

**2694 ELLIOTT AVE**

2694 Elliott Ave, Troy, MI 48083



**FOR SALE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY: 2694 Elliott Ave | Troy, MI 48083**

**PROPERTY OVERVIEW**

This impeccably maintained 6,583 SF flex building features 3,583 SF of warehouse space with 17' clear height, a 12' x 14' overhead door, and a 750 SF steel mezzanine. Constructed in 1991 and owned by the original builder, the property stands out as one of the newest and best-kept assets in the area, with updated roof (2011), parking lot (2019), and mechanical systems (2015). The clear span warehouse, fire-suppressed office, and reconfigurable layout, paired with robust 3-phase, 1,000 AMP / 240 V power, make this an ideal setting for a wide range of industrial or flex users.

**OFFERING SUMMARY**

Sale Price - REDUCED:	Was \$1,250,000 NOW \$1,075,000
Building Size:	6,583 SF
Price / SF:	\$163.30
Year Built:	1991
Zoning:	IB - Integrated Industrial Business District

**PROPERTY HIGHLIGHTS**

- 6,583 SF flex building (3,000 SF office / 3,583 SF warehouse)
- Built in 1991
- Original owner
- Rubber roof replaced 2011 (15yr warranty)
- New concrete driveway poured 2019
- Land contract terms available

**BUILDING/PROPERTY INFORMATION: 2694 Elliott Ave | Troy, MI 48083**

**BUILDING INFORMATION**

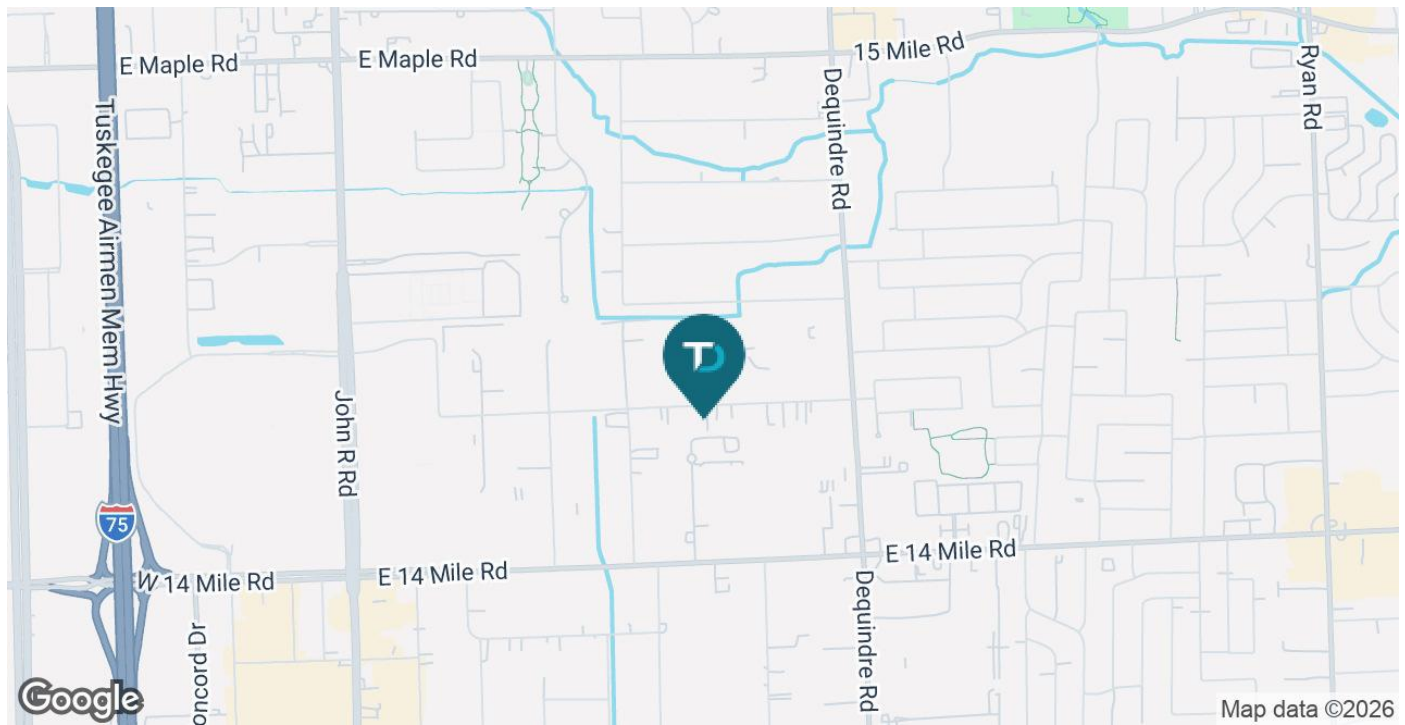
Price/SF:	\$163.30
Building Size:	6,583 SF
Year Built:	1991
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	20+

**PROPERTY INFORMATION**

Lot Size:	0.57 AC
Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	IB - Integrated Industrial Busir District
Legal Description:	Available upon request
APN:	20-36-476-064

**LOCATION INFORMATION**

Situated just east of I-75 and Oakland Mall (14 Mile Exit) between John R Rd and Dequindre Rd.



**PROPERTY DETAILS:** 2694 Elliott Ave | Troy, MI 48083

**INDUSTRIAL PROPERTY DETAILS**

Total SF:	6,583 SF
Available SF:	6,583 SF
Office SF:	3,000 SF
Warehouse SF:	3,583 SF
Zoning:	IB
Acres:	0.57 AC
Frontage:	100'
Depth:	250'
Expandable:	No
Intersection:	Dequindre Rd & 14 Mile Rd
X-Way Distance:	1.5 miles to I-75
Year Built:	1991
Outside Storage:	No
Rail Siding:	No
Occupancy:	Immediate
Ceiling Height:	17' Clear
Bay Size:	45'
Restrooms:	3
Power Details:	1,000 Amp/240 V
Lighting:	LED
Truckwells:	No
Grade Door:	(1) 12' x 14'
Heating:	Radiant Tube
A/C:	Office only
Sprinklered:	Office only
Floor Drains:	Yes



**ADDITIONAL PHOTOS:** 2694 Elliott Ave | Troy, MI 48083

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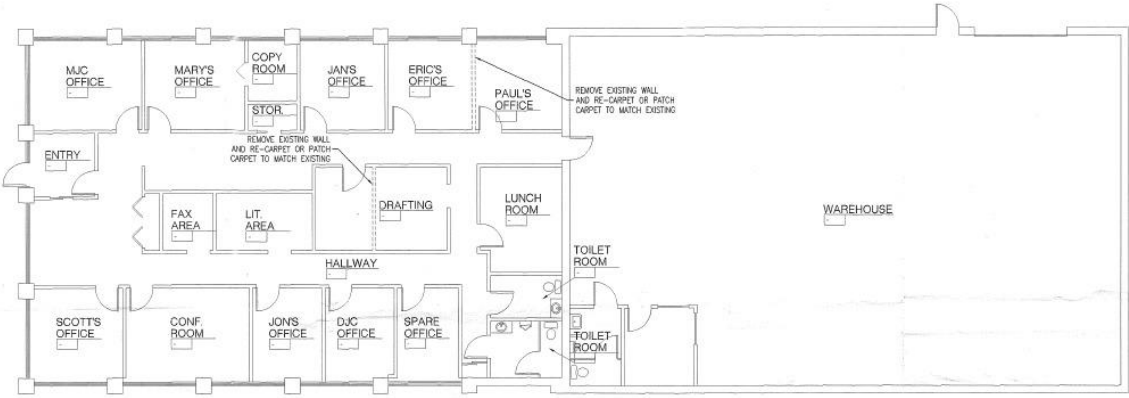


**ADDITIONAL PHOTOS:** 2694 Elliott Ave | Troy, MI 48083

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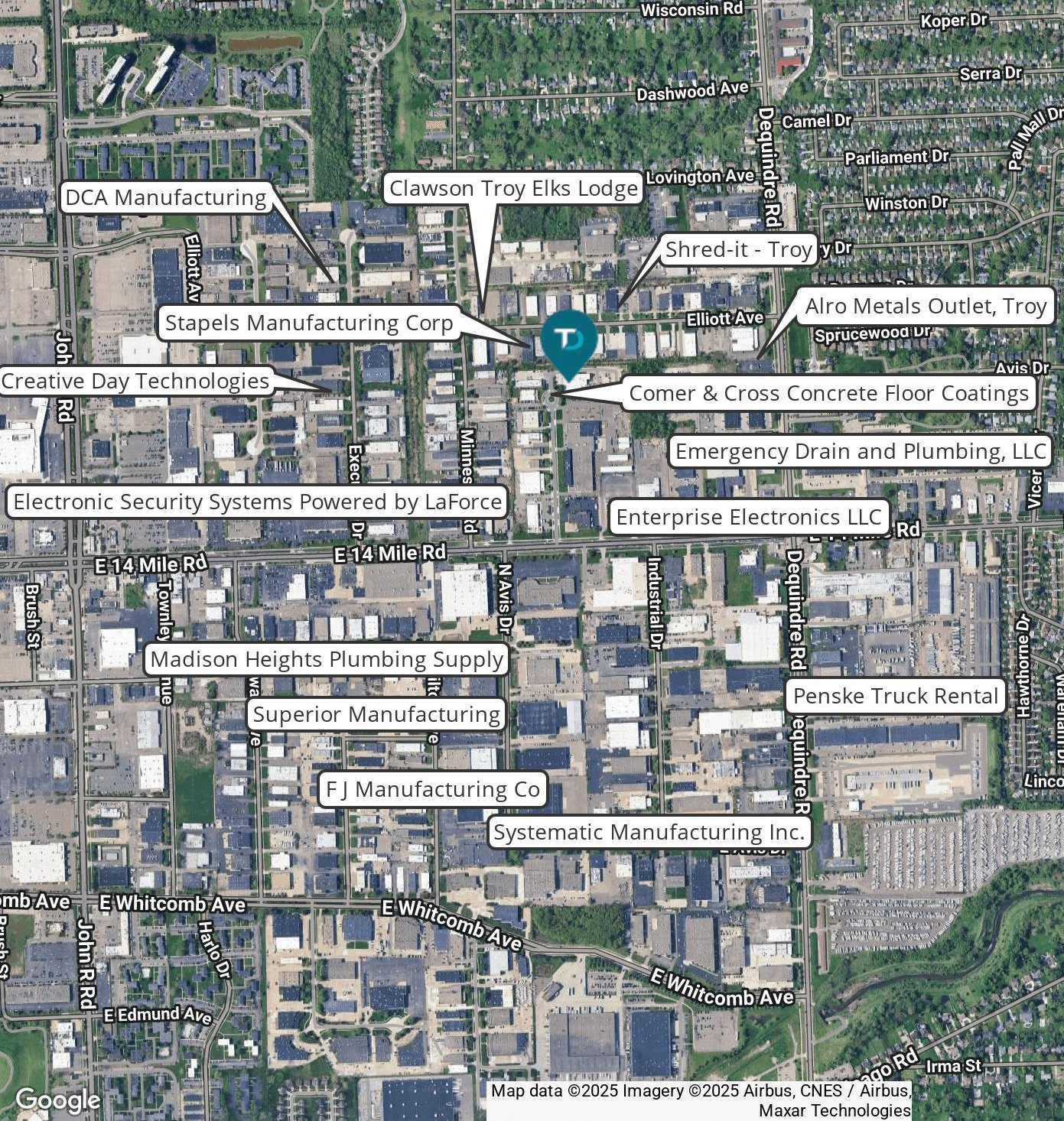


**FLOOR PLAN:** 2694 Elliott Ave | Troy, MI 48083

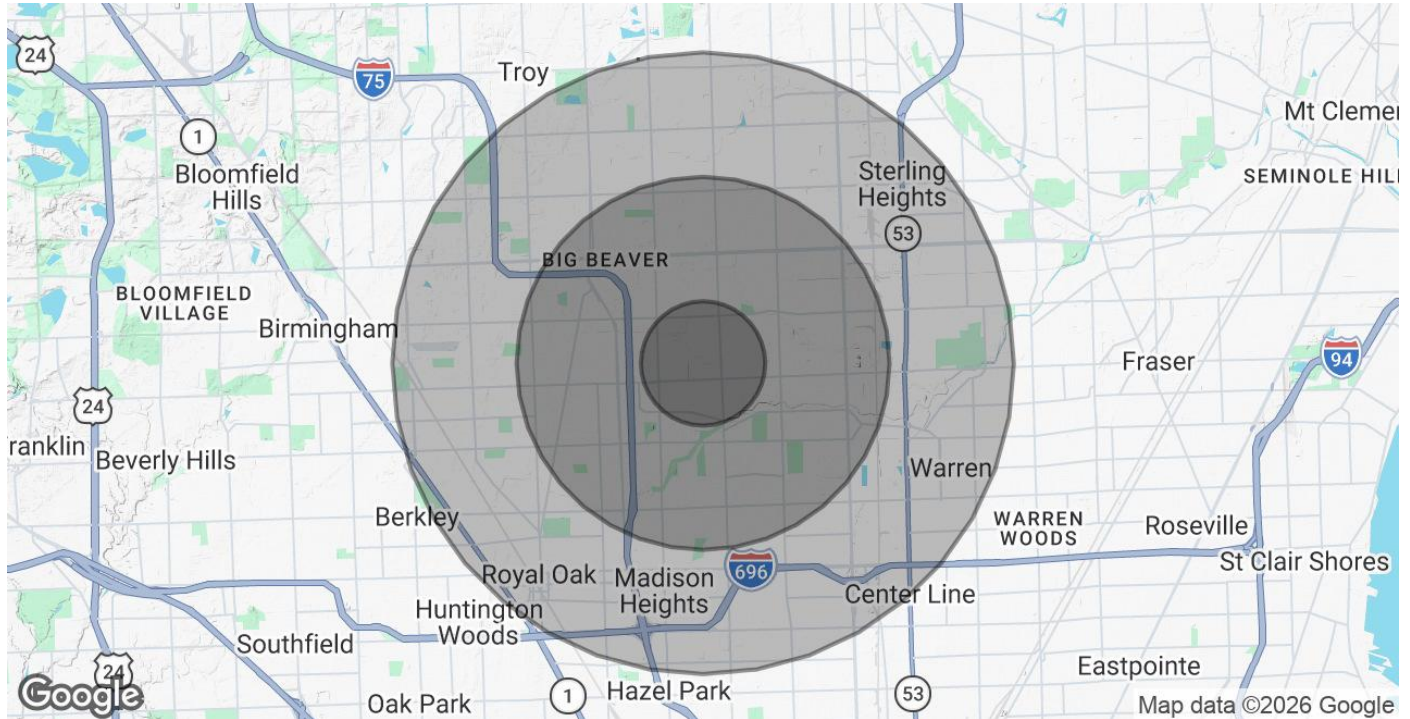


**FLOOR PLAN - EXISTING**  
SCALE: 1/8" = 1'-0"

**RETAILER MAP:** 2694 Elliott Ave | Troy, MI 48083



**DEMOGRAPHICS MAP & REPORT: 2694 Elliott Ave | Troy, MI 48083**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,053	109,976	295,720
Average Age	47	42	42
Average Age (Male)	44	41	41
Average Age (Female)	49	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,565	45,079	124,350
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$76,683	\$93,928	\$104,315
Average House Value	\$327,968	\$280,722	\$294,099

*Demographics data derived from AlphaMap*