

**FARMINGTON HILLS
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
REGULAR MEETING
JON GRANT COMMUNITY CENTER
29260 GRAND RIVER AVENUE
FARMINGTON HILLS, MI 48336**

AGENDA

**Thursday, March 7, 2024
8:00 a.m.**

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - February 1, 2024.
4. Approval of board officers:
 - Chairperson
 - Vice-Chairperson
 - Secretary
5. Business
 - Grand River Corridor bus tour at 8:15 a.m. departure.
 - Discuss points of interest (i.e. properties on the market, public areas, etc.) and their status.
 - Bus tour estimated time of return at 8:45 a.m.
6. Board Member Comments
7. Public Comments
8. Adjourn

“NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk’s Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made. Thank you.”

limited to 5 minutes per individual, unless additional time is granted in the discretion of the Chairperson. The Chairperson may limit an individual from speaking more than once on any specific item before the Authority or during an open public comment period. Upon the request of a member of the Authority or in the Chairperson's own discretion, the Chairperson may grant additional time to a speaker and may recognize and allow a member of the public to address the Authority at a time other than as designated in these Bylaws; however, all other rules as provided herein shall apply.

Section 10. Disorderly Conduct at Meetings. Persons addressing the *Authority* shall direct their attention and comment to the *Authority* only and shall not engage in direct dialogue or communications of any kind with others attending the meeting. All speakers at meetings of the Authority shall make responsible comments and shall refrain from making personal, impertinent, slanderous or profane remarks. The Chairperson may call to order any person who is being disorderly by speaking when not recognized by the Chair or otherwise disrupting the proceeding by failing to be germane, by speaking longer than the allotted time, by speaking vulgarities, or otherwise violating the rules in this Section or Section 9, above. Such person shall thereupon be seated until the Chairperson shall have determined whether the person is in order and that person shall not be permitted to speak at the same meeting, except upon special leave by the Authority. If the person shall continue to be disorderly and disrupt the meeting, the Chairperson may request the Police Department to remove the person from the meeting.

ARTICLE V OFFICERS

Section 1. Officers. The Authority shall have a Chairperson, Vice Chairperson, and Secretary.

- a. Chairperson. The Chairperson shall preside at all meetings, rule on all points of order raised at meetings, call special meetings subject to the requirements of these Bylaws, consult with staff on the preparation of agendas, and shall perform all other duties necessary or incidental to the office of Chairperson. The Chair shall have a vote on all matters before the Authority.
- b. Vice-Chairperson. The Vice-Chairperson shall perform the duties of the Chairperson in his or her absence, the duties set forth in these Bylaws and City Code, and any additional duties as may be delegated to him or her by decision of the Authority Board or by agreements binding upon the Authority.
- c. Secretary. The Secretary by and through the staff liaison designated by the City Manager to assist the Authority Board, shall record the minutes of all Authority meetings, shall cause a record to be kept of all plans, documents, books and papers approved by and brought before the Authority, shall provide copies of all such records to the City Clerk upon request, shall perform such other tasks as may be delegated to him or her by the Authority, and shall perform all other duties incident other office of the Secretary.

MEETING MINUTES
SPECIAL MEETING
FEBRUARY 1, 2024
FARMINGTON HILLS
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
JON GRANT COMMUNITY CENTER
29260 GRAND RIVER AVENUE
FARMINGTON HILLS, MI 48336

CALLED TO ORDER BY: MAYOR THERESA RICH AT 8:15 AM

MEMBERS PRESENT: RICH, SMITH, ALKHAFAJI, NEWLIN

MEMBERS ABSENT: MANN, PRICE

OTHERS PRESENT: Cristia Brockway, Economic Development Director

APPROVAL OF AGENDA:

Motion by Rich, support by Alkhafaji, to approve the agenda as submitted.
Unanimously carried.

APPROVAL OF MINUTES:

Motion by Rich, support by Alkhafaji to approve the January 4, 2024 meeting minutes as submitted.
Unanimously carried.

BUSINESS:

Cristia Brockway reintroduced the Tax Increment Finance and Development Plan for the Corridor Improvement Authority. She covered details regarding the powers of the authority, vision, and general goals within the plan. Such powers included project areas for community and/or public improvements, acquisition of property, and improve buildings within the development area.

Mayor Theresa Rich discussed using the corridor funds as a potential reserve for a Grand River art program.

Members of the board shared their thoughts on showcasing the Jon Grant Community Center as an asset for the surround neighborhoods and corridor. Mayor Rich offered to provide some dates for coffee hours with the Mayor later in the year. It was shared that the community center can be used in great ways, but events must start small to re-establish Jon Grant as an asset within the immediate community. As more people become familiar with the facility once more, then perhaps the CIA could sponsor a block party or some type of focal-point event for the corridor.

Mrs. Brockway and the members of the board discussed the power of assisting with multi-family projects and a potential area along Grand River that may be transformational for both residents and economic growth. There may be an interest of an old property to be redeveloped into multi-family, but the project might need assistance.

Looking ahead, Mrs. Brockway shared what the next agenda might look like in terms of discussion. It is planned to have corridor points of interest and their status, zoning, future goals, and the use of the authority budget for projects. The election of officers will be moved to the next meeting in March.



Jon Grant Community Center, 29260 Grand River Ave, Drive 5.1 miles, 13 min
 Farmington Hills, MI 48336 to Jon Grant Community Center, 29260 Grand River Ave, Farmington Hills, MI 48336



Map data ©2024 1000 ft

Jon Grant Community Center
 29260 Grand River Ave, Farmington Hills, MI 48336

↑ 1. Head west on Independence St toward Middlebelt Rd
 _____ 15 sec (269 ft)

Drive from Grand River Ave to Farmington
 _____ 3 min (1.2 mi)

↶ 2. Turn left onto Middlebelt Rd
 _____ 161 ft

↷ 3. Turn right at the 1st cross street onto Grand River Ave
 _____ 0.4 mi

↷ 4. Use the right 2 lanes to take the Gd River Ave exit toward Farmington
 _____ 410 ft

↑ 5. Continue onto Grand River Ave
 ⓘ Pass by A&W of Farmington (on the right in 0.4 mi)
 _____ 0.7 mi

↷ 6. Turn right onto Orchard Lake Rd
 _____ 184 ft

↪ 18. Turn right onto Middlebelt Rd

161 ft

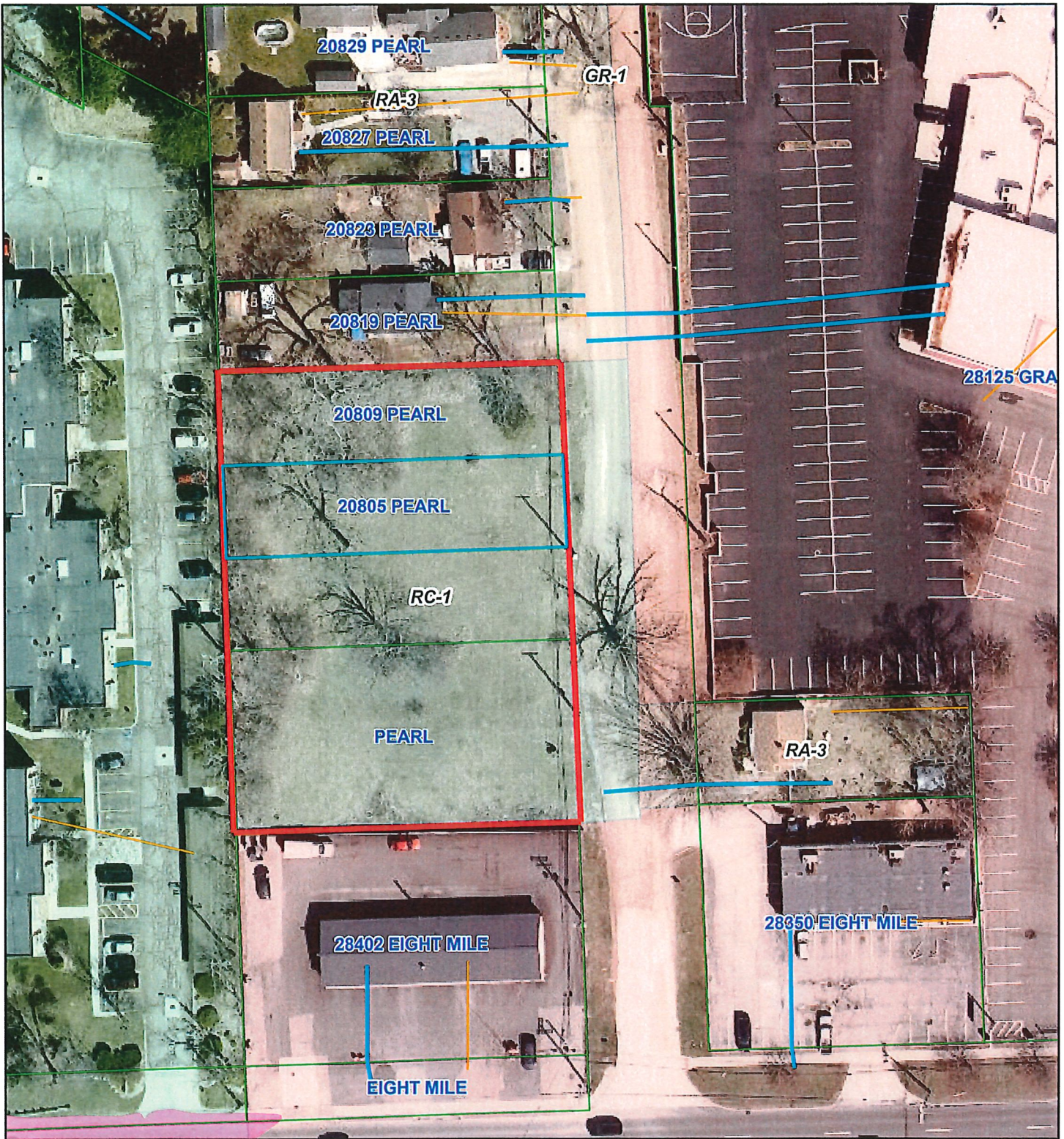
↪ 19. Turn right onto Independence St

i Destination will be on the right

269 ft

2 min (1.2 mi)

Vacant Pearl



2/20/2024, 11:14:30 AM

1:1,128

Flood Hazard Area

500 yr floodplain

Override 1

Zoning districts

B-3



GR-1



RA-3



RC-1



RC-3

Water service lead

Sewer service lead

Tax parcels

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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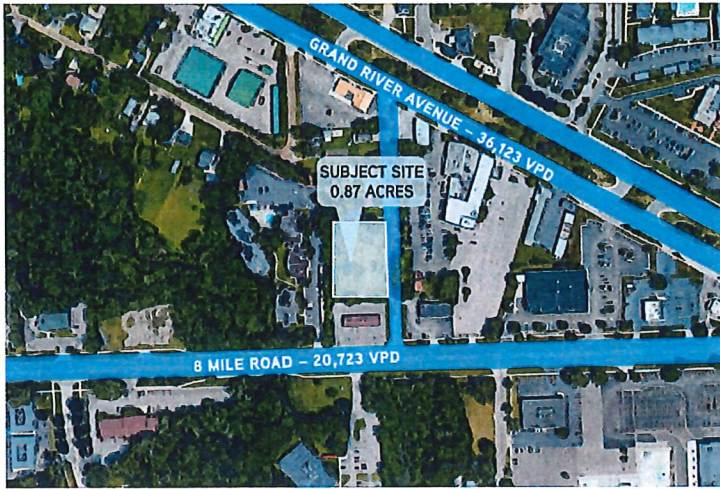
Farmington Hills PCD

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Property Summary Report

20805 Pearl - Multifamily Land

Farmington Hills, MI 48336 - Farmington/Farm Hills Submarket



LAND

Type	Residential Land
Land AC - Gross	0.87 AC
Land SF - Gross	37,897 SF
Topography	Level
Parcels	23-36-377-033, 23-36-377-034, 23-36-377-035

ZONING & USAGE

Zoning	Residential
Proposed Use	Apartment Units, Apartment Units - Condo, Apartment Units - Senior

TRAFFIC & FRONTAGE

Traffic Volume	38,808 on Grand River Ave & Wal- dron St NW (2022)
	32,479 on Grand River Ave & W 8 Mile Rd SE (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Airport	33 min drive to Detroit City Airport
Walk Score	Very Walkable (73)

SALE

For Sale	\$349,000 (\$401,149/AC - \$9.21/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company






Thomas Duke Company
37000 Grand River Ave
Farmington Hills, MI 48335
(248) 476-3700 (p)
(248) 476-3560 (f)

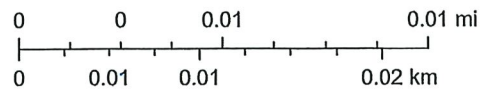
28315 Grand River



2/20/2024, 10:37:54 AM

-  Water service lead
-  Sewer service lead
-  Tax parcels

1:564

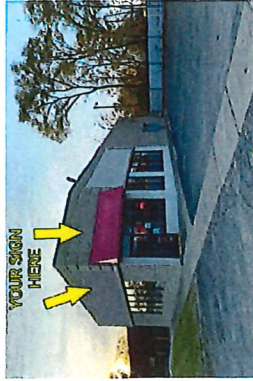


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Farmington Hills PCD

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Former T-Mobile at 28315 Grand River



28315 Grand River Ave
 Freestanding Retail - Farmington/Farm Hills Submarket
 Farmington Hills, MI 48336



2,755 SF GLA 0.23 AC Lot 1968 Built 2,755 Max Contig SF 2,755 Available SF \$15.00 Asking Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st	28315	28315 Grand River Ave	Off/Ret	Direct	2,755	2,755	2,755	\$15.00/NNN	Available	Vacant	Negotiable	KJ Commercial

AMENITIES

- Bus Line

BUILDING NOTES

PROPERTY DESCRIPTION

1,200 SF space available. Join T-Mobile. Over 36,000 vehicles per day. Down the street from Beaumont Hospital Farmington Hills. Just west of Grand River & 8 Mile Road intersection.

LOCATION DESCRIPTION

Located on the south side of Grand River Avenue, just north of 8 Mile Road.

Property Summary Report

28315 Grand River Ave



Farmington Hills, MI 48336 - Farmington/Farm Hills Submarket

SALE

For Sale	\$399,000 (\$144.83/SF)
Sale Type	Investment
Status	Active
Last Sale	
Sold Price	\$258,700 (\$93.90/SF)
Date	Apr 2020
Financing	1st Mortgage Bal/Pmt: \$206,960/-

TRAFFIC & FRONTAGE

Traffic Volume	38,808 on Grand River Ave & Waldron St NW (2022) 32,479 on Grand River Ave & W 8 Mile Rd SE (2022)
Frontage	131' on Grand River Ave 120' on Pearl St

Made with TrafficMetrix Products

TRANSPORTATION

Parking	11 available (Surface);Ratio of 3.99/1,000 SF
Airport	33 min drive to Detroit City Airport
Walk Score	Very Walkable (72)

PROPERTY CONTACTS

Sales Company	KJ Commercial 30201 Orchard Lake Rd Farmington Hills, MI 48334 (248) 851-8900 (p) (248) 851-8903 (f)	Recorded Owner	Brickhouse R/e Hldgs Llc 555 Friendly St Pontiac, MI 48341
Previous True Owner	M&M International Enterprises, LLC 38589 Terry Ln Westland, MI 48185 (734) 455-3380 (p)	Previous True Owner	KS Real Estate, LLC 1113 W Maple Rd Milford, MI 48381 (248) 685-7217 (p)

BUILDING NOTES

PROPERTY DESCRIPTION

1,200 SF space available. Join T-Mobile. Over 36,000 vehicles per day. Down the street from Beaumont Hospital Farmington Hills. Just west of Grand River & 8 Mile Road intersection.

LOCATION DESCRIPTION

Located on the south side of Grand River Avenue, just north of 8 Mile Road.

SALE HIGHLIGHTS




- Rare freestanding building for sale or lease
- 2,755 SF with dedicated parking
- Over 38,000 vehicles per day passing by on Grand River Avenue
- Down the street from Beaumont Hospital Farmington Hills
- Just west of Grand River & 8 Mile Road intersection

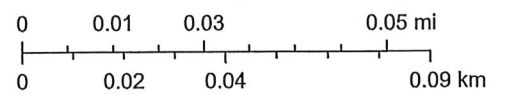
28575 Grand River



2/20/2024, 10:41:28 AM

1:2,257

-  Water service lead
-  Sewer service lead
-  Tax parcels



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Farmington Hills PCD

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Habitat For Humanity Resale - 28575 Grand River



28575 Grand River Ave
 Freestanding Retail - Farmington/Farm Hills Submarket
 Farmington Hills, MI 48336



21,245 SF GLA **2.74** AC Lot **1970** Built **21,245** Max Contig SF **21,245** Available SF **\$6.95** Asking Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Avail-able	Fir Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Com-pany
P 1st		28575 Grand River Ave	Retail	Direct	21,245	21,245	21,245	\$6.95/NNN	Available	Jul 2024	Negotiable	Ari-El Enterprises, Inc.

AMENITIES

- Air Conditioning



Property Summary Report

28575 Grand River Ave






Farmington Hills, MI 48336 - Farmington/Farm Hills Submarket

TRANSPORTATION

Parking	40 available (Surface);Ratio of 1.88/1,000 SF
Airport	33 min drive to Detroit City Airport
Walk Score	Somewhat Walkable (67)

PROPERTY CONTACTS

True Owner	Ari-El Enterprises, Inc. 29355 Northwestern Hwy Southfield, MI 48034 (248) 557-3800 (p) (248) 557-6442 (f)	Recorded Owner	28575 Grand River LLC
			
Property Manager	Ari-El Enterprises, Inc. 29355 Northwestern Hwy Southfield, MI 48034 (248) 557-3800 (p) (248) 557-6442 (f)		
			




Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
28575 Grand River Ave Farmington Hills, MI 48336	1970	0.18	21,245 SF	21,245	100%	Not For Sale

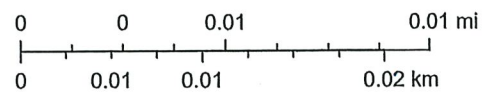
28625 Grand River



2/20/2024, 10:47:06 AM

1:564

-  Override 1
-  Water service lead
-  Tax parcels

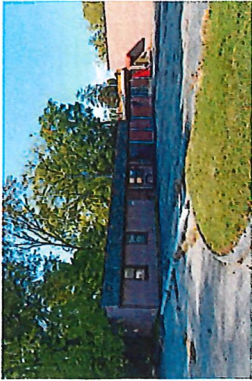


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Former Lawn Repair - 28625 Grand River



28625 Grand River Ave
 Industrial - Farmington/Farm Hills Submarket
 Farmington Hills, MI 48336



2,645 SF RBA 0.18 AC Lot 1957 Built 750 Max Contig SF 750 Available SF \$15.68 Asking Industrial Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Avail-able	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Com-pany
P 1st		28625 Grand River Ave	Industrial	Direct	750	750	750	\$15.68/MG	Available	Vacant	Negotiable	Signature Associates

AMENITIES

- Bus Line

Property Summary Report

28625 Grand River Ave



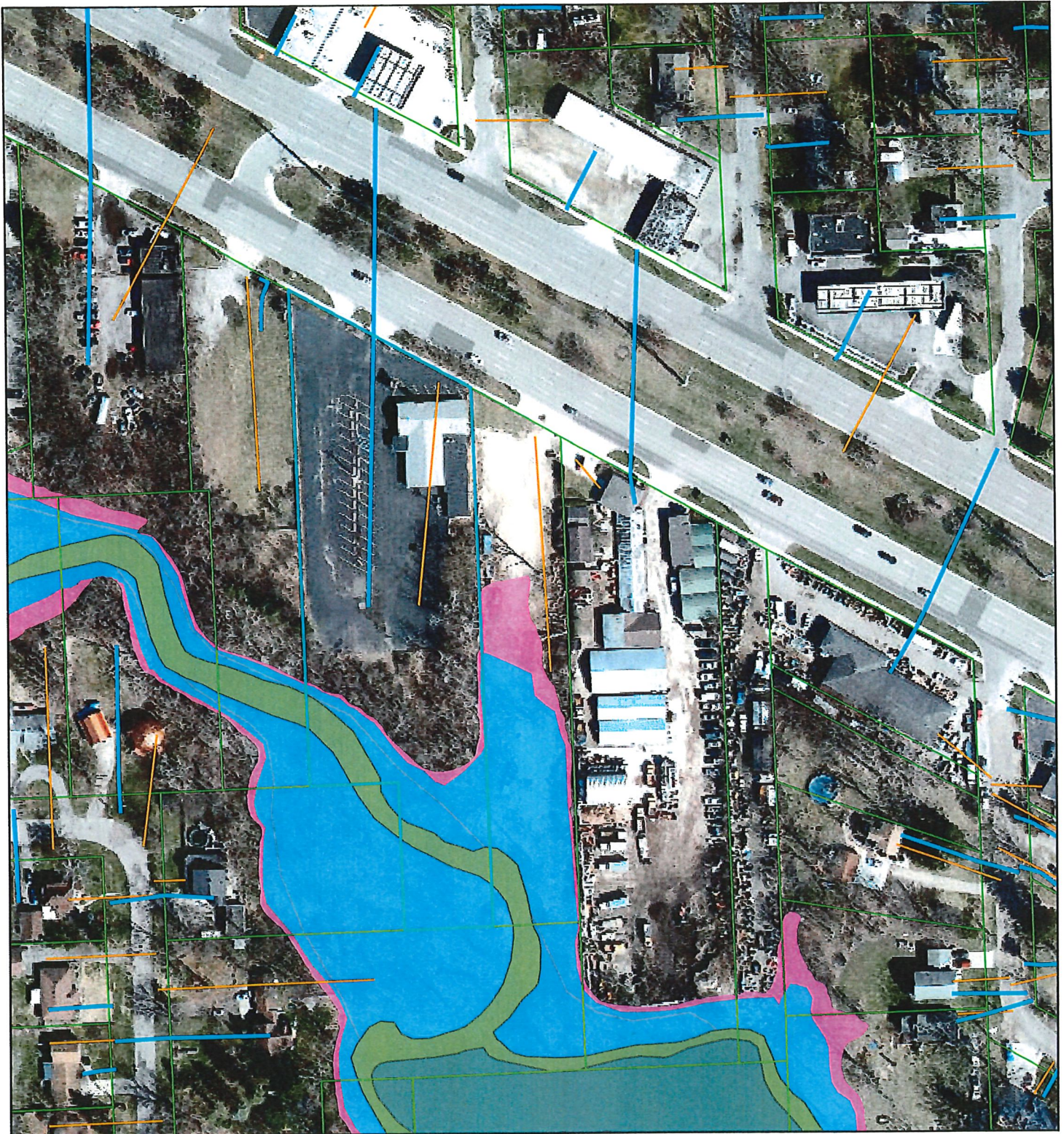
Farmington Hills, MI 48336 - Farmington/Farm Hills Submarket

TENANTS

United Mower

2,310 SF

28975 Grand River



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Flood Hazard Area

AE

500 yr floodplain

Water service lead

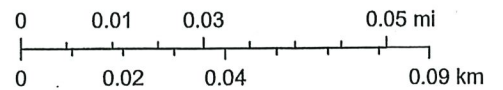
Sewer service lead

Tax parcels

Wetland (Rouge-2005)

Unconsolidated Bottom

Forested



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Former Restaurant - 28975 Grand River



28975 Grand River Ave
8 mile & Middlebelt
Restaurant - Farmington/Farm Hills Submarket
Farmington Hills, MI 48336



5,760	1.9	1976
SF GLA	AC Lot	Built

AVAILABLE SPACES

No Spaces Available.

AMENITIES

- Bus Line
- Signage
- Pylon Sign

BUILDING NOTES

A former restaurant with wide-open spaces, extra parking, great signage and excellent zoning. Highly visible.

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
28975 Grand River Ave Farmington Hills, MI 48336	1976	0.07	0 SF	5,760	100%	Not For Sale

29033 Grand River



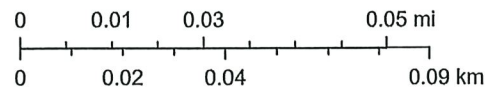
2/20/2024, 11:07:17 AM

1:2,257

Flood Hazard Area

- AE
- 500 yr floodplain
- Override 1
- Water service lead

- Sewer service lead
- Tax parcels
- Wetland (Rouge-2005)
- Unconsolidated Bottom



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Vacant Land - 29033 Grand River



29033 Grand River Ave
Land - Farmington/Farm Hills Submarket
Farmington Hills, MI 48336



1.1
AC Lot

AVAILABLE SPACES

No Spaces Available.

Property Summary Report

29033 Grand River Ave

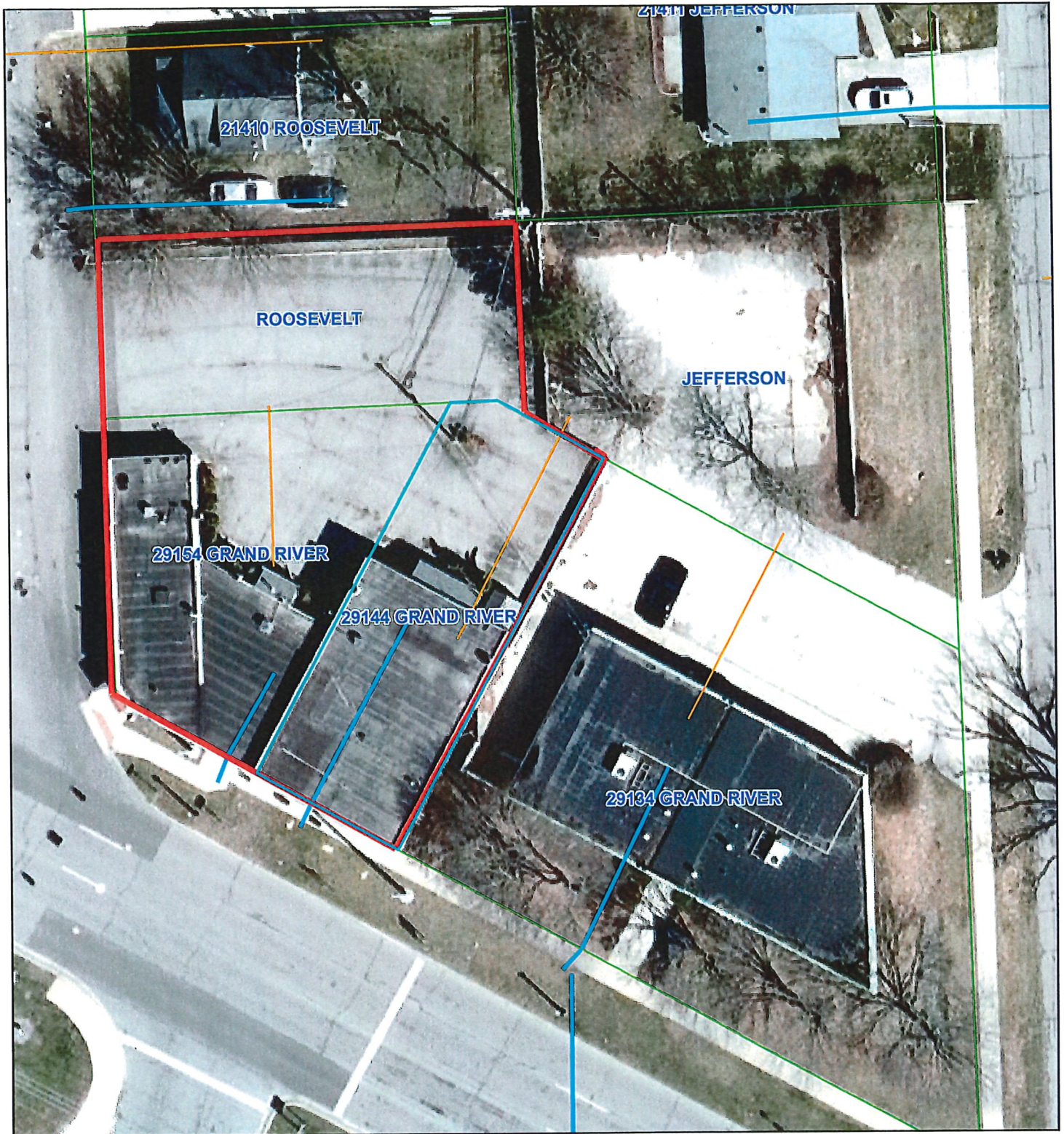


Farmington Hills, MI 48336 - Farmington/Farm Hills Submarket

SALE HIGHLIGHTS

- Development ready for apartments or commercial
- Near Corewell Health Farmington (Former Beaumont Hospital)
- 101' of Grand River frontage
- All utilities to the site
- City incentives available
- 35,000 vehicles per day

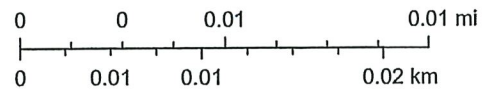
29144 - 29154 Grand River



2/20/2024, 10:55:50 AM

1:564

-  Override 1
-  Water service lead
-  Sewer service lead
-  Tax parcels



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Former Tattoo - 29144 Grand River



29144-29154 Grand River Ave
Storefront Retail - Farmington/Farm Hills Submarket
Farmington Hills, MI 48336



4,770	0.28	1950
SF GLA	AC Lot	Built

AVAILABLE SPACES

No Spaces Available.

AMENITIES

- Bus Line

Property Summary Report

29144-29154 Grand River Ave



Farmington Hills, MI 48336 - Farmington/Farm Hills Submarket

SALE HIGHLIGHTS

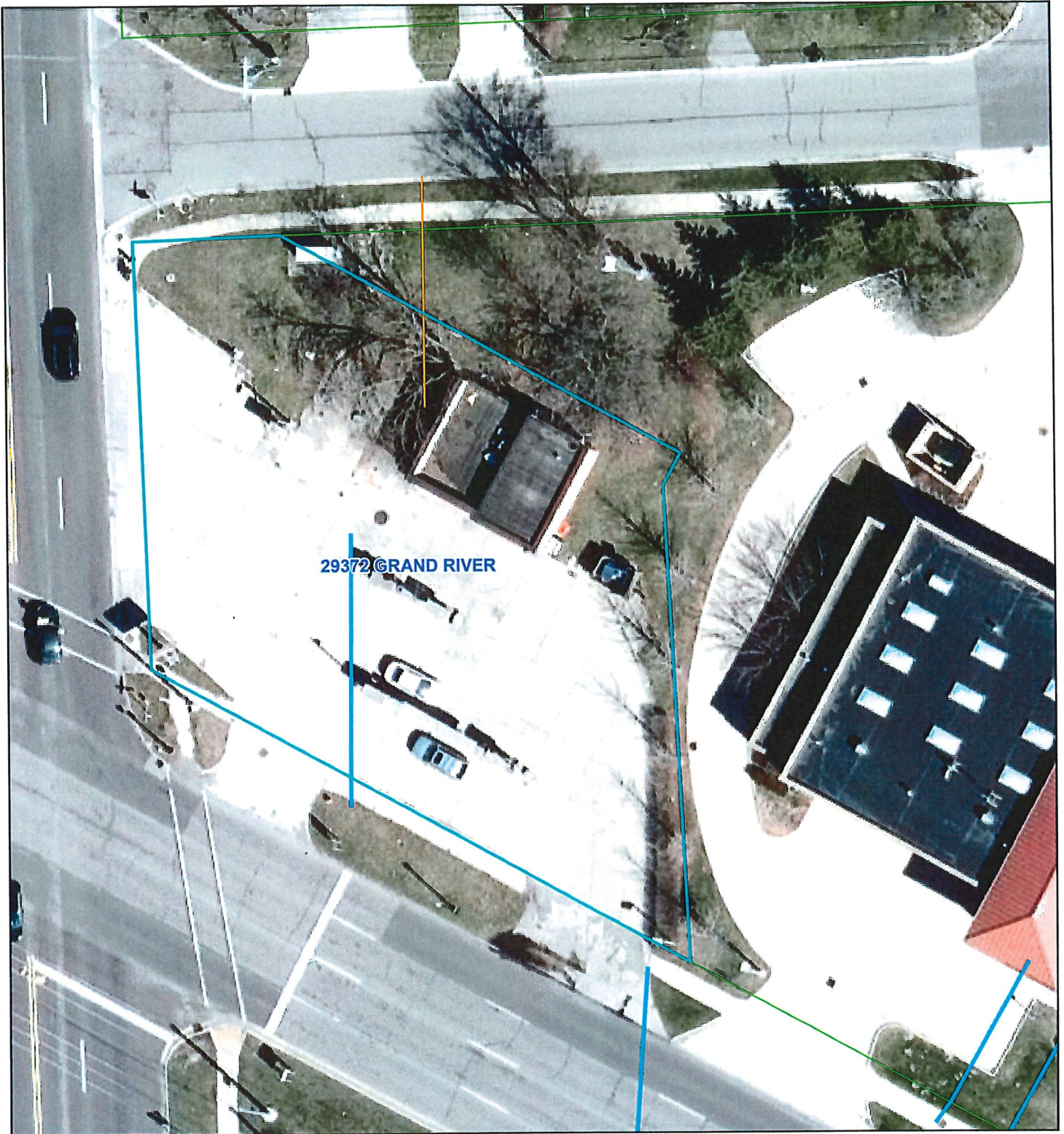
- Heavy day time traffic
- Allways on demand area

All properties




Company Name	Market Share	RBA	SPACE AVAILABLE			NUMBER OF BUILDINGS				
			Total	Direct	Sublet	Total	Office	Ind	Flex	Retail
1 Peter Arsanra	100.0%	4,770	1,500	1,500	0	1	0	0	0	1
Total		4,770	1,500	1,500	0	1	0	0	0	1

Report totals include all property types from the current results.

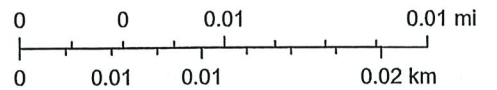
29372 Grand River



2/20/2024, 10:57:22 AM

-  Water service lead
-  Sewer service lead
-  Tax parcels

1:564



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Speedy - 29372 Grand River



29372 Grand River Ave
Convenience Store - Farmington/Farm Hills Submarket
Farmington Hills, MI 48336



1,143	0.38	1972
SF GLA	AC Lot	Built

AVAILABLE SPACES

No Spaces Available.

AMENITIES

- Bus Line
- Signage

All properties




Company Name	Market Share	RBA	SPACE AVAILABLE			NUMBER OF BUILDINGS				
			Total	Direct	Sublet	Total	Office	Ind	Flex	Retail
1 Imad Alazem MD	100.0%	1,143	0	0	0	1	0	0	0	1
Total		1,143	0	0	0	1	0	0	0	1

Report totals include all property types from the current results.

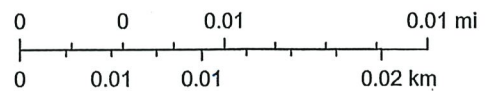
29600 Grand River



2/20/2024, 11:09:15 AM

-  Water service lead
-  Sewer service lead
-  Tax parcels

1:564



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Contact Agent (</idx/contact?agentID=32487>)

Schedule Showing (<https://vanesleyrealestate.idxbroker.com/idx/scheduleshowing/b037/20230104169>)

Mortgage Calculator (<https://vanesleyrealestate.idxbroker.com/idx/mortgage/b037/20230104169>)

Printable Flyer ([?printable](#))



Listed by: Van Esley Real Estate Inc (734) 459-7570

29600 GRAND RIVER Avenue, Farmington Hills, Michigan 48336

Listing ID: 20230104169

Price: \$450,000

Status: Active

SqFt: 6,287

Acres: 0.220

County: Oakland

Year Built: 1928

Property Type: Commercial

Property Sub Type: Real Estate Only

Listing Agent:

David D. Misko

Email: Contact David (</idx/contact.php?agentID=32487>)

Commercial Building on highly traveled Grand River Avenue in Farmington Hills. This property is in the B-3 zoning district. It has 2 overhead doors, one of which is approximately 14' high. It has 3 Phase Power with 480 Volts. The warehouse area is over 2,500 sq ft. There is also a private office upstairs (over 600 sq ft) with a bathroom and a shower. Currently there is a tenant who is month to month. This has 2 addresses, 29600 & 29650 Grand River. All information is estimated and should be verified.

Primary Features

County: Oakland

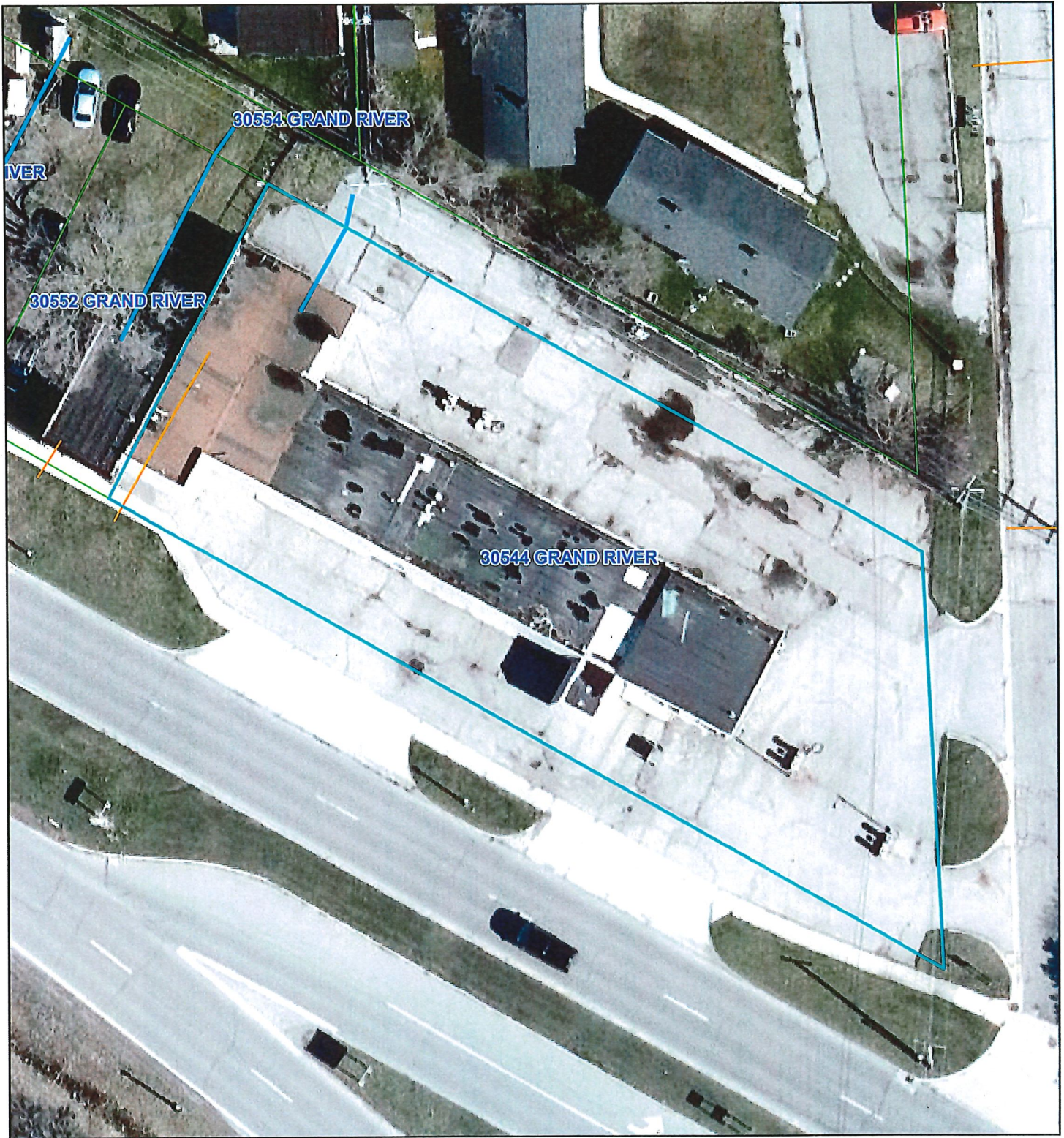
Property Sub Type: Real Estate Only

Property Type: Commercial

Year Built: 1928




Zoning: Commercial

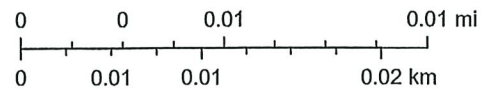
30544 Grand River



2/20/2024, 10:59:28 AM

1:564

-  Water service lead
-  Sewer service lead
-  Tax parcels



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Car Wash - 30544 Grand River



30544 Grand River Ave - Farmington Hills Auto Wash
Car Wash - Farmington/Farm Hills Submarket
Farmington Hills, MI 48336



5,667	0.5	1965 / 2004
SF GBA	AC Lot	Built / Renov

AVAILABLE SPACES

No Spaces Available.

AMENITIES

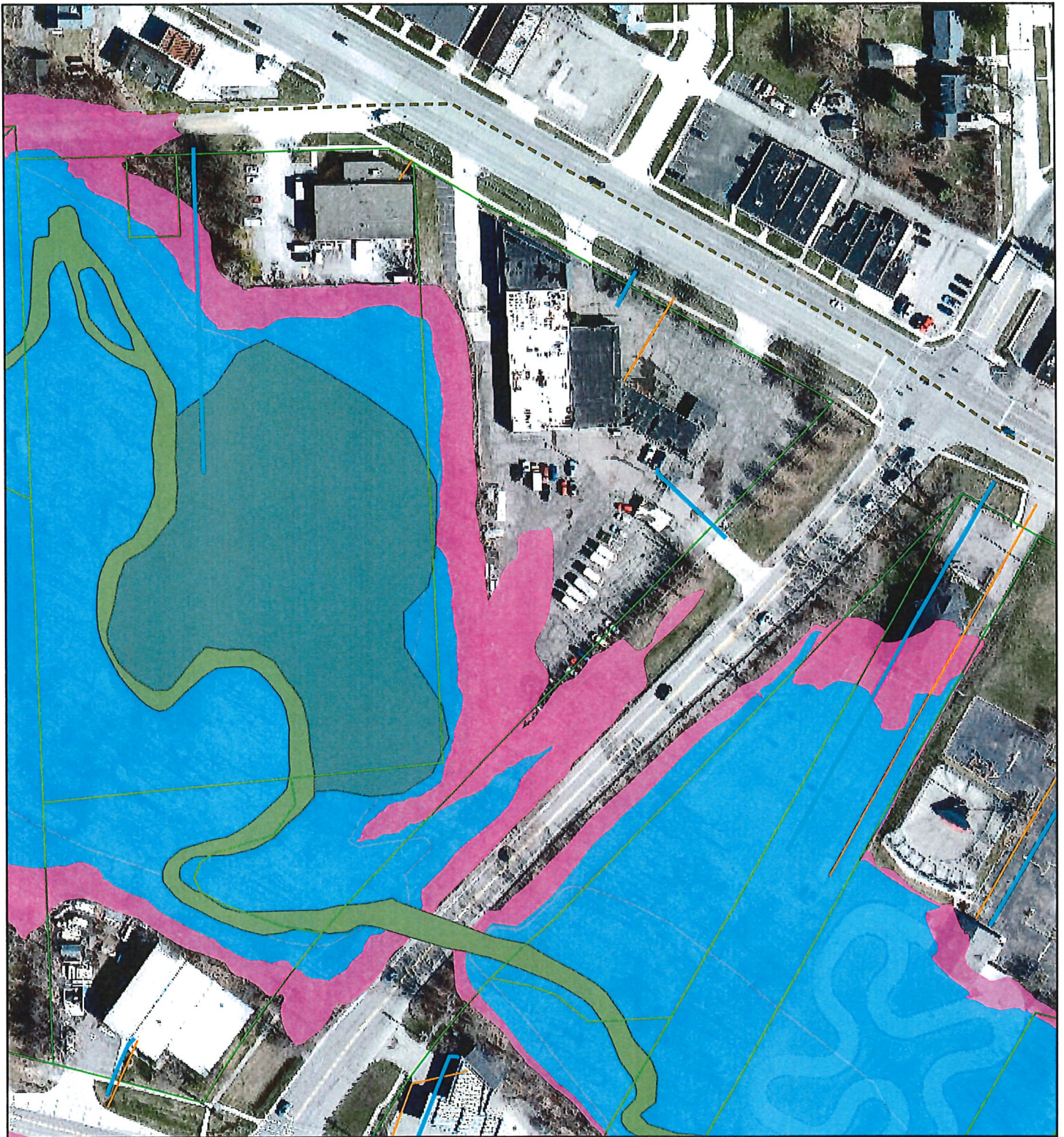
- Bus Line

BUILDING NOTES

Car wash facility with 6 self-service carwash bays, 1 automatic self-drive thru and 6-high pressure spray guns.

Building Address	Year Blt	FAR	SF Avail	RBA Class	% Leased	Sale Info
30544 Grand River Ave Farmington Hills, MI 48336 Own It Realty: Hassan Scheib (313) 395-0000	1965	0.26	0 SF	5,667	100%	For Sale at \$525,000 (\$92.64/SF) - Active

31015 Grand River



2/20/2024, 11:20:07 AM

1:2,257

Flood Hazard Area

AE

500 yr floodplain

Water service lead

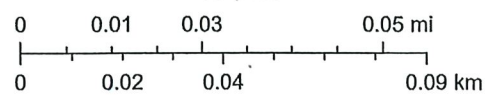
Sewer service lead

Tax parcels

Wetland (Rouge-2005)

Unconsolidated Bottom

Forested



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Farmington Hills PCD

DISCLAIMER: Map is for reference use only and not a recorded survey. The City of Farmington Hills assumes no liability for any claims arising from use of this map.

FOR SALE

18,600 Sq. Ft.
31015 Grand River Ave.
Farmington Hills, Michigan



- 18,600 sq ft
- Industrial/Retail
- Outstanding Main Road Frontage
- 3.40 Acres Zoned Commercial
- 3,500 sq ft Office
- 8 Bay Warehouse Shop
- 7 Overhead Doors
- Asking \$1,490,000



CONTACT INFORMATION:

Laurex Real Estate

Todd Smith

517-548-9700

TSmith@LaurexRealEstate.com

