

**OFFICE PROPERTY // FOR SALE**

# BEAUTIFUL CUSTOM-BUILT OFFICE BUILDING PRIME ACCESS TO I-94 & I-696

20844 HARPER AVENUE

HARPER WOODS, MI 48225



- High-quality, custom-built office building with superior insulation
- 25+ private on-site parking spaces
- Back up power with 60 kW Kohler generator
- Quiet, private setting with convenient access to I-94 & I-696

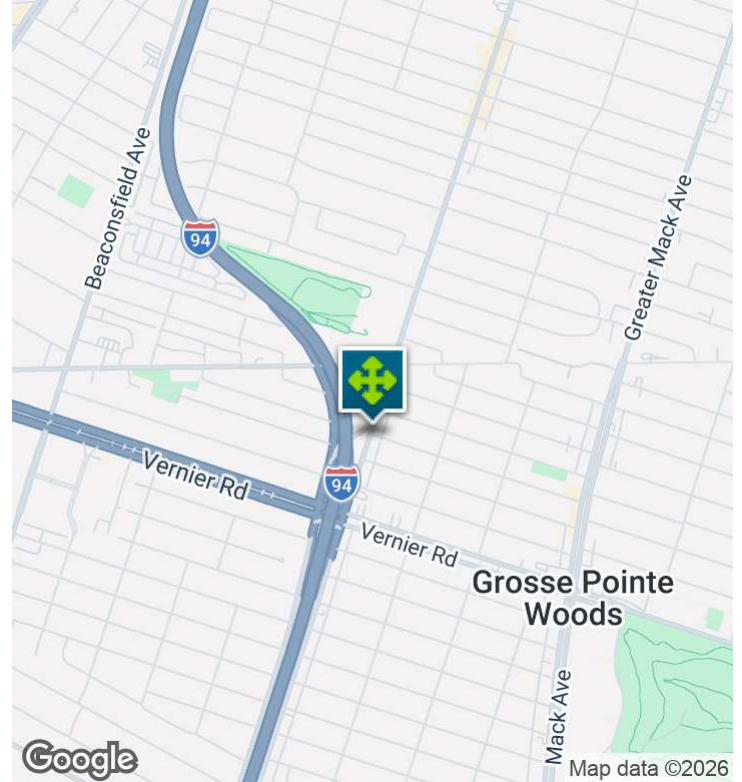


**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$1,100,000</b>
-------------------	--------------------

## OFFERING SUMMARY

<b>Building Size:</b>	8,718 SF
<b>Lot Size:</b>	0.28 Acres
<b>Price / SF:</b>	\$126.18
<b>Year Built:</b>	2000
<b>Renovated:</b>	2003
<b>Zoning:</b>	C-2
<b>Market:</b>	Detroit
<b>Submarket:</b>	The Pointes / Harper Woods

## PROPERTY OVERVIEW

Custom-built office building offering flexible occupancy options—ideal for a single user or a 5,000 SF tenant, plus two additional suites. The smaller suites are currently leased on a month-to-month basis, providing added flexibility.

## LOCATION OVERVIEW

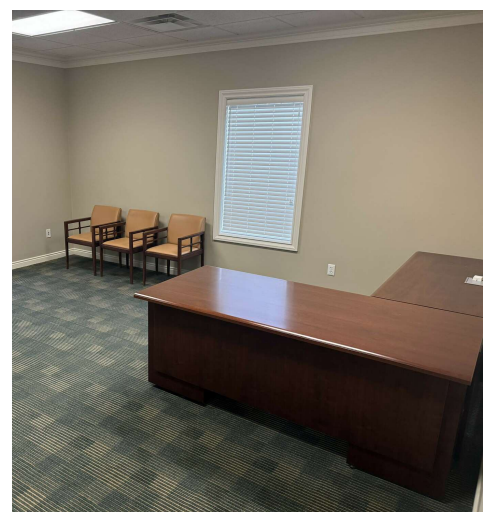
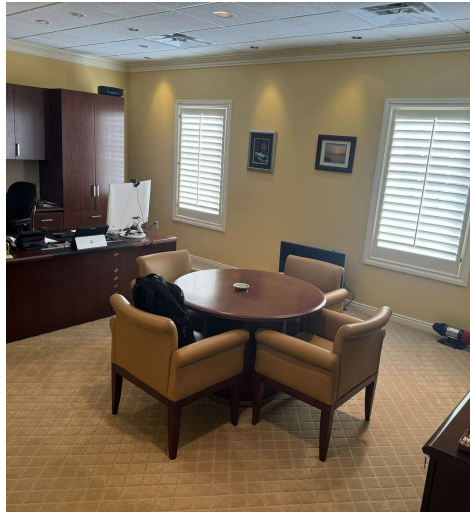
Located between 8 and 9 Mile Roads, with convenient access to both I-94 and I-696 expressways.

## PROPERTY HIGHLIGHTS

- High-quality, custom-built office building with superior insulation
- 25+ private on-site parking spaces
- Back up power with 60 kW Kohler generator
- Quiet, private setting with convenient access to I-94 & I-696

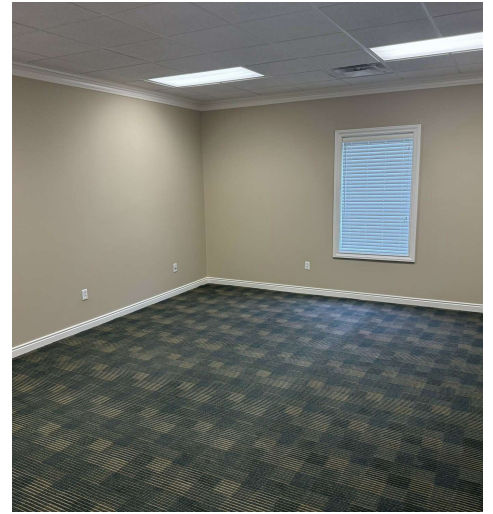
20844 HARPER AVENUE, HARPER WOODS, MI 48225 // FOR SALE

# ADDITIONAL PHOTOS



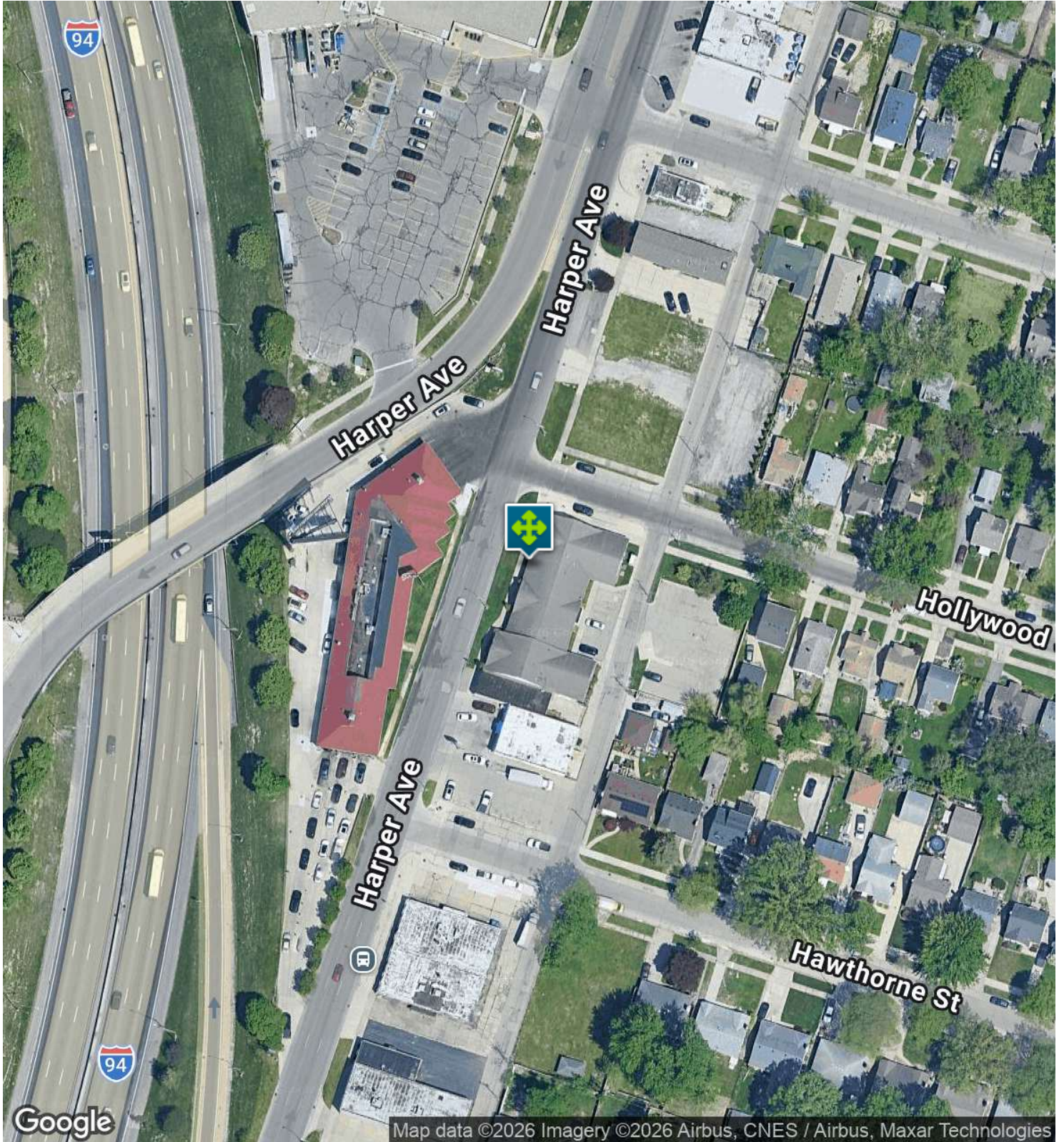
20844 HARPER AVENUE, HARPER WOODS, MI 48225 // FOR SALE

# ADDITIONAL PHOTOS



20844 HARPER AVENUE, HARPER WOODS, MI 48225 // FOR SALE

# AERIAL MAP



 **P.A. COMMERCIAL**  
Corporate & Investment Real Estate

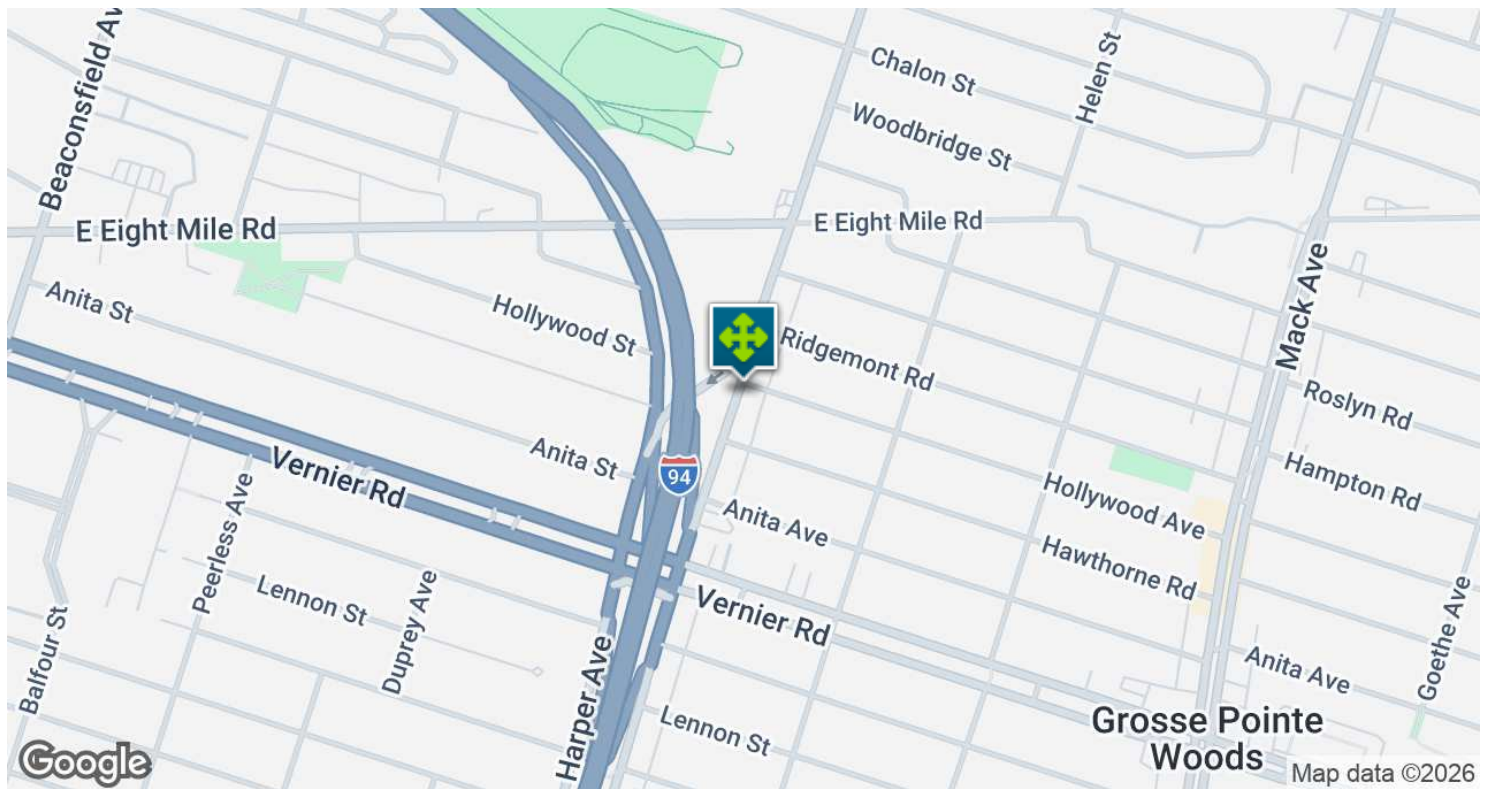
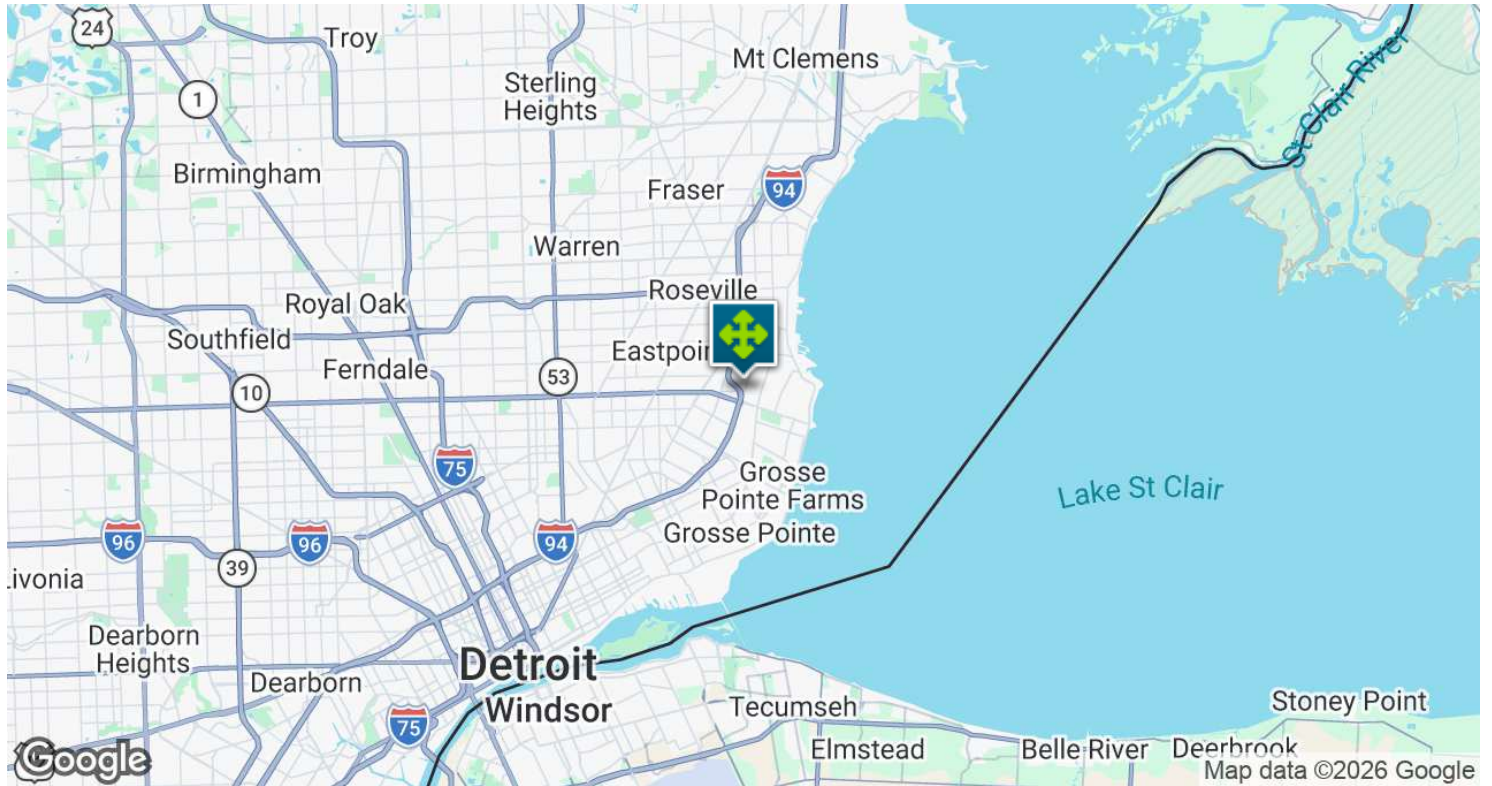
**John E. De Wald, CPA PARTNER**  
D: 248.663.0504 | C: 313.510.3777  
johnde@pacommercial.com

**Phillip Myers SENIOR ASSOCIATE**  
D: 248.281.9904 | C: 586.242.4047  
phil@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

20844 HARPER AVENUE, HARPER WOODS, MI 48225 // FOR SALE

# LOCATION MAP

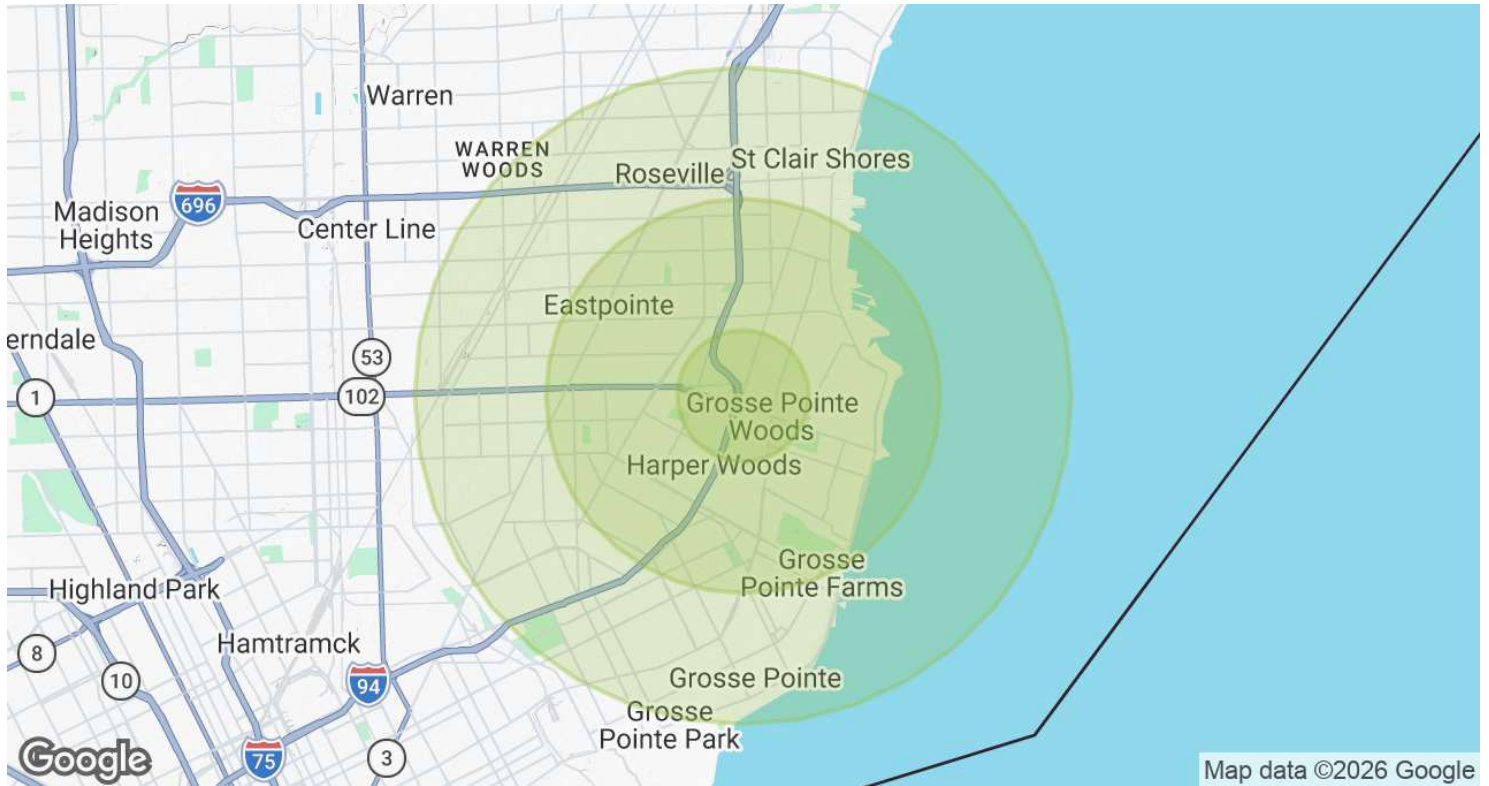


**John E. De Wald, CPA** PARTNER  
D: 248.663.0504 | C: 313.510.3777  
john@pacommercial.com

**Phillip Myers** SENIOR ASSOCIATE  
D: 248.281.9904 | C: 586.242.4047  
phil@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	18,353	139,657	283,177
<b>Average Age</b>	43.3	38.6	38.7
<b>Average Age (Male)</b>	42.3	37.4	37.3
<b>Average Age (Female)</b>	44.8	40.2	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	7,760	55,994	114,189
<b># of Persons per HH</b>	2.4	2.5	2.5
<b>Average HH Income</b>	\$87,936	\$89,507	\$87,653
<b>Average House Value</b>	\$195,826	\$199,104	\$199,806

2023 American Community Survey (ACS)

20844 HARPER AVENUE, HARPER WOODS, MI 48225 // FOR SALE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



**John E. De Wald, CPA**

PARTNER

**D:** 248.663.0504

**C:** 313.510.3777

johnd@pacommercial.com



**Phillip Myers**

SENIOR ASSOCIATE

**D:** 248.281.9904

**C:** 586.242.4047

phil@pacommercial.com

**P.A. Commercial**

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[pacommercial.com](http://pacommercial.com)

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.