

RETAIL PROPERTY FOR SALE/LEASE

Downtown Restaurant & Bar For Sale/Lease

33314 GRAND RIVER AVE
FARMINGTON, MI 48336



- Upscale Bar and Intimate Dining
- Fully Equipped Restaurant
- Walkable Suburban Downtown
- New Duro-Last Roof 2019



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$410,000
Price / SF:	\$219.25
Lease Rate:	\$19.25 SF/yr (NNN)
Building Size:	1,870 SF
Lot Size:	0.045 Acres
Zoning:	Central Business District (CBD)
Year Built:	1945
Renovated:	2016

PROPERTY OVERVIEW

Completely updated for "Brown Dog Barlor," the Historic Exchange Building is ready for its next chapter. Take advantage of Delivery/Pick-Up with this commercial kitchen. Eye catching bar and upscale dining area. Ideal opportunity for a successful restaurant owner looking for 'smaller more manageable' facility to serve their loyal customers.

Building: \$310,000
 Restaurant Equipment: \$100,000
 Optional Class C Liquor License: \$60,000

LOCATION OVERVIEW

Center of Downtown Farmington adjacent to free public parking lot. Next to original Basement Burger Bar and in the center of the walkable retail & suburban community.

PROPERTY HIGHLIGHTS

- Upscale Bar and Intimate Dining
- Fully Equipped Restaurant
- Walkable Suburban Downtown
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33314 GRAND RIVER AVE, FARMINGTON, MI

// COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Street Address	33314 Grand River Ave
City, State, Zip	Farmington, MI 48336
County	Oakland
Market	Detroit
Submarket	Farmington
Cross-Streets	Farmington Rd & Grand River
Side of the Street	North
Signal Intersection	Yes
Traffic Count:	16,570 VPD
Road Type	Paved

BUILDING INFORMATION

Building Class	B
Number of Floors	1
Year Built	1945
Year Last Renovated	2016
Gross Leasable Area	1,870 SF
Construction Status	Existing
Parking Spaces	10 Surface Spots
Condition	Good
Annual Taxes	\$6,509.28
Free Standing	No

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// LEASE SPACES

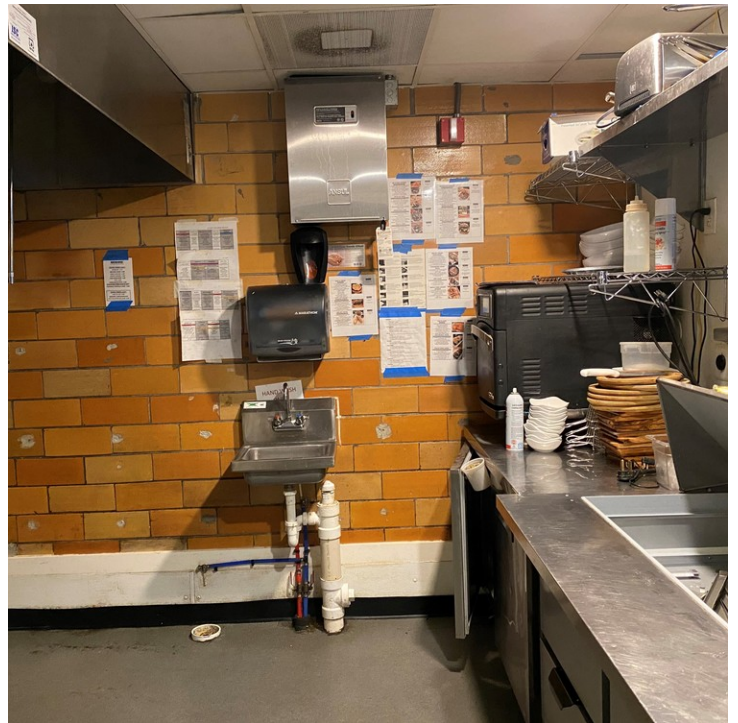


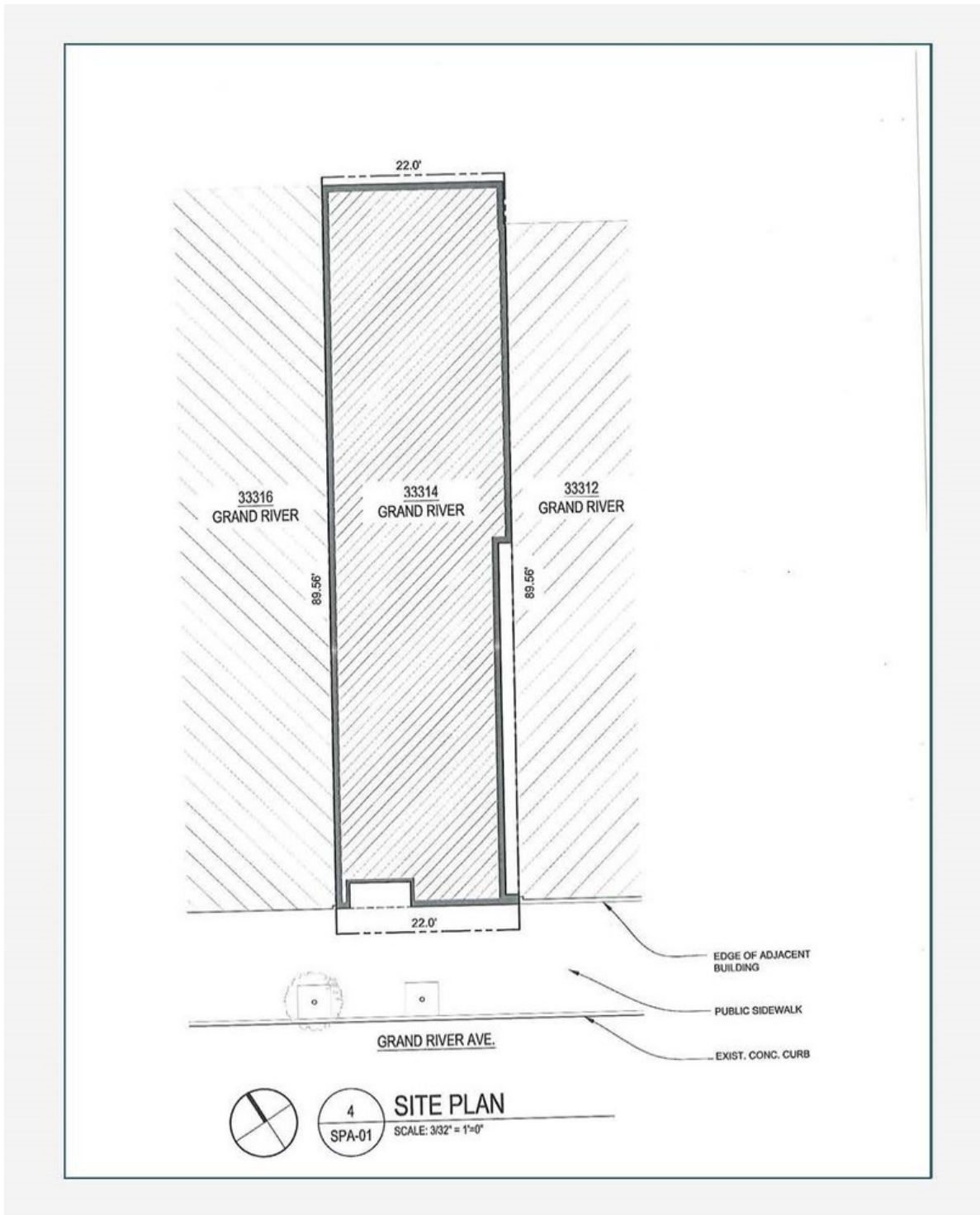
LEASE INFORMATION

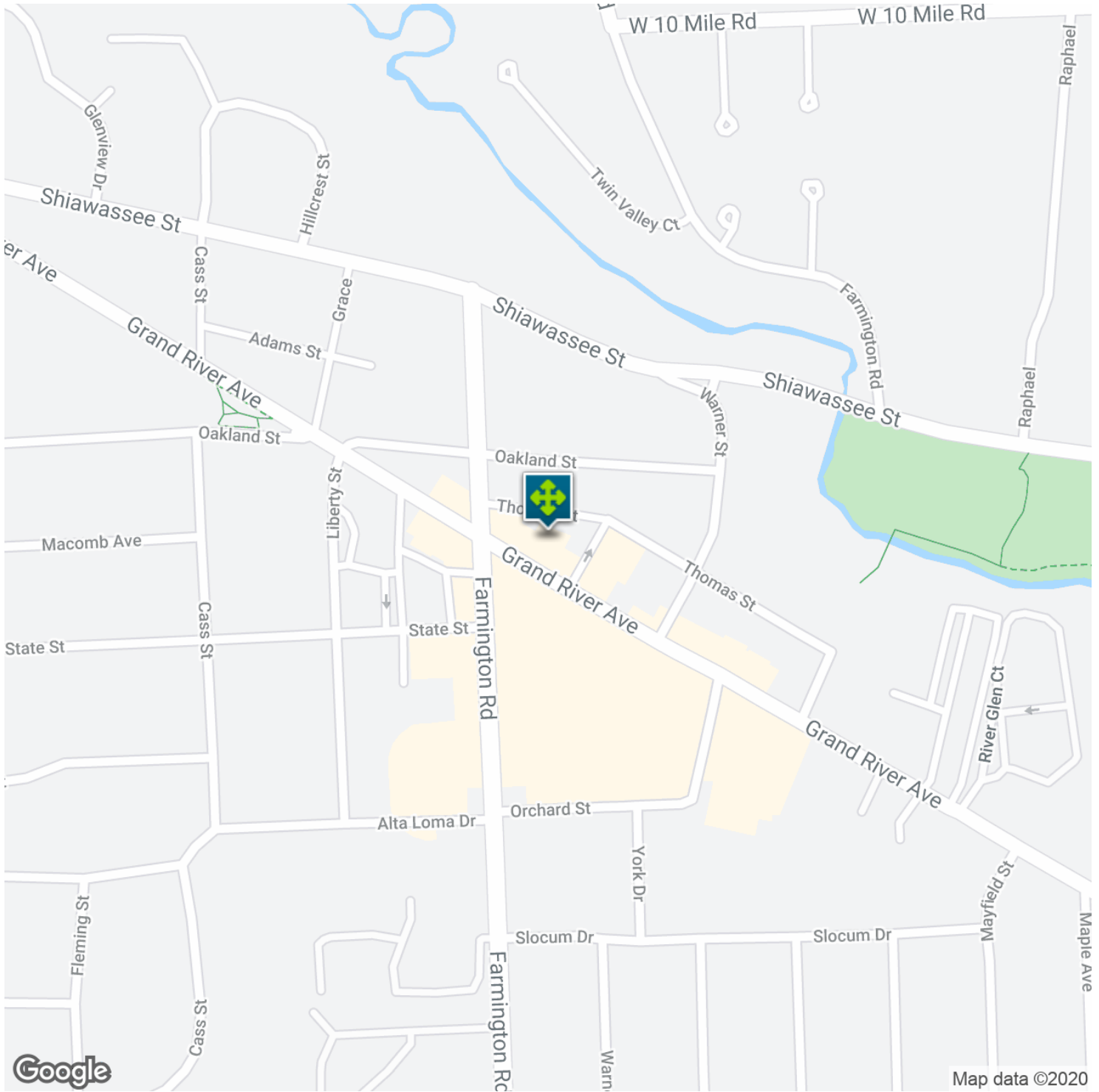
Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,870 SF Lease Rate: \$19.25 SF/yr

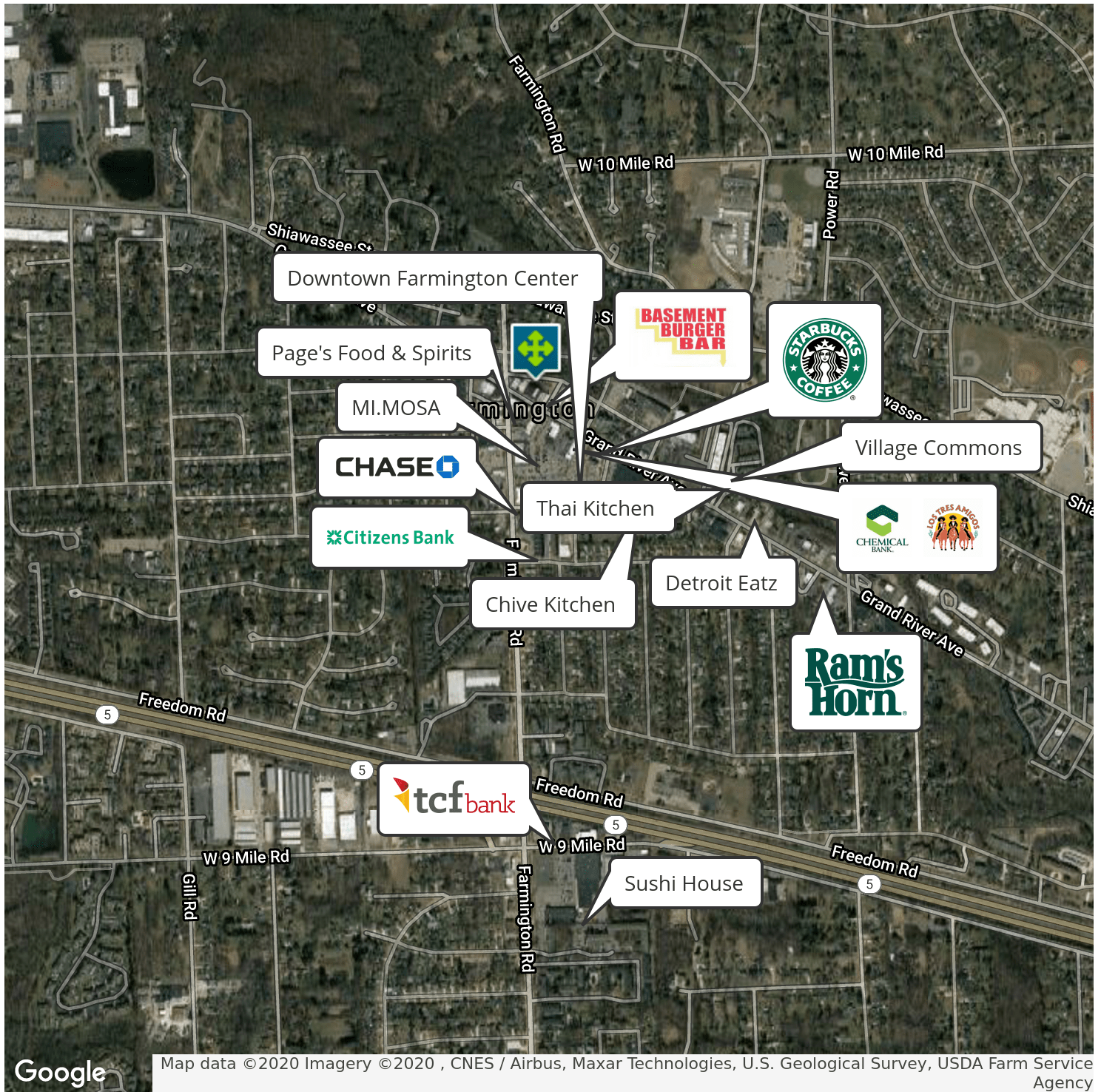
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
33314 Grand River Ave	Available	1,870 SF	NNN	\$19.25 SF/yr



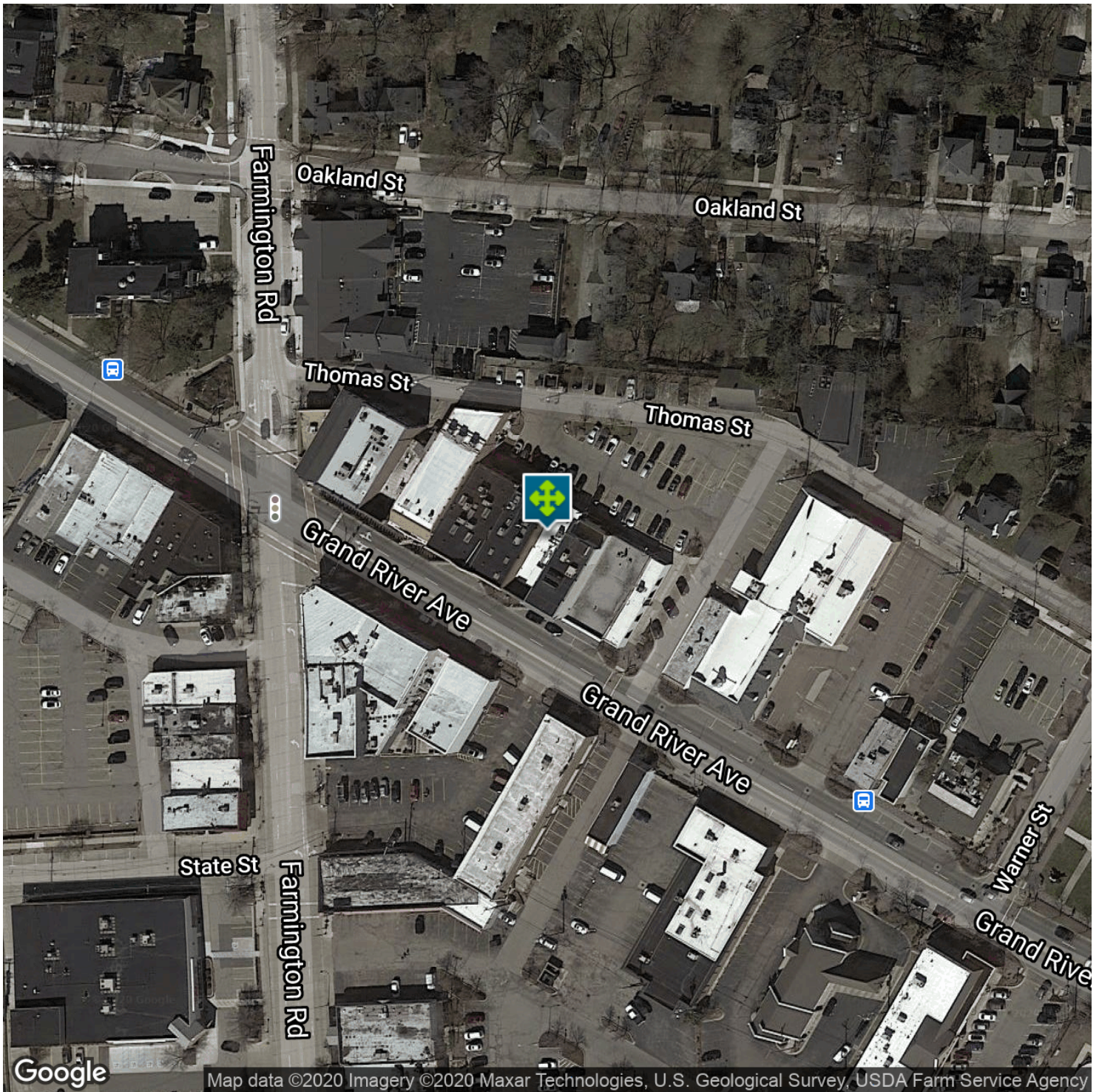


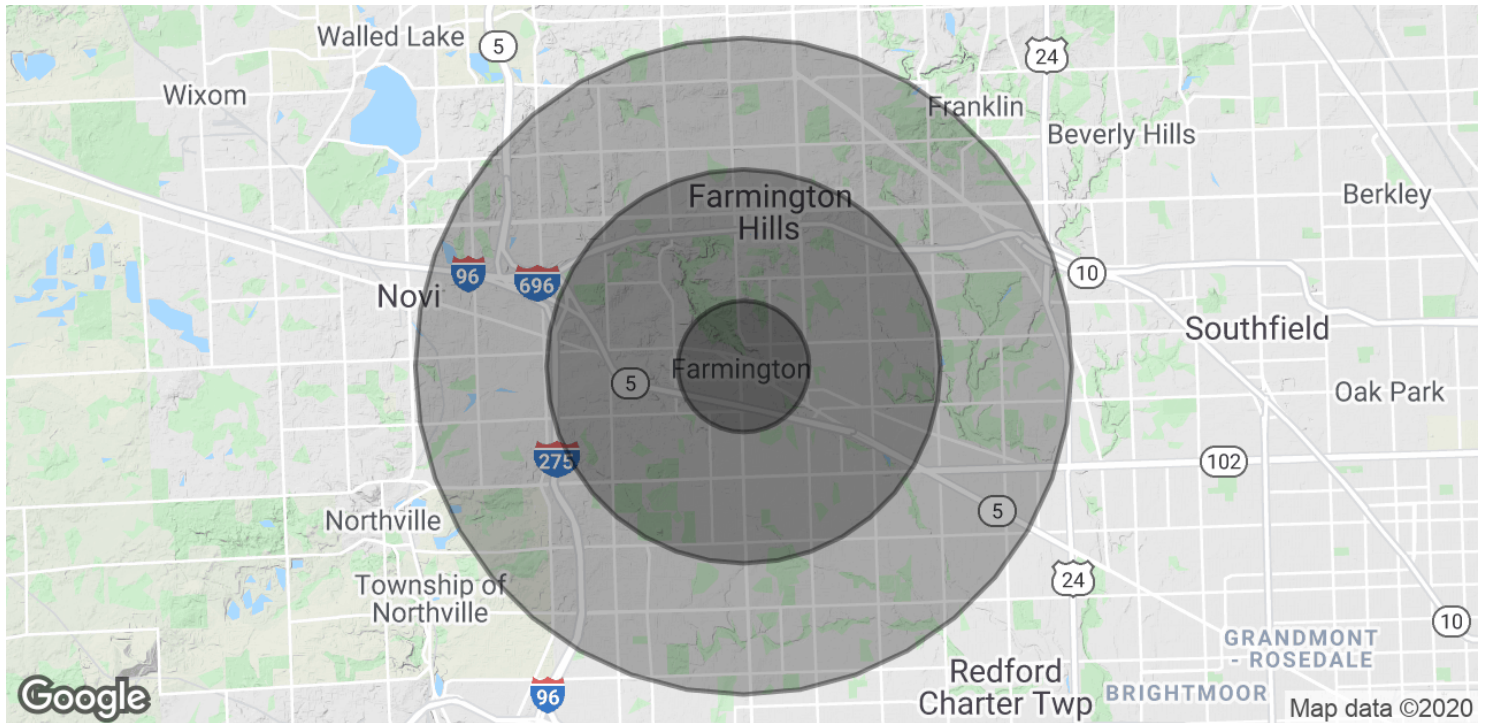




Google

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,693	76,053	201,545
Average age	43.2	40.8	42.3
Average age (Male)	41.5	39.3	41.1
Average age (Female)	44.2	42.0	43.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,847	33,009	82,638
# of persons per HH	2.3	2.3	2.4
Average HH income	\$83,133	\$82,133	\$88,255
Average house value	\$294,341	\$258,786	\$251,343

* Demographic data derived from 2010 US Census