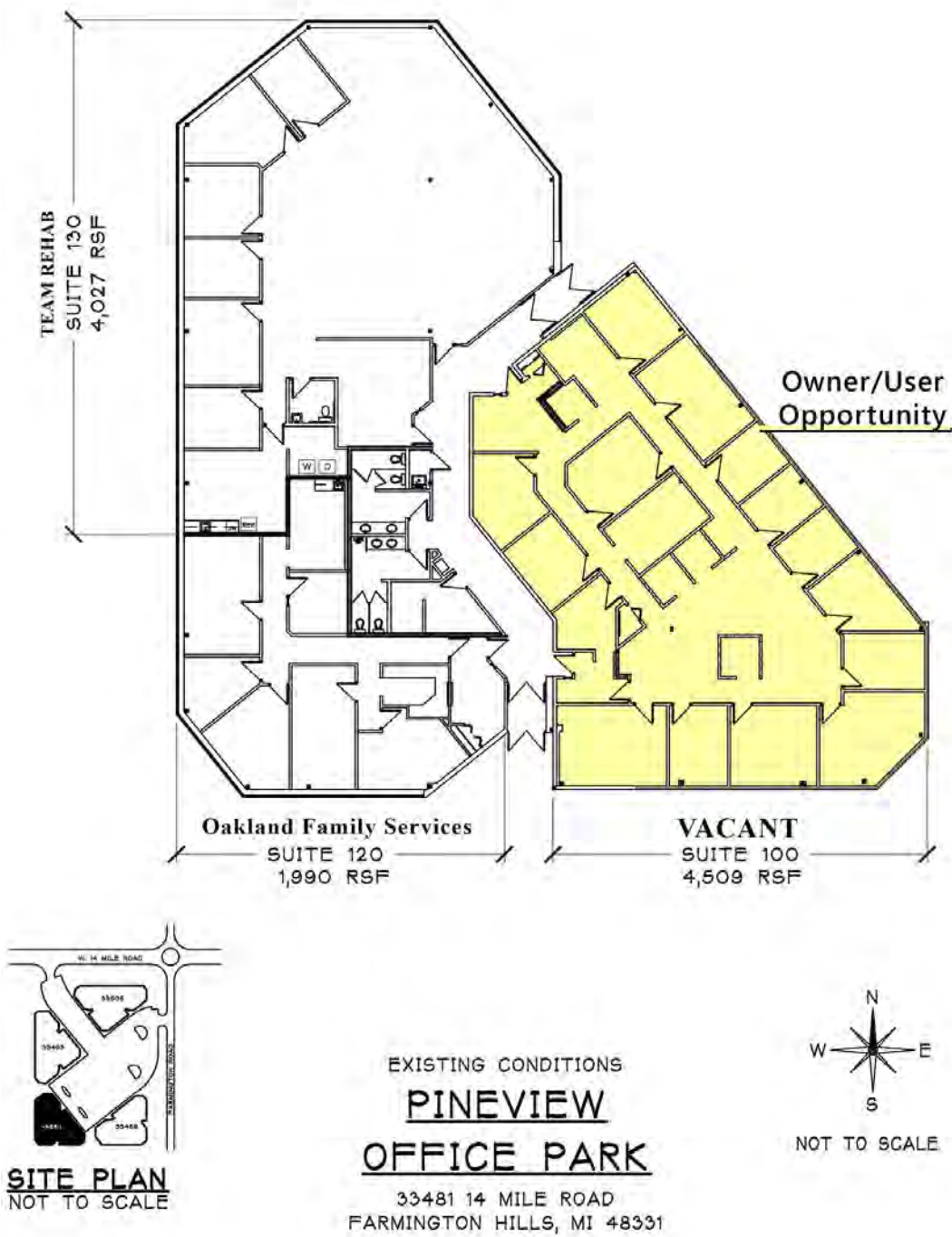
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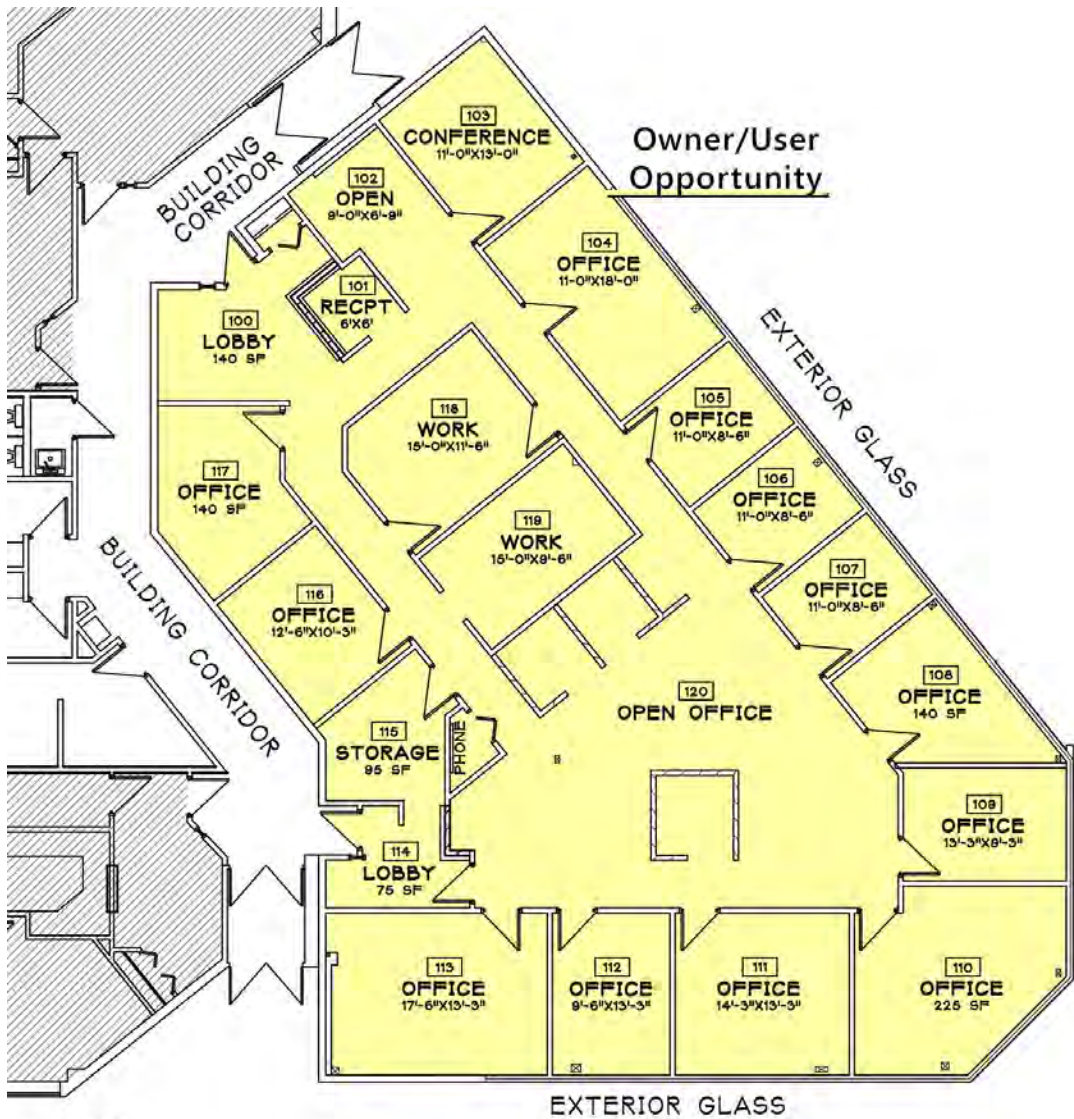
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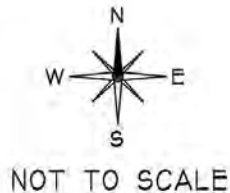
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SITE PLAN
NOT TO SCALE

VACANT
EXISTING CONDITIONS
SUITE 100
33481 14 MILE ROAD
FARMINGTON HILLS, MI 48331
4,509 RSF



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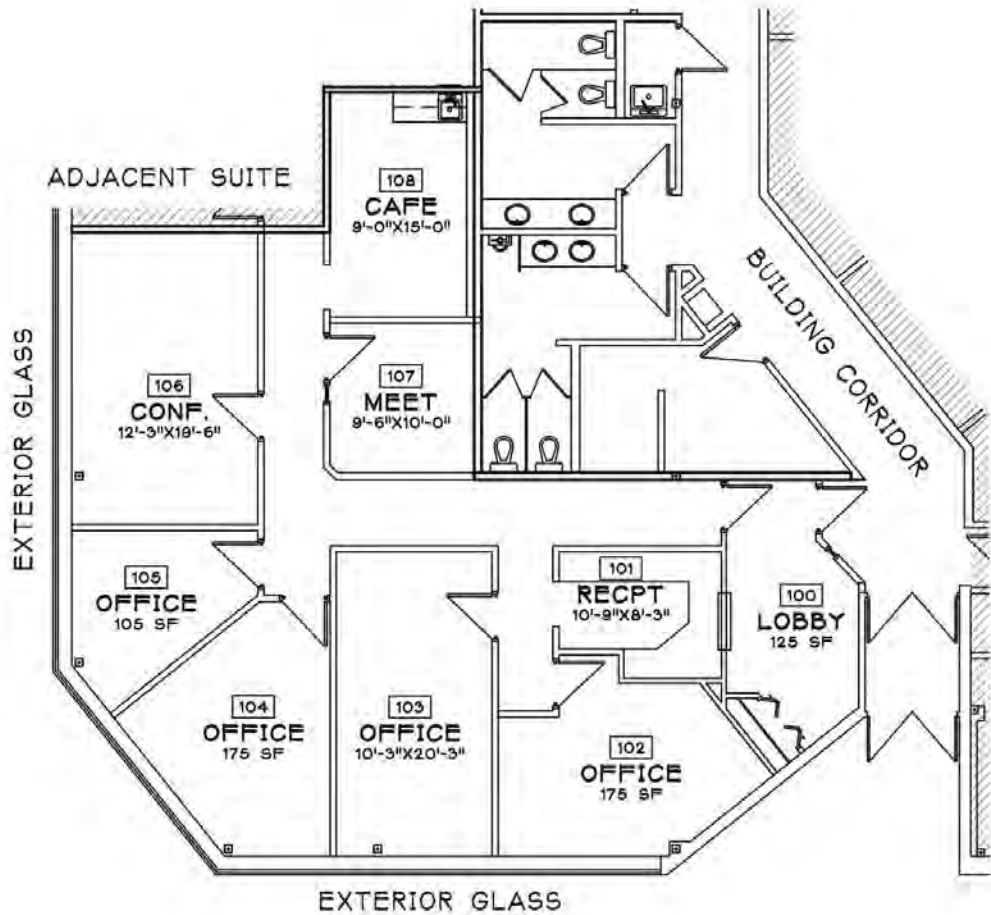
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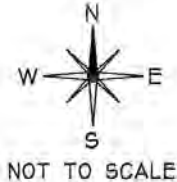


Oakland Family Services

EXISTING CONDITIONS

SUITE 120

33481 14 MILE ROAD
FARMINGTON HILLS, MI 48331
1,990 RSF



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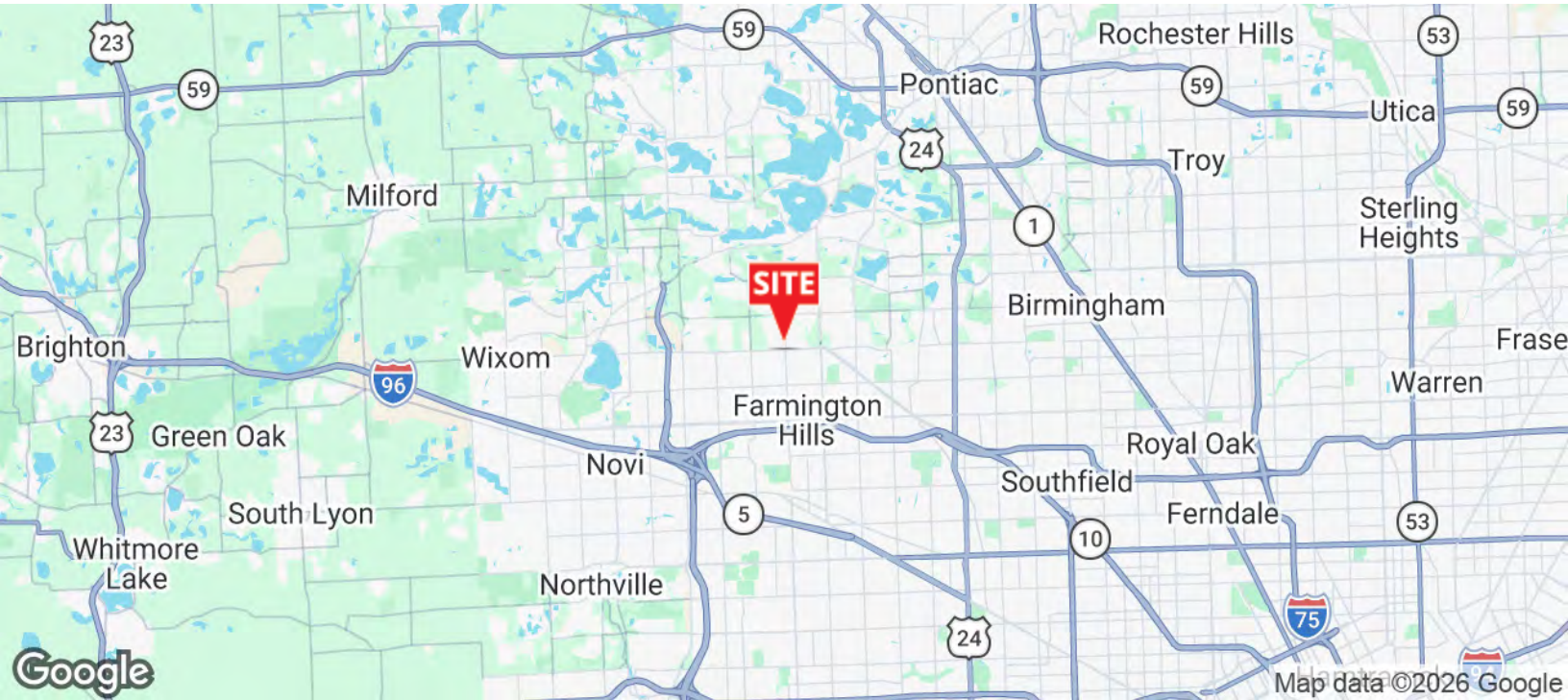
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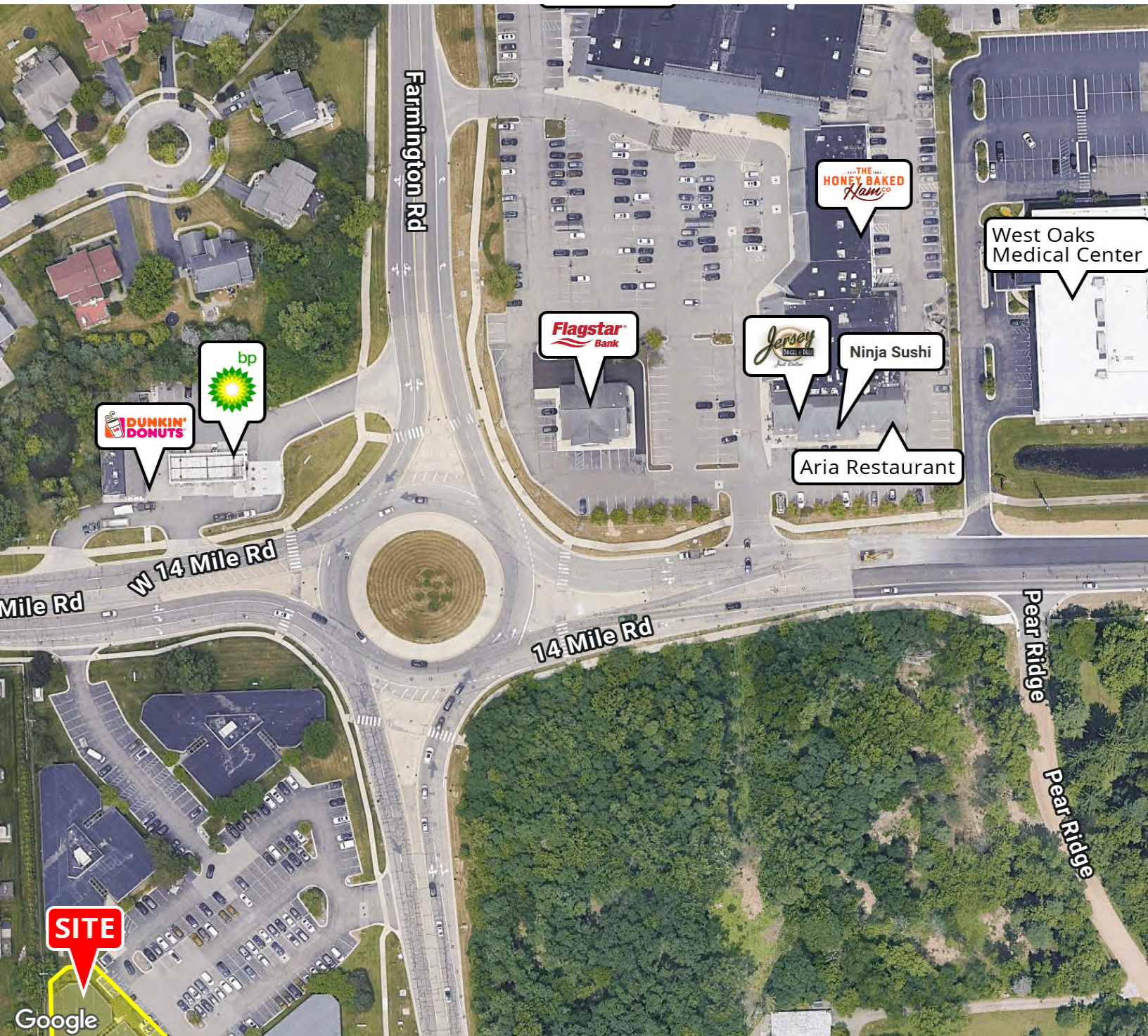
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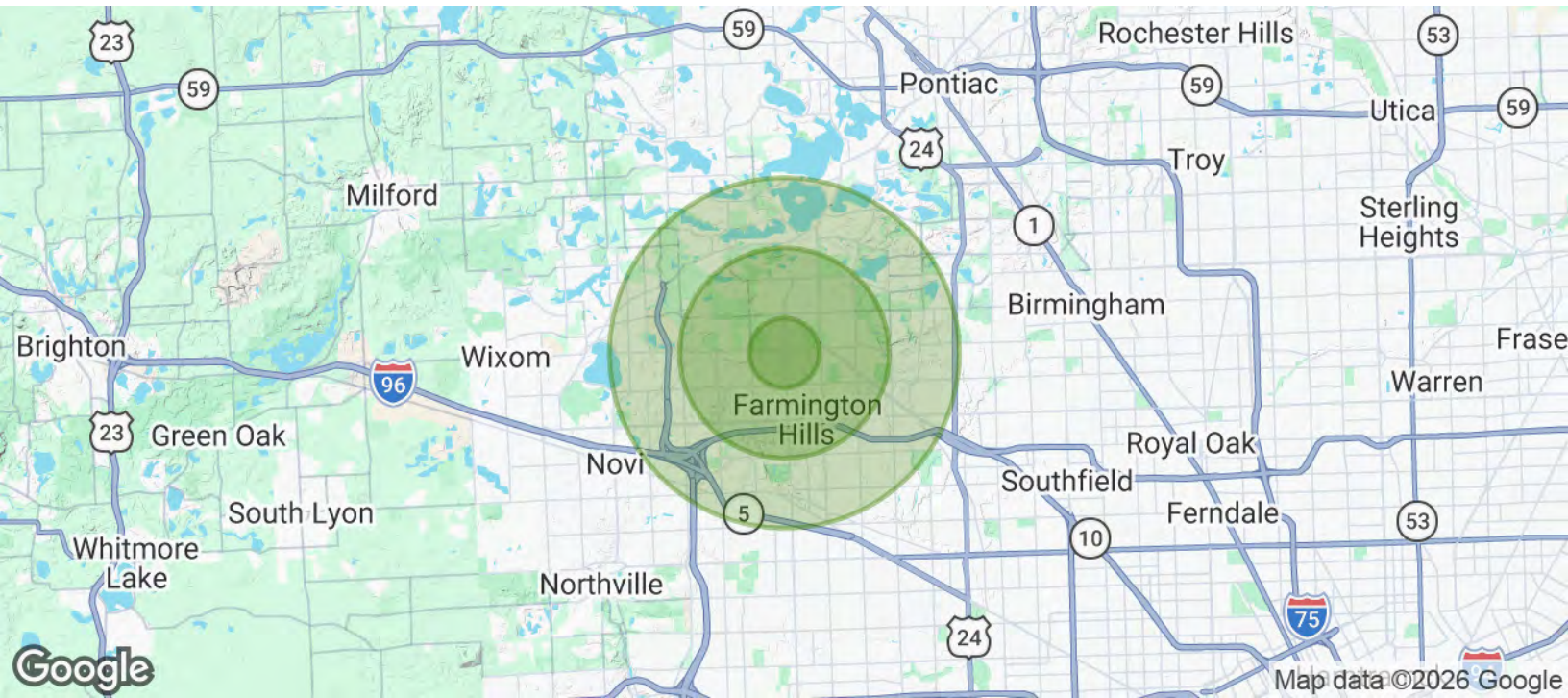
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,673	70,392	170,193
Average age	46.0	44.1	42.9
Average age (Male)	44.4	43.3	42.1
Average age (Female)	48.1	45.0	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,331	27,215	67,894
# of persons per HH	2.6	2.6	2.5
Average HH income	\$112,156	\$113,293	\$110,824
Average house value	\$282,422	\$295,814	\$312,414

* Demographic data derived from 2020 ACS - US Census



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