

108-110 E. GRAND RIVER

Brighton, MI 48116



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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Vice President

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OFFERING SUMMARY: 108 E. Grand River | Brighton, MI 48116



PROPERTY OVERVIEW

Downtown Brighton location. Outstanding visibility on Grand River in the heart of downtown shopping district.

OFFERING SUMMARY

Sale Price: \$2,487,848
Building Size: 11,274 SF
Price / SF: \$220.67
Year Built: 1940
Renovated: 2010
Zoning: Downtown Business District

PROPERTY HIGHLIGHTS

- Downtown Brighton Building.
- Dedicated parking spaces.
- 27.5 tons of HVAC; 800 amps Electrical service.
- Outstanding visibility.
- Municipal parking adjacent.
- Adjacent building available for assemblage (2,276 SF)

BUILDING/PROPERTY INFORMATION: 108 E. Grand River | Brighton, MI 48116

BUILDING INFORMATION		PROPERTY INFORMATION	
Sale Price:	\$2,487,848.00	Property Type:	Free Standing Retail
Price/AC:	\$220.67	Taxes:	2025 Summer - \$17,206.98 2024 Winter - \$4,127.37
Building Size:	11,274 SF	Zoning	Downtown Business District
Year Built:	1940	Traffic Count:	Grand River = 29,238 Main Street = 12,923
Last Renovated:	2010	Legal Description:	Available upon request.
Number of Floors:	2	APN:	18-31-102-018
Utilities:	Municipal Water & Sanitary Sewer		
Parking Spaces:	12		

LOCATION INFORMATION

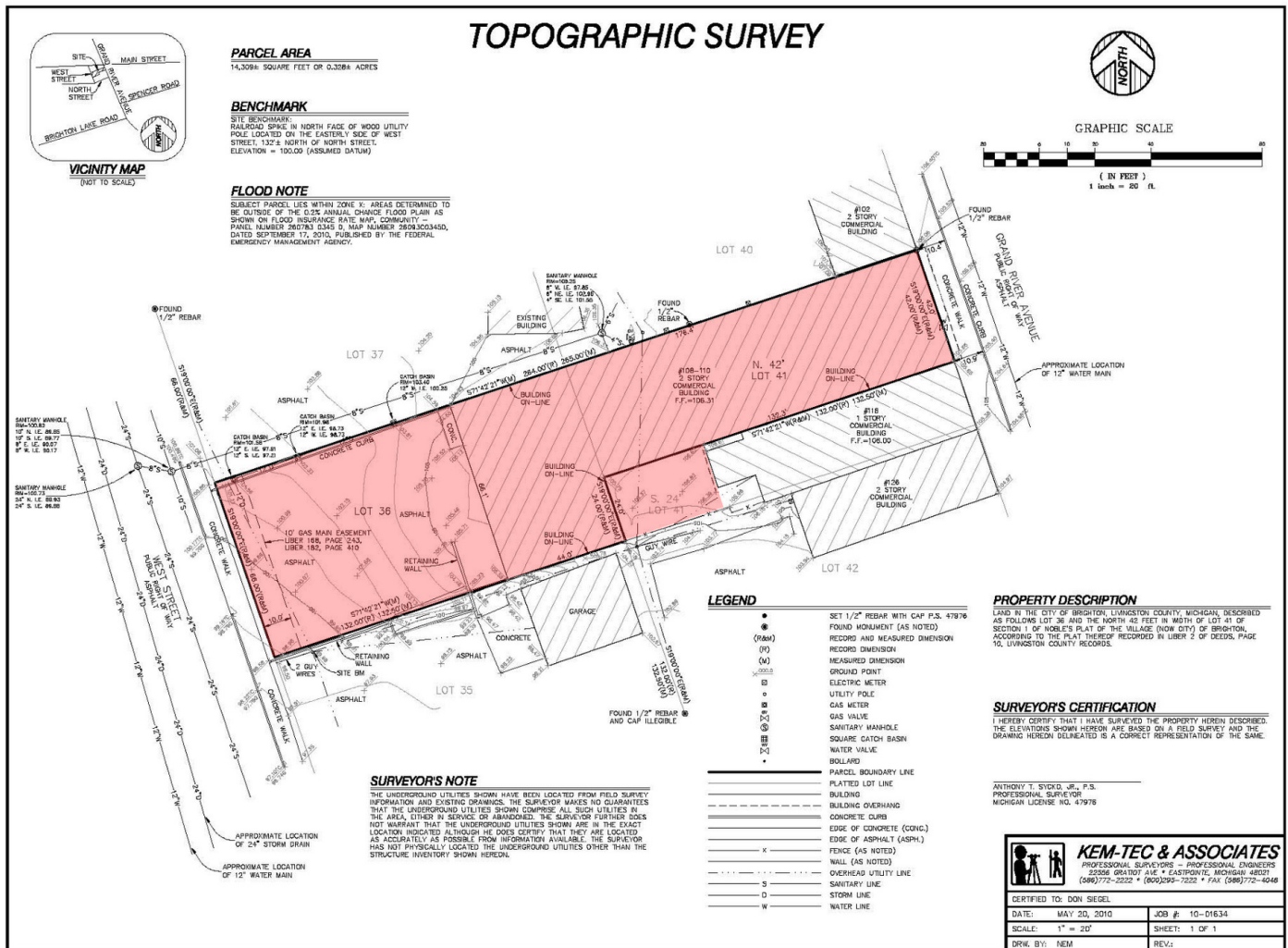
Located on the west side of Grand River, just south of Main Street in Brighton.



ADDITIONAL PHOTOS: 108 E. Grand River | Brighton, MI 48116



2010 SURVEY: 108 E. Grand River | Brighton, MI 48116

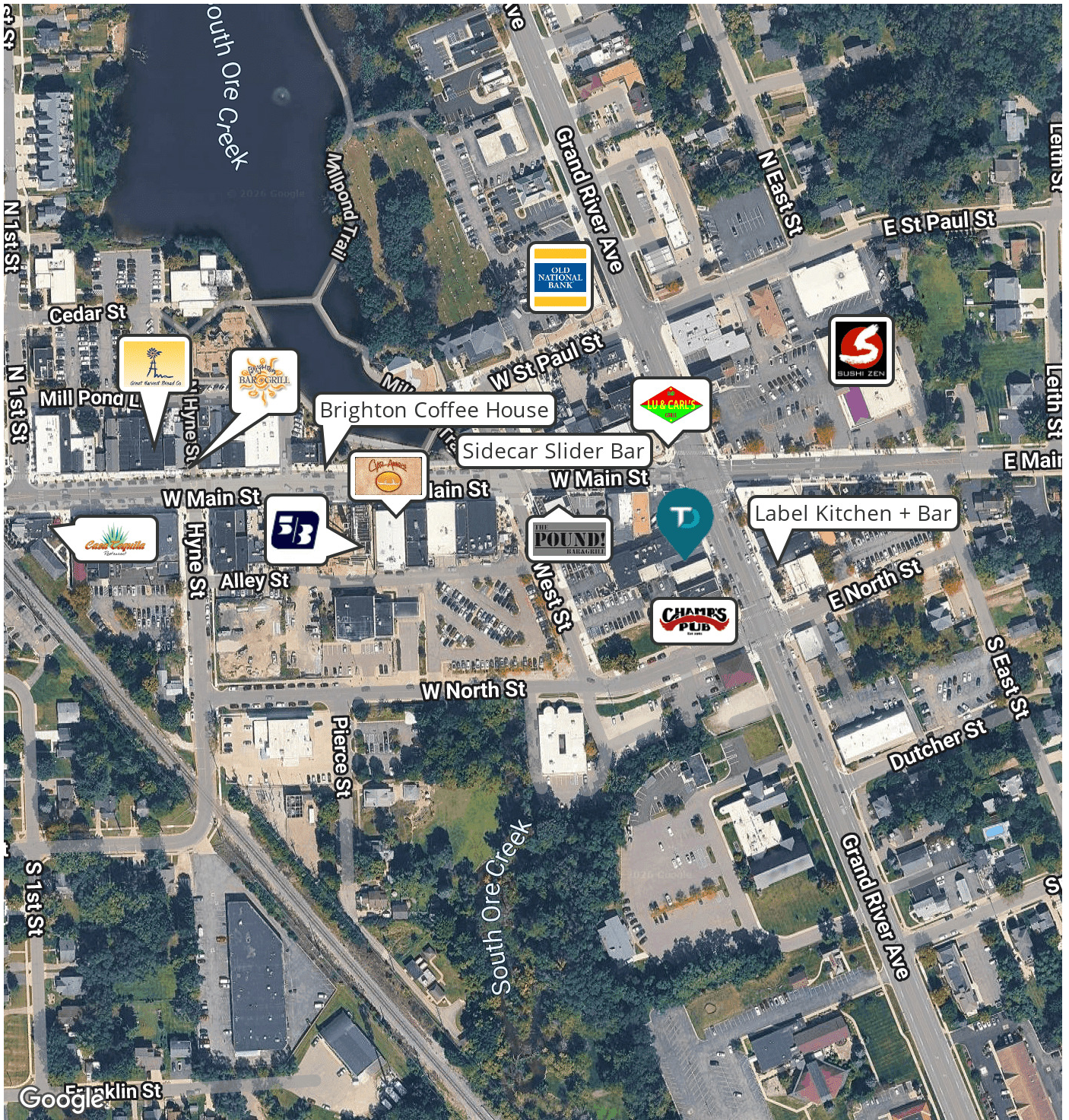


ADDITIONAL PHOTOS: 108 E. Grand River | Brighton, MI 48116

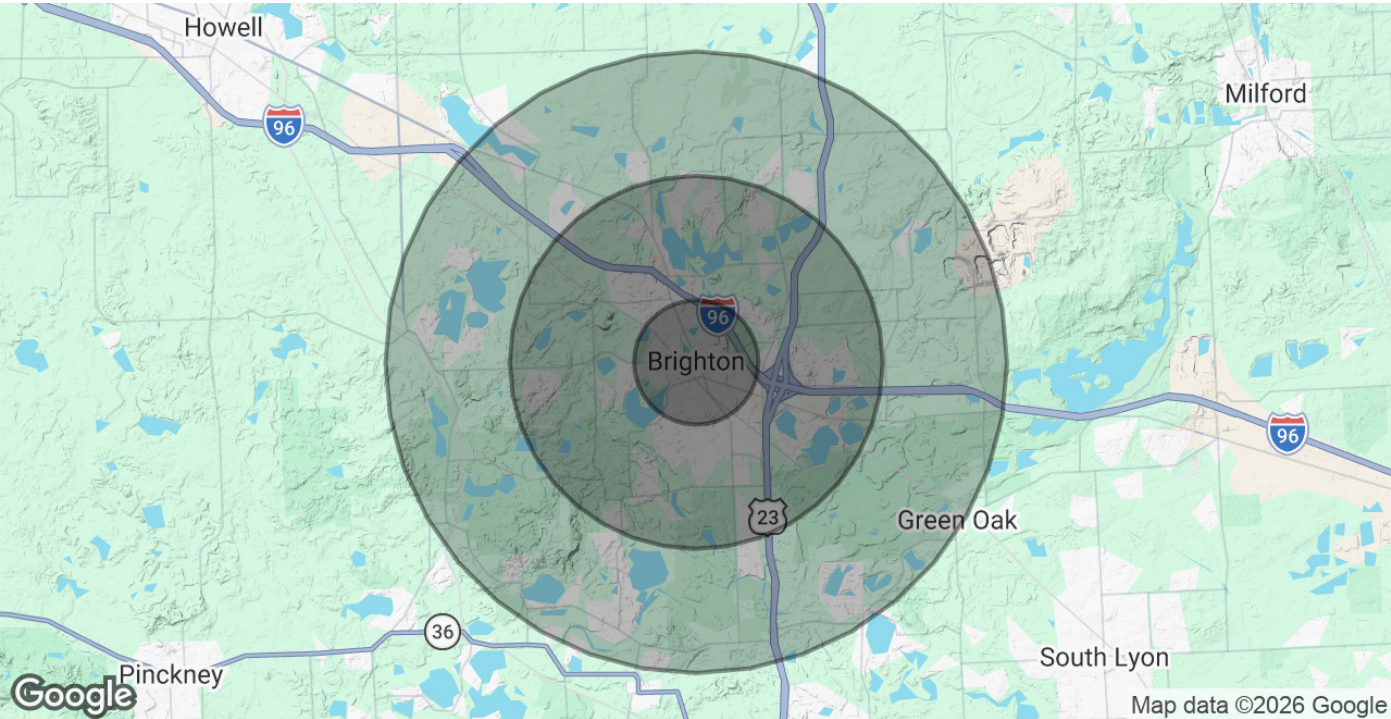
**RECENT DOWNTOWN BRIGHTON
COMPARABLE SALES**

ADDRESS	SIZE	DATE SOLD	SALE PRICE (PER SQ. FT.)
102 E. Grand River	4,196 SF	April 2025	\$212.00 SF
128 W. Main Street	2,981 SF	September 2024	\$243.00 SF
312 W. Main Street	7,699 SF	January 2022	\$200.00 SF
323 W. Main Street	10,274 SF	November 2021	\$214.00 SF

RETAILER MAP: 108 E. Grand River | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT: 108 E. Grand River | Brighton, MI 48116



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,272	28,351	52,679
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	47	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,156	11,816	21,049
# of Persons per HH	2	2.4	2.5
Average HH Income	\$103,409	\$137,568	\$140,825
Average House Value	\$328,128	\$412,718	\$432,288
2020 American Community Survey (ACS)			