

OFFICE PROPERTY // FOR SALE

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

20844 HARPER AVENUE

HARPER WOODS, MI 48225



- 8,718 SF high-quality, custom-built office building
- Constructed in 2000 for Corporate HQ
- Ideal for 5,000+ SF single-user
- Smaller suites are leased on a month-to-month basis
- Situated on a 0.28-acre site with 25+ private on-site parking spaces
- Back-up power with a 60 kW Kohler generator
- Quiet, private setting with convenient access to I-94 & I-696

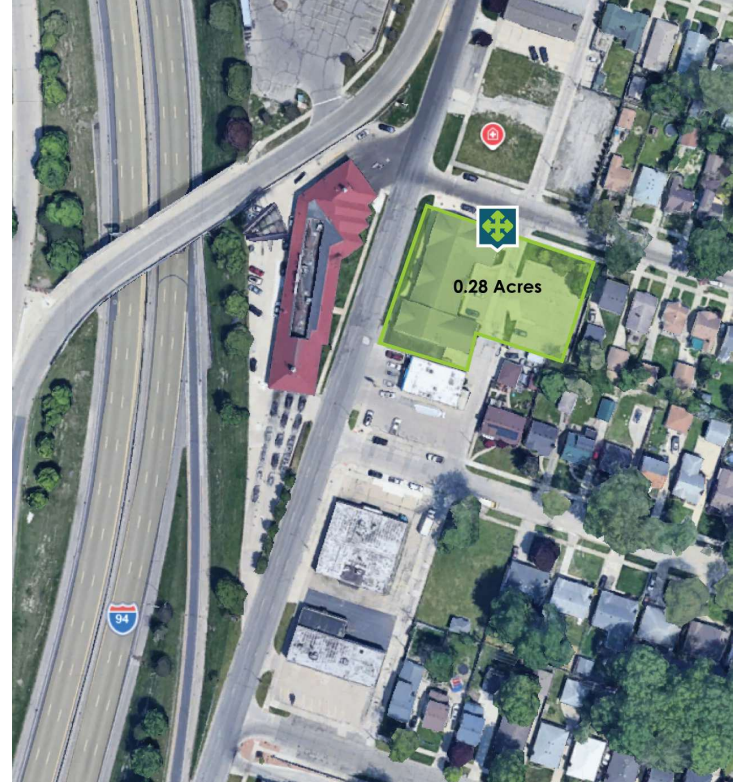


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EXECUTIVE SUMMARY



Sale Price	\$1,100,000
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OFFERING SUMMARY

Building Size:	8,718 SF
Available Space:	5,000 - 8,718 SF
Lot Size:	0.28 Acres
Price / SF:	\$126.18
Year Built:	2000
Renovated:	2003
Zoning:	C-2
Market:	Detroit
Submarket:	The Pointes / Harper Woods

PROPERTY OVERVIEW

This 8,718 SF custom-built office building, constructed in 2000 and renovated in 2003, is a standout property in the Detroit area. Boasting superior insulation and a 0.28-acre site with 25+ private on-site parking spaces, this space offers both quality and convenience. The building's flexible layout is ideal for a single 5,000 - 8,718 SF user with additional smaller suites leased on a month-to-month basis. With back-up power from a 60 kW Kohler generator and easy access to I-94 & I-696, this property presents a compelling investment in a quiet, private setting.

LOCATION OVERVIEW

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

PROPERTY HIGHLIGHTS

- 8,718 SF high-quality, custom-built office building
- Constructed in 2000 for Corporate HQ
- Ideal for 5,000+ SF single-user
- Smaller suites are leased on a month-to-month basis
- Situated on a 0.28-acre site with 25+ private on-site parking spaces
- Back-up power with a 60 kW Kohler generator



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ADDITIONAL PHOTOS



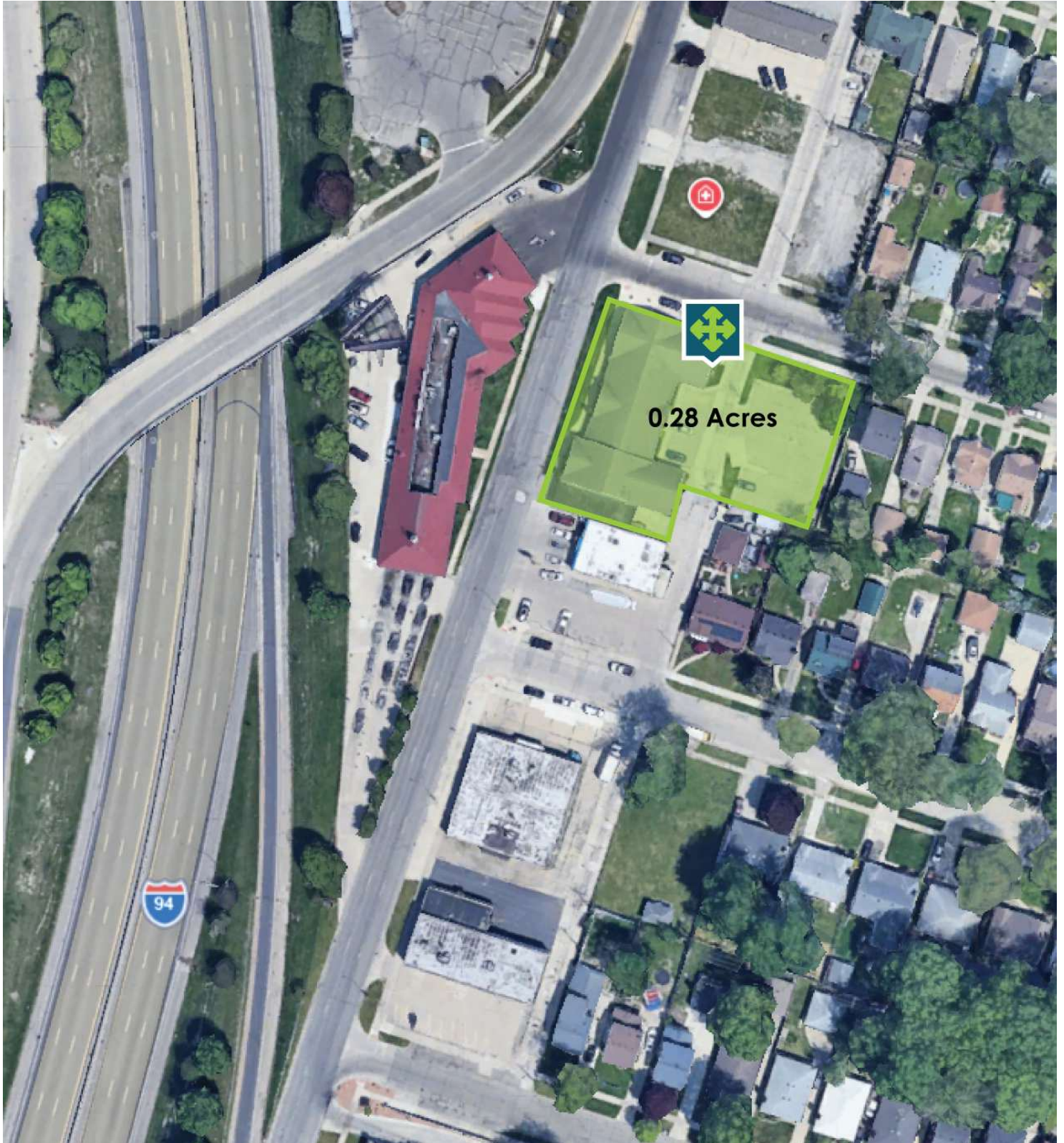
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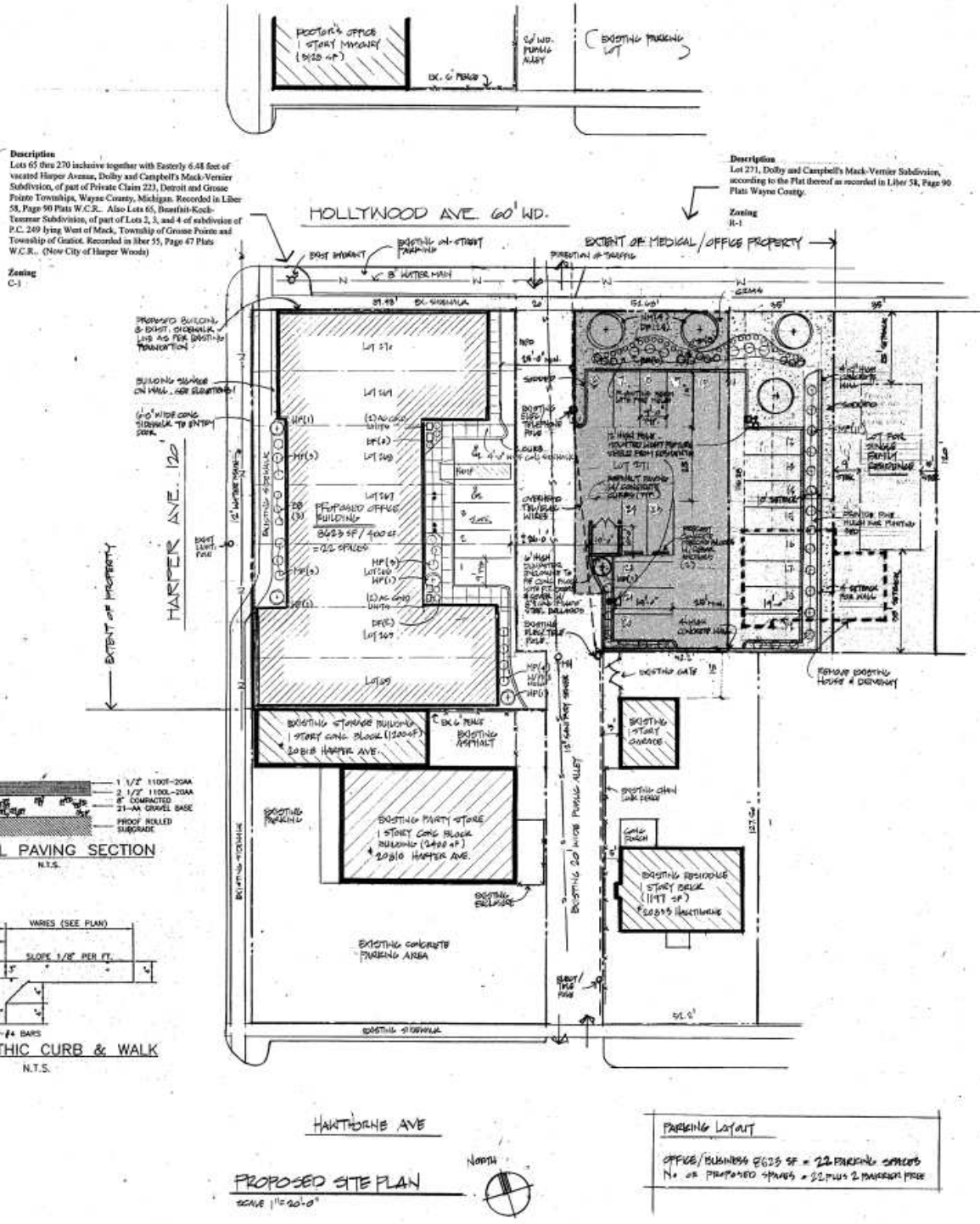


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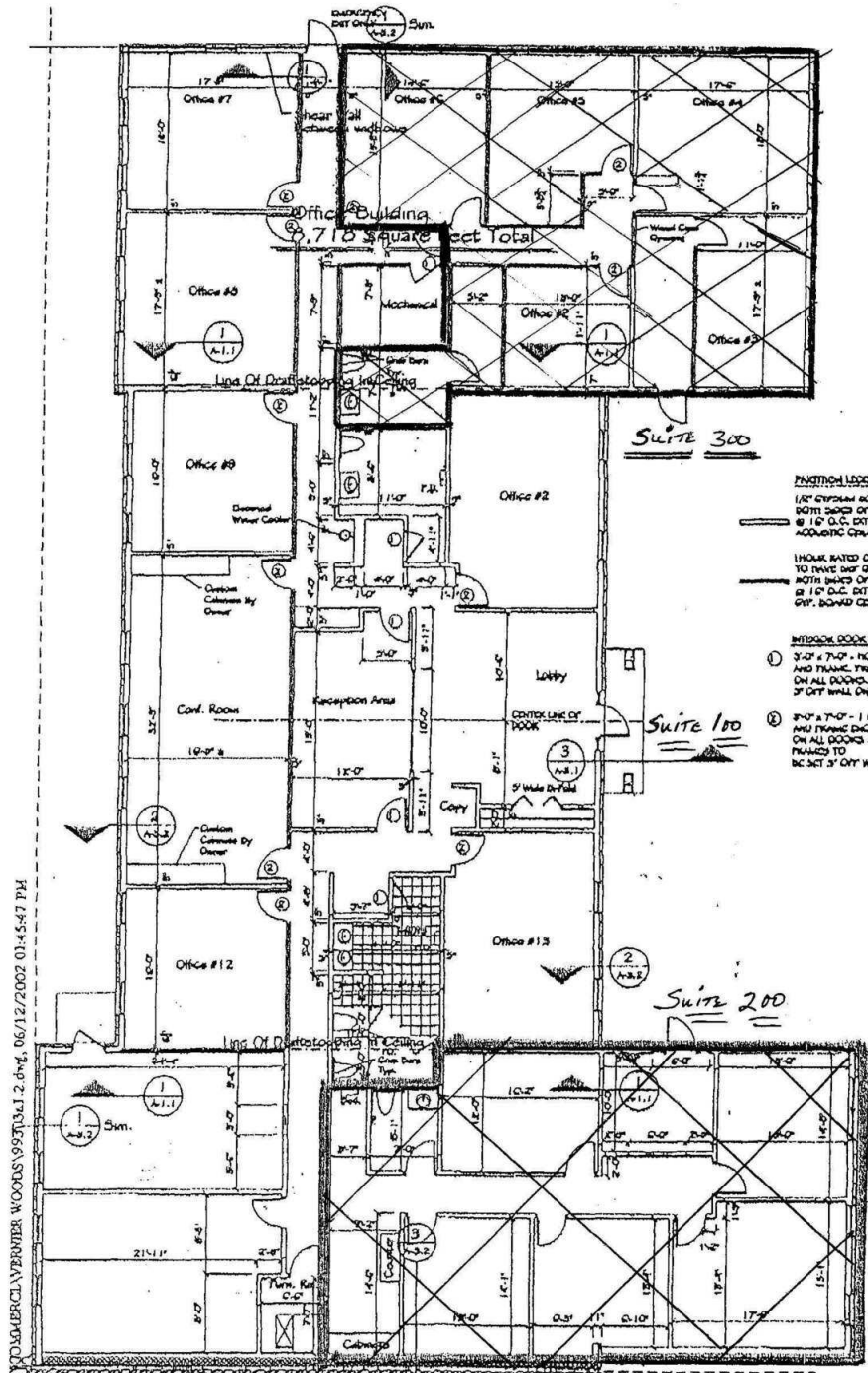
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SITE PLANS

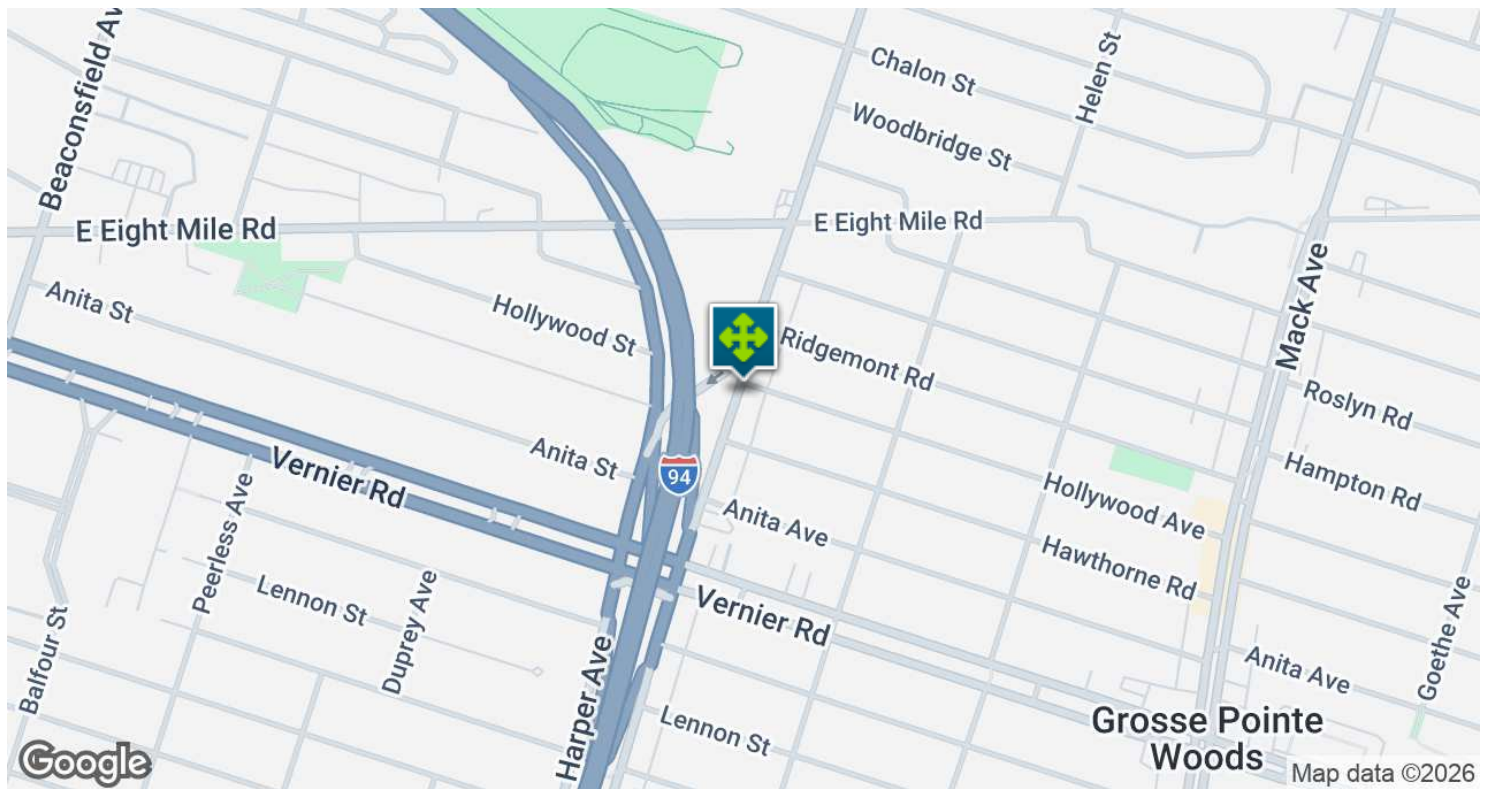
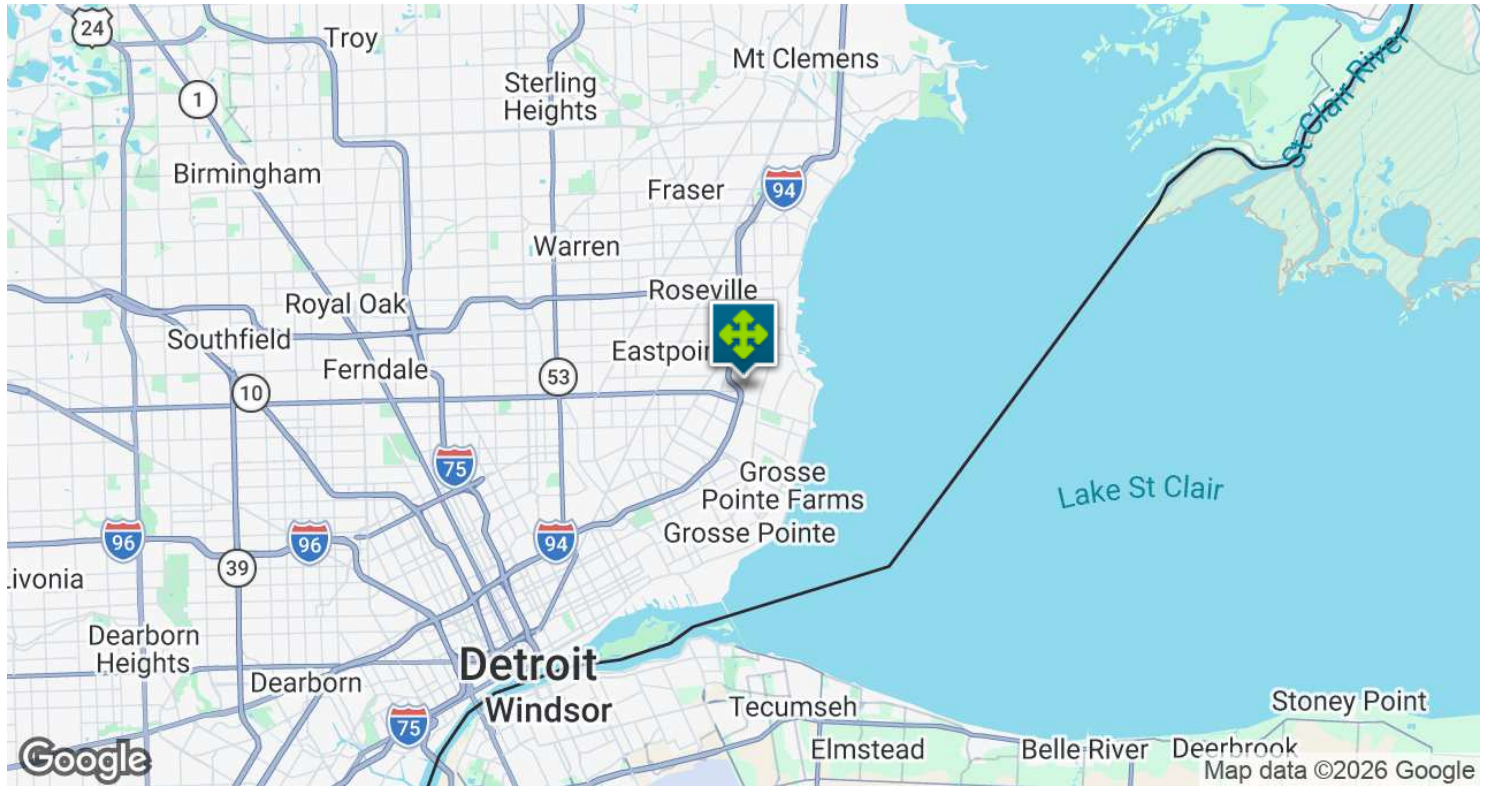


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FLOOR PLANS



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LOCATION MAP

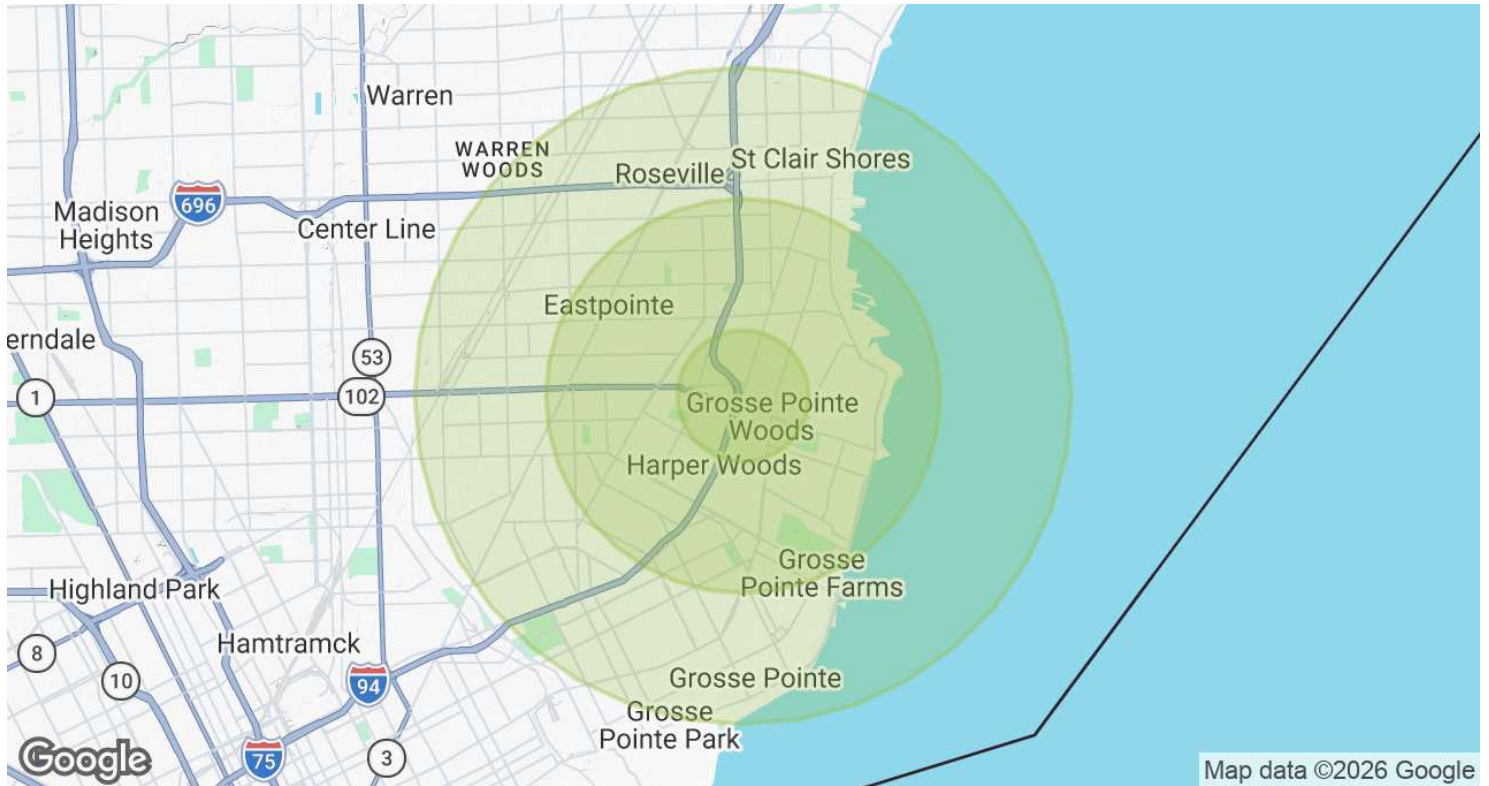


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,353	139,657	283,177
Average Age	43.3	38.6	38.7
Average Age (Male)	42.3	37.4	37.3
Average Age (Female)	44.8	40.2	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,760	55,994	114,189
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$87,936	\$89,507	\$87,653
Average House Value	\$195,826	\$199,104	\$199,806

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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