

LAND FOR SALE

Farmington Land for 8-Unit Residential Development

LOCATED BEHIND
32326 GRAND RIVER AVE
FARMINGTON, MI 48336



- Approved for 8-plex
- Frontage on Rouge River
- Walking distance to City Park and Downtown Farmington
- All utilities and easements available



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$90,000
Price / Acre:	\$66,600
Lot Size:	0.74 Acres
Zoning:	PUD
City:	Farmington
Traffic Count On Grand River:	14,858

PROPERTY OVERVIEW

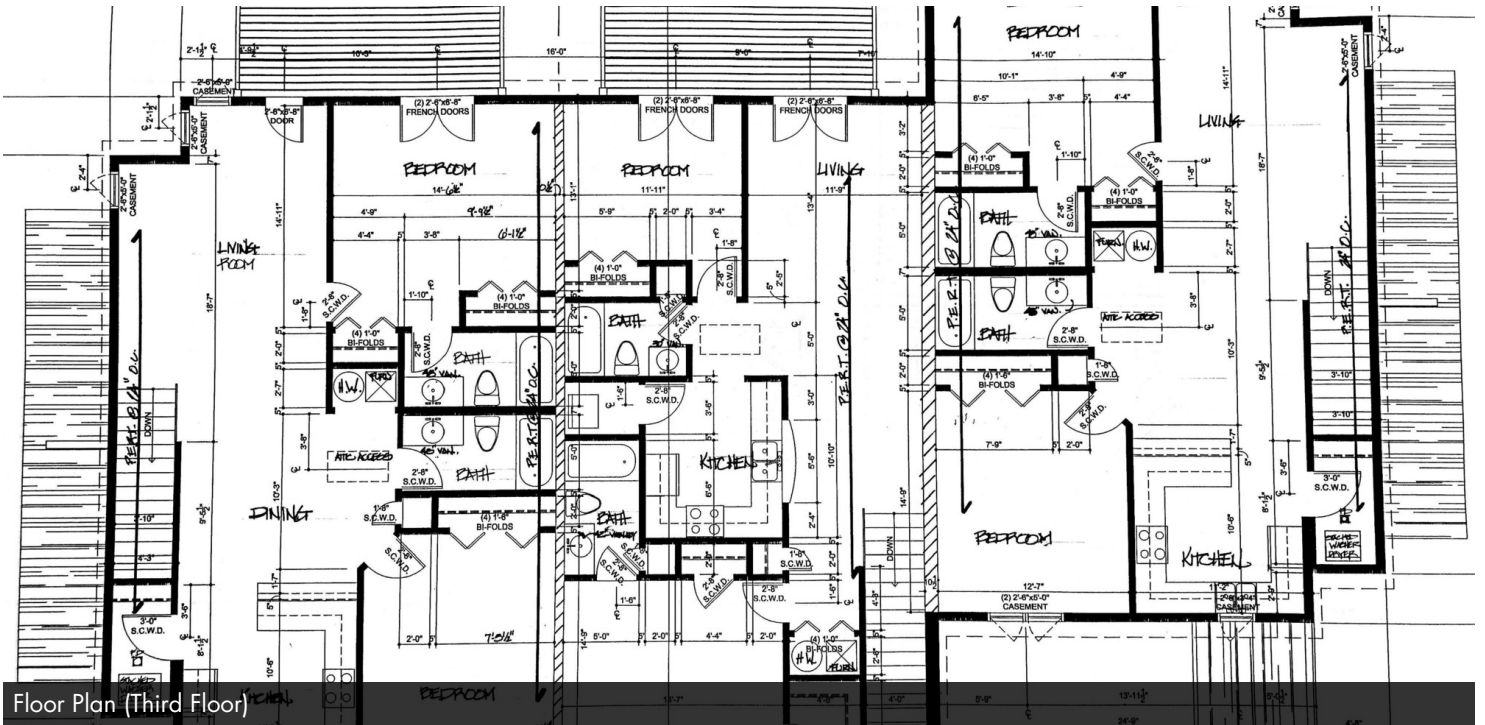
This property is approved through a planned unit development for an 8-unit building without restrictions on rental vs. owner/user. Ideal project for an experienced builder.

PROPERTY HIGHLIGHTS

- Approved for 8-plex
- Frontage on Rouge River
- Walking distance to City Park and Downtown Farmington
- All utilities and easements available
- Entrances on Power Rd & Grand River Ave



Building Elevation



Floor Plan (Third Floor)



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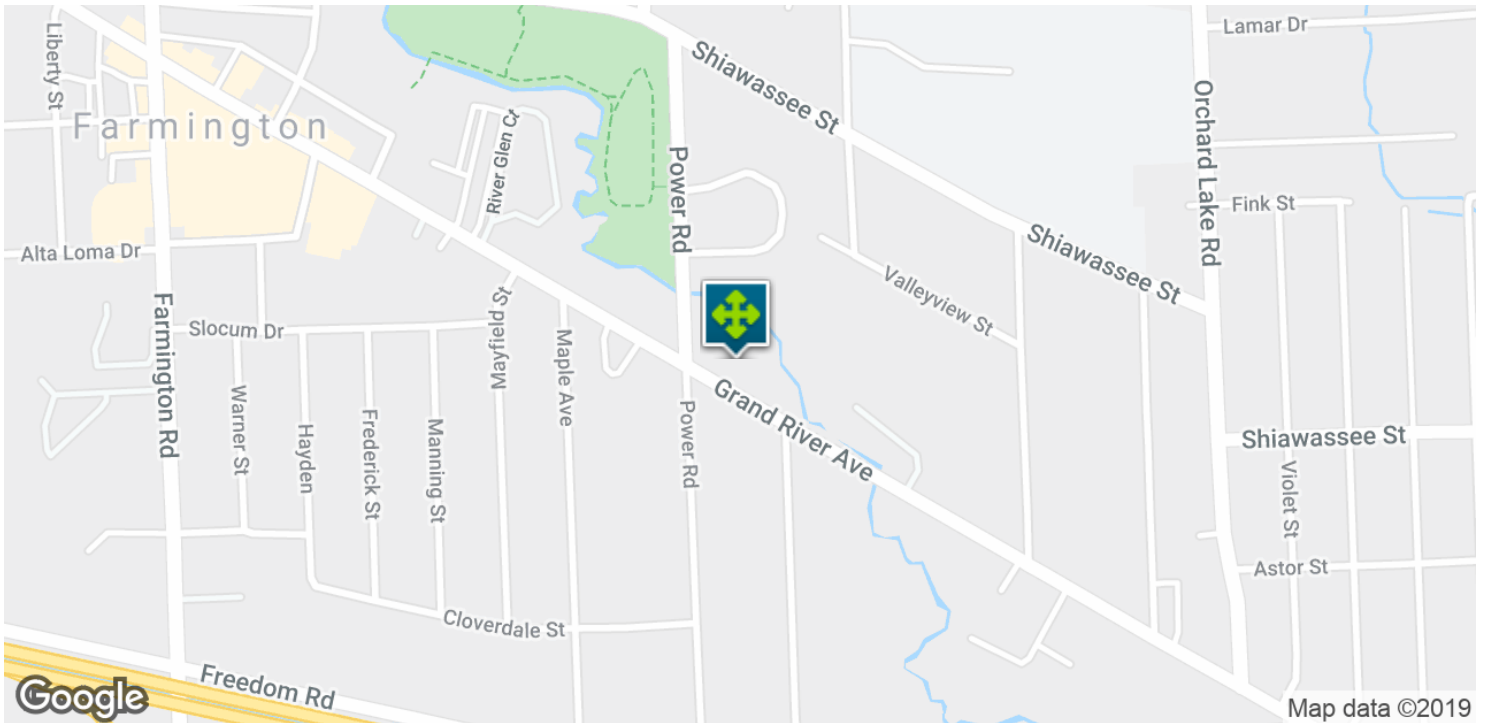
26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

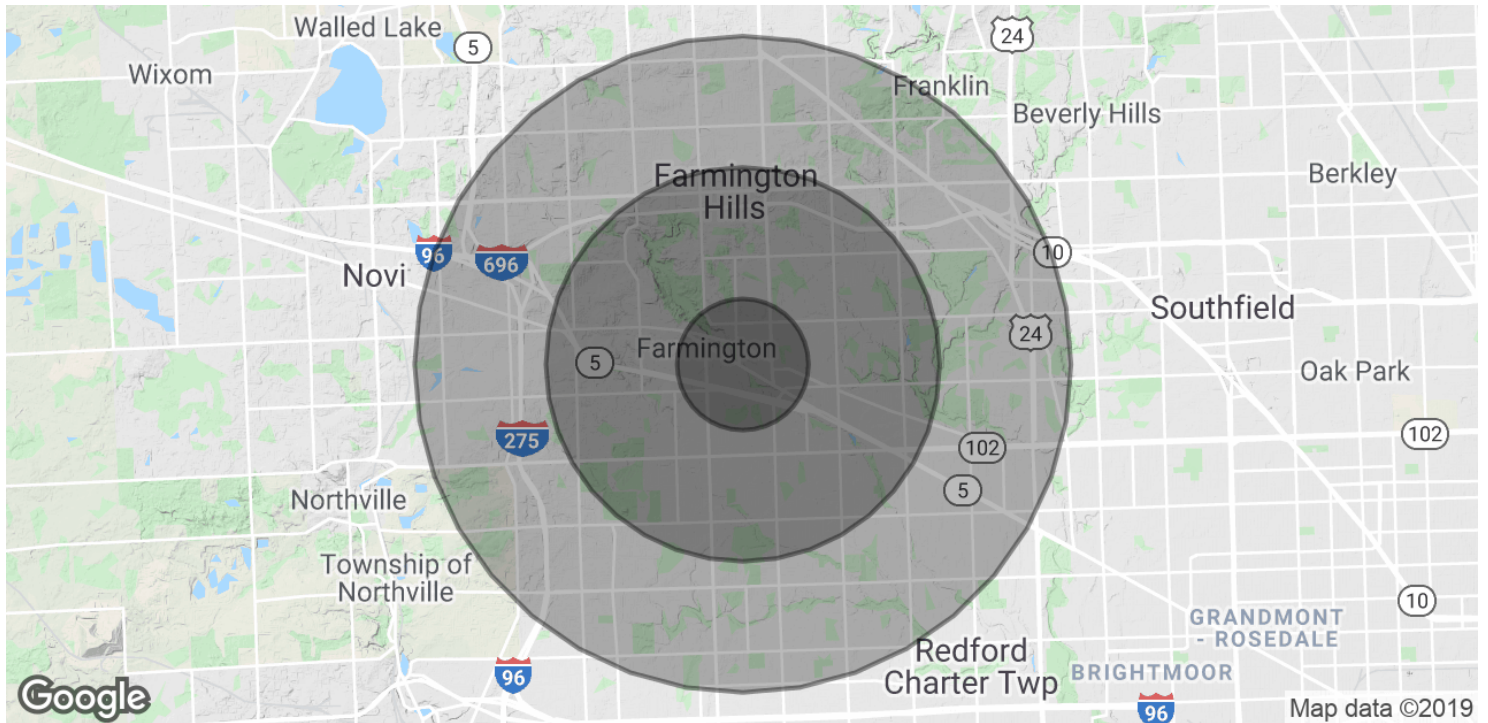
FOR MORE INFORMATION CONTACT:

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,968	76,436	204,909
Median age	43.8	41.2	42.2
Median age (Male)	42.0	39.7	40.9
Median age (Female)	45.0	42.3	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,007	32,500	84,032
# of persons per HH	2.2	2.4	2.4
Average HH income	\$74,640	\$78,887	\$84,279
Average house value	\$302,614	\$238,824	\$238,498

* Demographic data derived from 2010 US Census