

33614 Grand River Ave
33315/17 Adams St
Farmington, Michigan



Forward
Commercial Group

For Sale: \$675,000

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FORWARD COMMERCIAL GROUP
240 MARTIN STREET, SUITE 200
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SUMMARY

33614 GRAND RIVER & 33615/17 ADAMS ST

Forward Commercial Group (FCG) is pleased to offer for sale 33614 Grand River Avenue with 33615/17 Adams Street in Farmington, Michigan. This offering presents a rare opportunity to acquire a three-unit residential income-producing asset on approximately 0.264 acres in the downtown Farmington corridor adjacent to commercial and office uses and evolving residential density. The property offers in-place income with significant long-term upside through redevelopment and assemblage potential, along with flexibility for a future parcel split, within one of Metro Detroit's most desirable suburban downtown districts.

Located just west of downtown Farmington along Grand River Avenue, the property consists of a 1,769 square foot, two-story single-family rental home at 33614 Grand River Ave and a 1,183 square foot, single-story duplex situated directly behind at 33615/17 Adams Street.

Please do not disturb tenants.

33614 GRAND RIVER AVENUE

1,769 SF two-story single-family facing Grand River Ave
3BR /2.5 BA with updated kitchen and baths

33615/17 ADAMS STREET

1,183 SF total single-story duplex
Unit 1: 2BR / 1 BA with updated kitchen and bath
Unit 2: 1BR / 1 BA with updated kitchen and bath

PROPERTY

Fully Occupied; Gross Revenue \$61,740
Site Size: approximately 0.264 Acres
Frontage: approximately 70 feet on Grand River Ave
and 70 feet on Adams St
Zoning: R1
Parcel # 20-23-28-230-005

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

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- Established Oakland County suburb located approximately 20 miles northwest of downtown Detroit.
- Walkable downtown core along Grand River Avenue serving as the community's primary retail, office and civic corridor.
- Recent growth in new and repositioned retail, restaurants, and service-oriented tenants, contributing to an increasingly active street-level environment.
- Ongoing reinvestment supported by the Downtown Development Authority and corridor planning initiatives focused on long-term revitalization.
- Gradual transition toward higher-density residential and infill redevelopment, particularly on sites adjacent to downtown.
- Older and underutilized parcels along and near Grand River Avenue present long-term assemblage and redevelopment potential.
- Strong investor and developer interest driven by constrained supply, walkability, and improved land economics within the downtown corridor.
- Excellent regional connectivity via Grand River Avenue, I-696, and M-5 providing access to broader Metro Detroit employment and retail centers.

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AERIAL MAPS

33614 GRAND RIVER & 33615/17 ADAMS ST

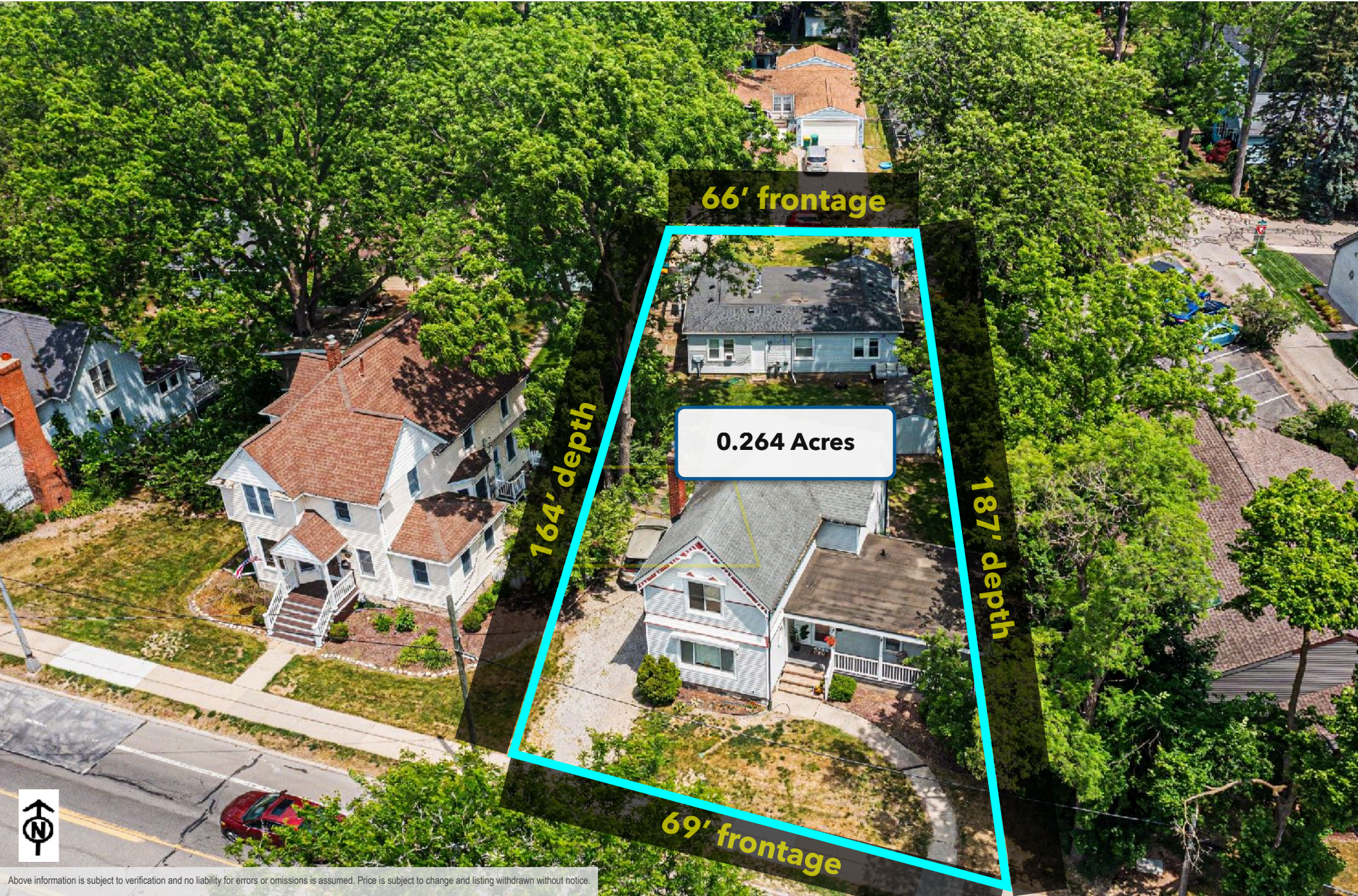
DOWNTOWN
FARMINGTON

GRAND RIVER AVENUE

33614 Grand River
33615/17 Adams
Site: 0.264 Acres
3-Units

SITE MAP

33614 GRAND RIVER & 33615/17 ADAMS ST



66' frontage

0.264 Acres

164' depth

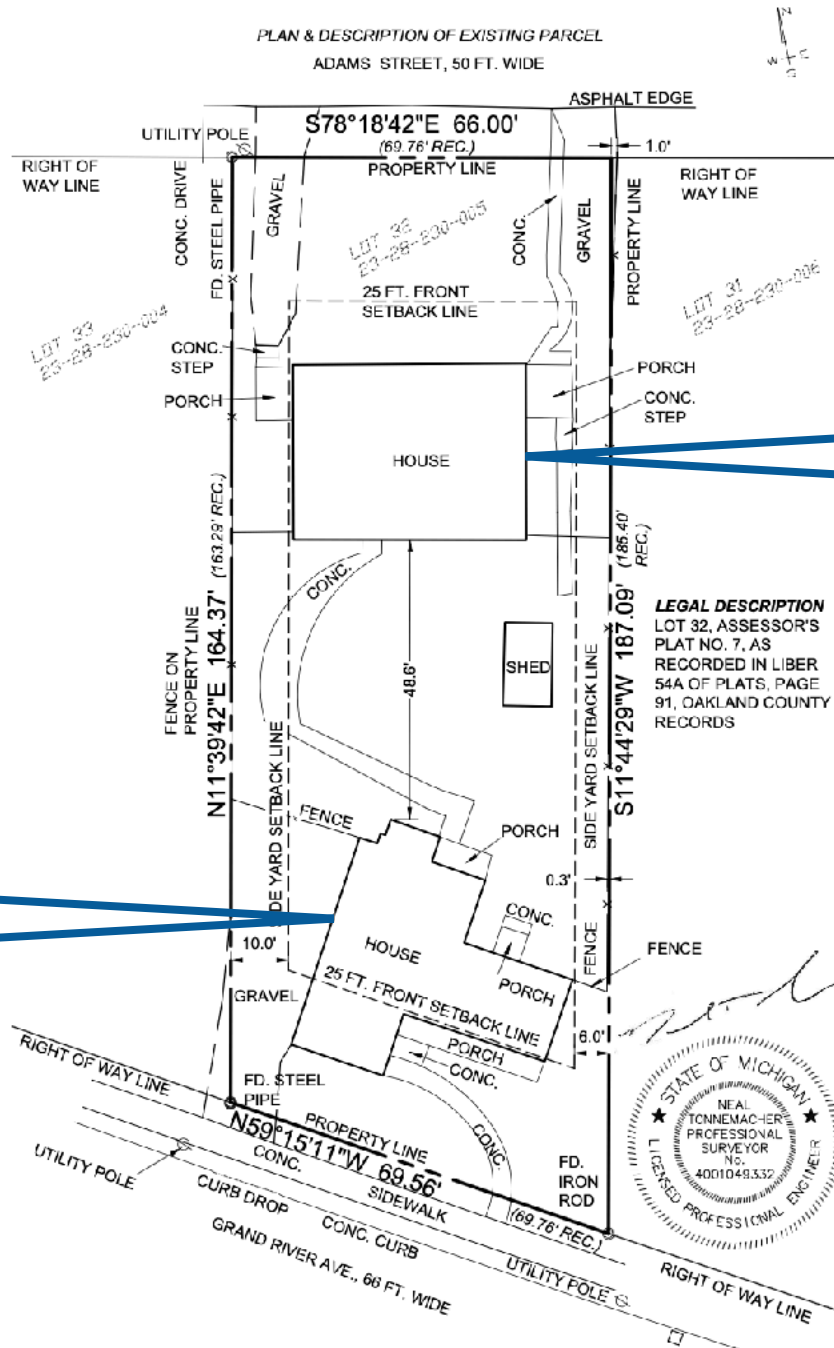
187' depth

69' frontage



SURVEY

33614 GRAND RIVER & 33615/17 ADAMS ST



33615/17 Adams St
Duplex

33614 Grand River
Single-Family Rental



PHOTOS

33614 GRAND RIVER & 33615/17 ADAMS ST



PHOTOS

33614 GRAND RIVER & 33615/17 ADAMS ST



DEMOGRAPHICS

33614 GRAND RIVER & 33615/17 ADAMS ST

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,789	72,924	197,317
MEDIAN HOME VALUE	\$286,288	\$317,613	\$315,982
HOUSEHOLDS	4,213	31,816	84,838



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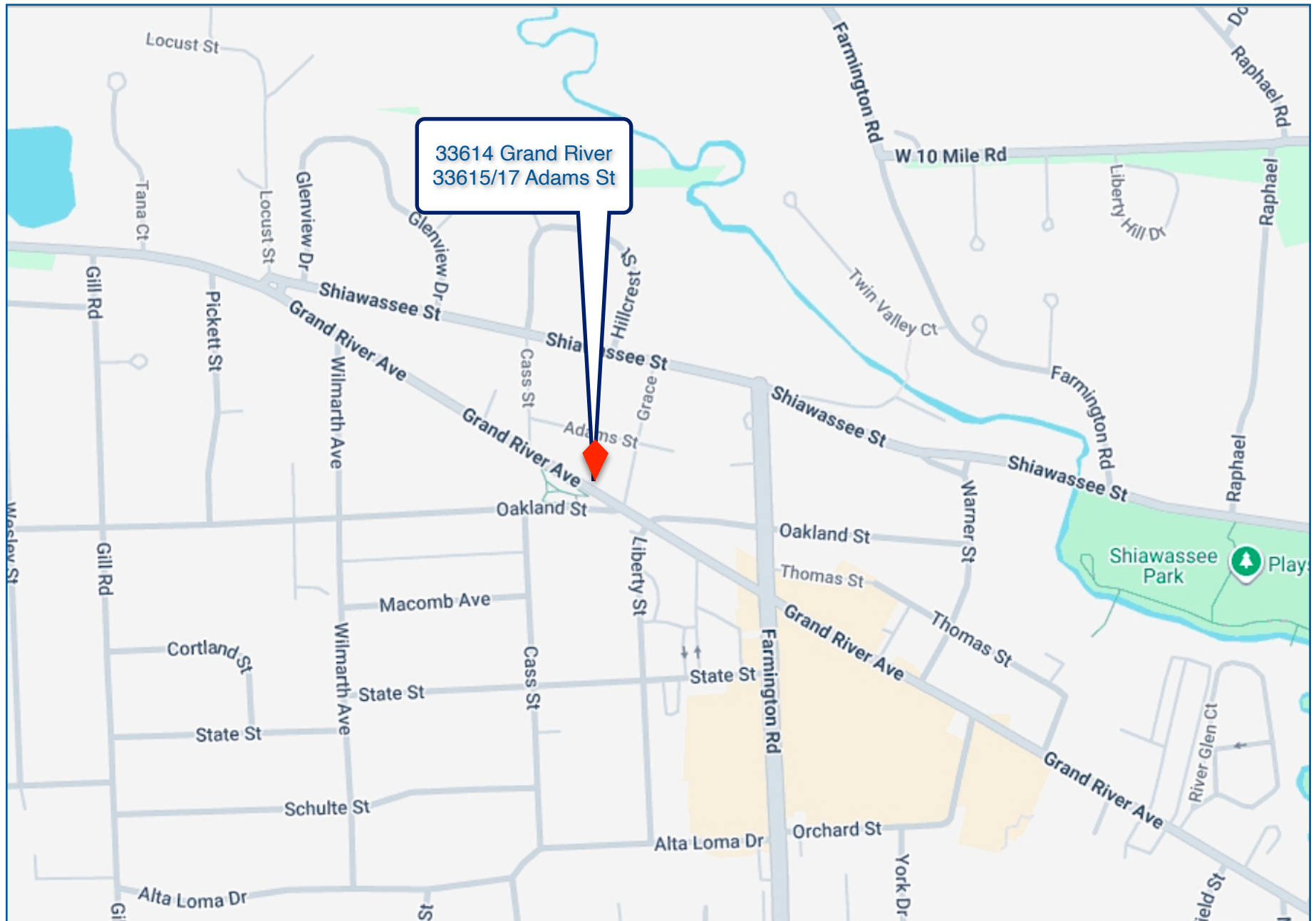
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STREET MAP

33614 GRAND RIVER & 33615/17 ADAMS ST



FCG SUMMARY



At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



RACHELLE CHERKASOV
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Being part of FCG gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.

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