

# MEDICAL OFFICE BUILDING

38525 8 MILE ROAD LIVONIA, MI 48152



FOR SALE

5,846  
SQUARE FEET



## PROPERTY FEATURES:

- Former Internal Medicine Office
- 1.51 Acres
- 5,846 Total SF
- 13 exam rooms/lobby/kitchen with an option of a small pharmacy inside on the east wing.
- Ideal for owner occupier.
- Eastern building is historical, Joshua Morrell Simmons House.
- 45 MPH Speed limit
- 1 point of access
- 28 Space parking lot
- Zoned: RUF
- Asking Price: ~~\$1,100,000.00~~ **\$950,000.00**



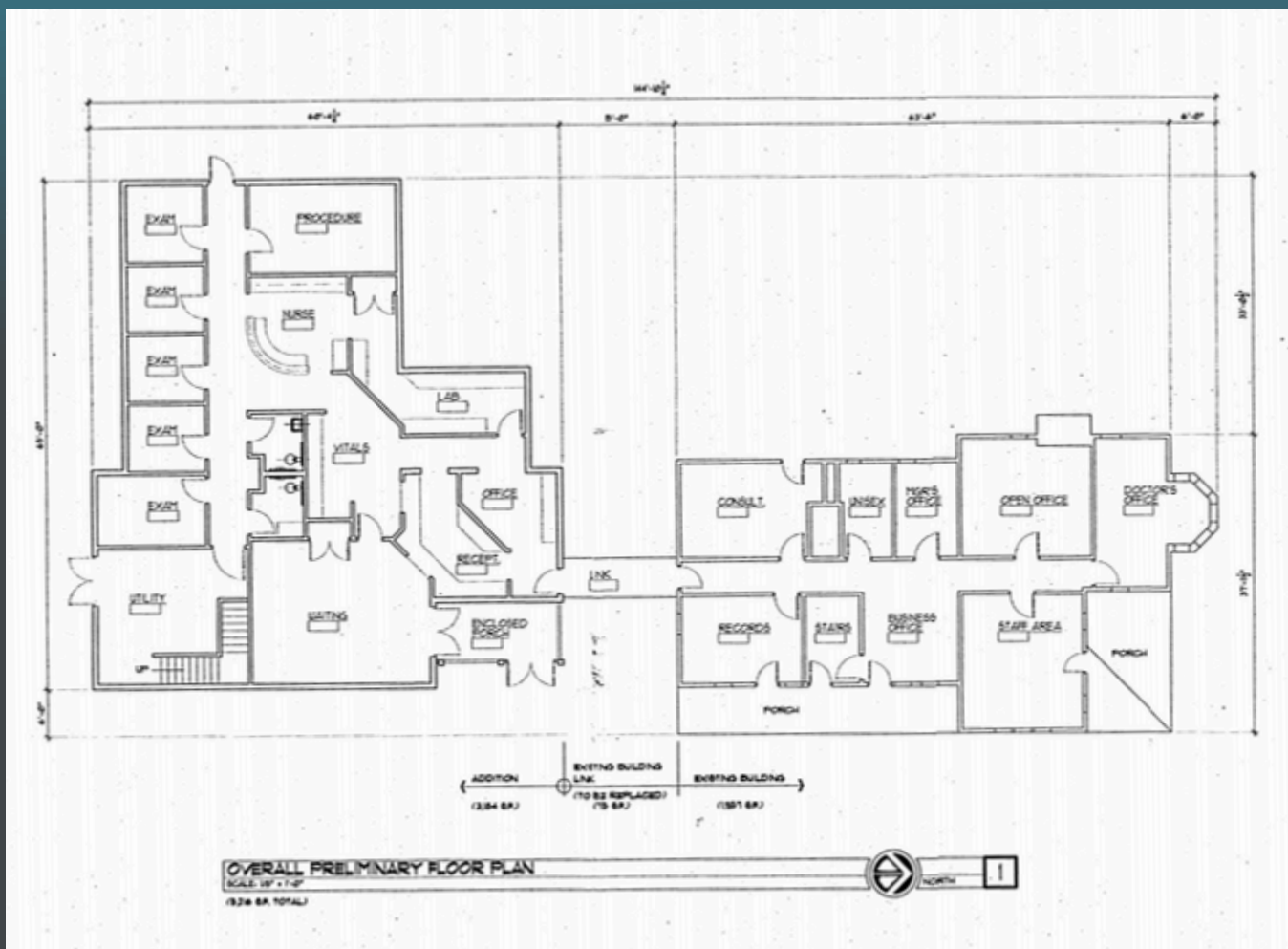
ICONIC  
REAL ESTATE

PRICE  
REDUCTION



THE PROPERTIES THAT  
DEFINE YOUR BUSINESS,  
ARE OUR BUSINESS.





## DEMOGRAPHICS

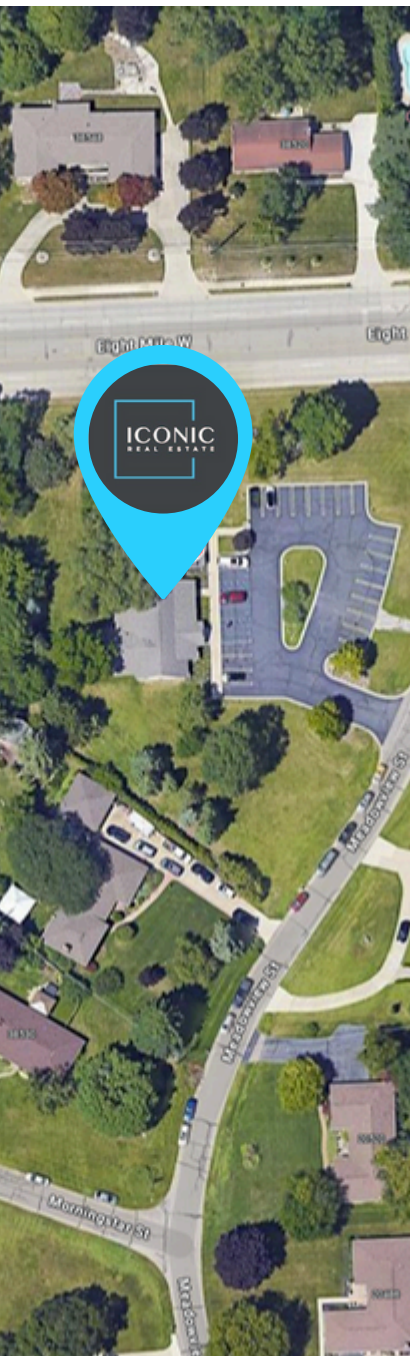
DISTANCE	1 MILE	3 MILE
POPULATION	3,331	78,796
AVERAGE AGE	46.80	43.10
HOUSEHOLDS	1,255	34,512
HH INCOME	\$130,741	\$91,149

## TRAFFIC COUNTS

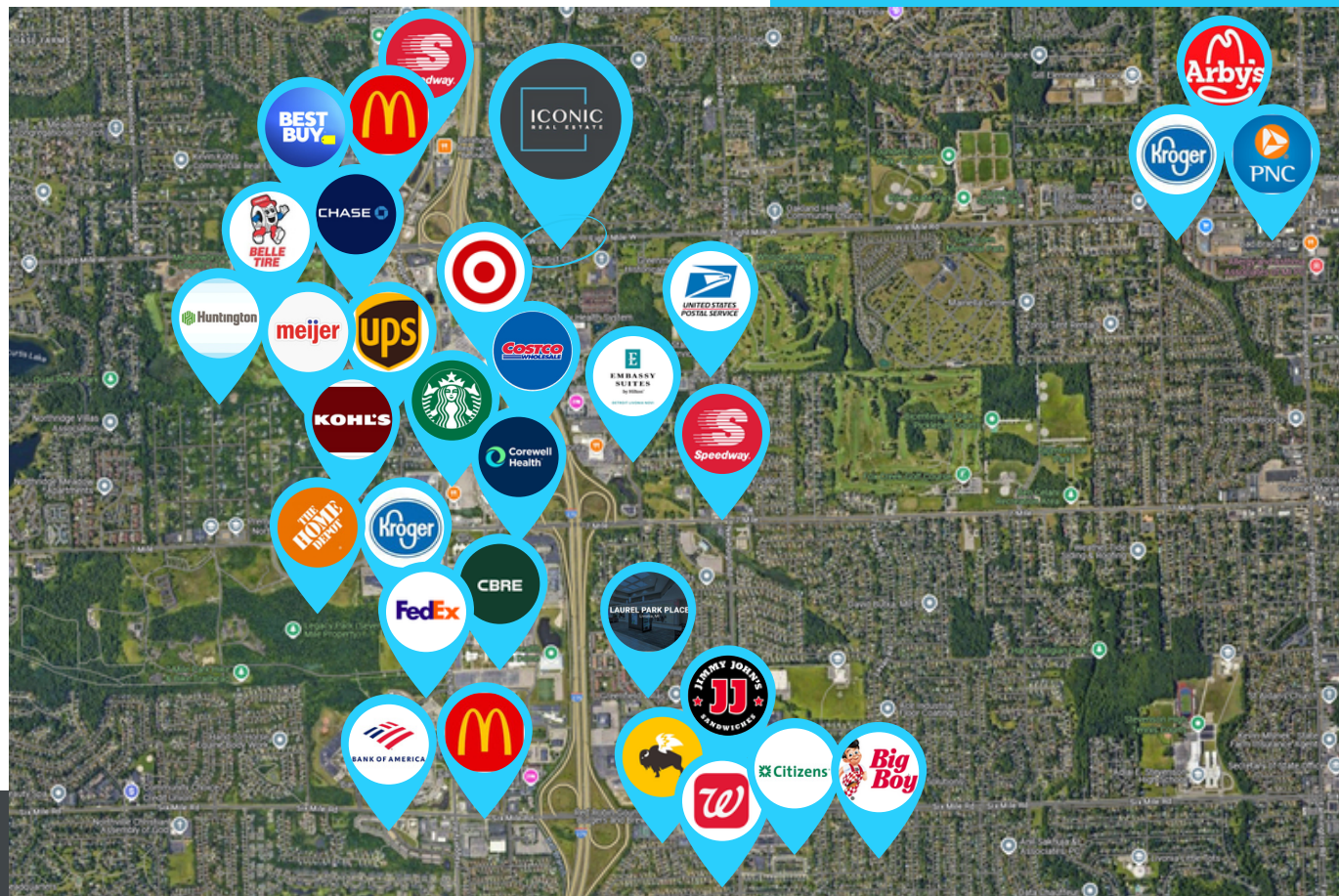
8 MILE RD / MEADOW VIEW RD	20,977
8 MILE RD / LUJON DR W	21,767











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## Contact Us

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## WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.