

**2026 COMMERCIAL AND INDUSTRIAL
SALE STUDY**

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>ACRES</u>	<u>FLOOR AREA</u>	<u>\$/SF</u>	<u>YEAR BUILT</u>
VACANT LAND							
76-24-13-280-018	28165 GREENFIELD RD	5/29/2025	\$100,000	0.29	-	\$7.97	
76-24-25-102-001	24764 SOUTHFIELD RD	6/18/2025	\$200,000	0.10	-	\$47.83	
76-24-25-151-020	SOUTHFIELD RD	1/5/2026	\$200,000	0.42	-	\$10.83	
76-24-20-277-031	26109 BERG RD	6/6/2025	\$299,500	5.50		\$1.25	
AUTO DEALERSHIP							
76-24-17-201-075	24625 W 12 MILE RD	3/27/2024	\$4,100,000	4.20	28,546	\$143.63	1970
76-24-32-400-027	21399 TELEGRAPH RD	3/21/2025	\$1,750,000	1.47	8,036	\$217.77	1997
AUTOMOTIVE CENTERS							
76-24-28-351-001	23390 TELEGRAPH RD	3/12/2024	\$1,000,000	0.39	6,080	\$164.47	1955
76-24-29-276-052	24125 TELEGRAPH RD	10/17/2025	\$1,000,000	0.69	5,712	\$175.07	1990
BANKS							
76-24-17-201-080	24805 W 12 MILE RD	11/27/2024	\$2,150,000	0.89	5,665	\$379.52	2008
76-24-11-277-028	29955 SOUTHFIELD RD	4/11/2025	\$2,200,000	0.97	3,135	\$701.75	2009
76-24-11-351-040	20000 W 12 MILE RD	8/15/2025	\$1,200,000	0.69	5,477	\$219.10	1966
76-24-15-353-003	27100 LAHSER RD	7/24/2024	\$800,000	0.94	4,800	\$166.67	1966
76-24-18-226-032	28720 NORTHWESTERN HWY	10/28/2025	\$4,975,000	1.33	3,040	\$1,636.51	2007
76-24-29-476-024	23055 TELEGRAPH RD	12/11/2024	\$2,000,000	1.66	4,242	\$471.48	1989
SALON							
76-24-26-101-006	19471 W 10 MILE RD	9/20/2024	\$390,000	0.43	3,828	\$101.88	1975
BAR							
76-24-28-351-038	23380 TELEGRAPH RD	3/12/2024	\$650,000	0.55	3,059	\$212.49	1962

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CAR WASH

76-24-18-226-054	28810 NORTHWESTERN HWY	10/31/2024	\$1,500,000	0.44	4,302	\$397.56	0
76-24-31-376-036	26870 W 8 MILE RD	2/7/2024	\$550,000	0.65	3,472	\$158.41	1970

COMPUTER CENTER

76-24-34-327-031	21420 MELROSE ST	8/7/2024	\$1,125,000	1.32	15,956	\$70.51	1986
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DAY CARE CENTER

76-24-22-103-007	21551 W 11 MILE RD	3/13/2024	\$320,000	0.80	3,058	\$104.64	1956
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MINI-LUBE

76-24-29-276-001	24945 TELEGRAPH RD	6/16/2025	\$1,330,000	0.67	4,085	\$325.58	1979
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HOSPITAL

76-24-21-202-032	26051 LAHSER RD	9/13/2024	\$6,300,000	2.70	15,321	\$411.20	2004
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HOTEL

76-24-22-426-004	25100 NORTHWESTERN HWY	10/1/2024	\$10,750,000	3.07	60,915	\$1.94	2001
76-24-36-177-001	16400 J L HUDSON DR	3/21/2025	\$3,100,000	9.03	302,920	\$10.23	1974

INDUSTRIAL

76-24-29-226-002	24355 W 10 MILE RD	11/21/2025	\$975,000	0.80	7,000	\$139.29	1978
76-24-33-476-051	20901 LAHSER RD	5/24/2024	\$575,000	1.27	14,860	\$38.69	2000
76-24-17-451-020	24710 W 11 MILE RD	9/29/2025	\$700,000	2.82	24,963	\$28.04	1985
76-24-32-401-042	21444 BRIDGE ST	10/23/2025	\$700,000	0.81	11,920	\$58.72	1984
76-24-32-401-034	21223 HILLTOP ST	12/19/2024	\$950,000	0.90	10,450	\$90.91	1978

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MARKETS

76-24-29-276-058	24475 TELEGRAPH RD	7/23/2025	\$3,987,113	1.73	20,548	\$194.04	1998
76-24-10-479-057	29085 EVERGREEN RD	1/27/2026	\$900,000	0.23	4,256	\$211.47	1979
76-24-31-303-007	27105 SHIAWASSEE RD	9/12/2025	\$60,000	0.12	1,200	\$50.00	1946

MINI-MARTS

76-24-07-326-019	29150 NORTHWESTERN HWY	8/29/2025	\$3,000,000	0.46	1,874	\$1,600.85	2002
76-24-07-451-001	29009 NORTHWESTERN HWY	8/20/2025	\$2,500,000	0.37	1,208	\$2,069.54	1996
76-24-25-102-017	24722 SOUTHFIELD RD	3/19/2025	\$500,000	0.41	-	\$0.00	1986
76-24-32-226-020	22599 TELEGRAPH RD	4/9/2025	\$940,000	0.29	1,418	\$662.91	1967
76-24-33-301-036	23640 W 8 MILE RD	3/19/2025	\$500,000	0.45	1,276	\$391.85	1958
76-24-35-483-013	20705 SOUTHFIELD RD	3/10/2025	\$470,000	0.68	2,204	\$213.25	1964

MEDICAL OFFICE

76-24-07-351-114	29110 INKSTER RD	3/14/2024	\$7,455,083	3.31	41,548	\$179.43	2004
76-24-07-301-011	29592 NORTHWESTERN HWY	3/29/2024	\$789,000	0.58	5,124	\$153.98	1968
76-24-08-401-012	29829 TELEGRAPH RD	5/31/2024	\$4,550,000	2.97	27,628	\$164.69	1979
76-24-11-478-009	18500 W 12 MILE RD	3/6/2024	\$420,000	0.56	5,898	\$71.21	1971
76-24-12-376-024	16990 W 12 MILE RD	5/2/2024	\$325,000	1.10	5,720	\$56.82	1954
76-24-23-479-021	25255 SOUTHFIELD RD	5/31/2024	\$307,500	0.22	3,410	\$90.18	1965
76-24-10-479-051	20100 W 12 MILE RD	4/29/2025	\$350,000	0.29	1,980	\$176.77	1965
76-24-27-101-005	24800 LAHSER RD	8/22/2025	\$510,000	0.97	2,824	\$180.59	1958

MOTEL

76-24-22-102-015	1 CORPORATE DR	12/31/2024	\$2,750,000	2.68	61,596	\$44.65	1998
76-24-32-228-012	22305 TELEGRAPH RD	12/18/2024	\$2,100,000	1.54	18,508	\$113.46	1941

MULTIPLE RESIDENCES

76-24-18-277-059	28545 FRANKLIN RD	12/2/2025	\$32,400,000	13.56	293,841	\$110.26	1979
76-24-24-226-003	15925 W 11 MILE RD	5/7/2025	\$840,000	0.77	8,640	\$97.22	1986

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OFFICE BUILDING

76-24-10-479-054	20300 W 12 MILE RD	5/3/2024	\$1,650,000	2.35	33,376	\$49.44	1978
76-24-17-102-012	28400 NORTHWESTERN HWY	9/13/2024	\$2,500,000	3.79	67,291	\$37.15	1986
76-24-18-226-041	25899 W 12 MILE RD	5/29/2025	\$3,725,000	1.73	38,750	\$96.13	1985
76-24-22-102-017	26300 NORTHWESTERN HWY	10/9/2025	\$6,600,000	4.45	84,752	\$77.87	1999
76-24-22-201-019	20500 CIVIC CENTER DR	11/21/2025	\$2,650,000	15.30	110,698	\$23.94	1977
76-24-26-326-010	23999 NORTHWESTERN HWY	6/25/2024	\$1,700,000	2.58	52,400	\$32.44	1967
76-24-07-351-032	29000 INKSTER RD	11/5/2025	\$1,975,000	1.56	17,163	\$115.07	1997
76-24-22-104-009	26250 NORTHWESTERN HWY	6/4/2025	\$978,500	2.84	33,420	\$29.28	1968
76-24-17-201-063	24725 W 12 MILE RD	11/27/2024	\$2,150,000	5.64	109,045	\$19.72	1984
76-24-23-379-035	19390 W 10 MILE RD	1/28/2026	\$1,500,000	2.08	23,411	\$64.07	1960
76-24-24-379-035	17000 W 10 MILE RD	8/12/2025	\$1,100,000	0.76	16,949	\$64.90	1968
76-24-26-351-019	19900 W 9 MILE RD	1/17/2024	\$500,000	3.32	60,550	\$8.26	1971
76-24-26-476-012	23265 NORTHWESTERN HWY	11/5/2025	\$620,000	0.65	8,024	\$77.27	2006
76-24-12-376-029	17170 W 12 MILE RD	12/23/2024	\$1,650,000	2.03	18,750	\$88.00	1980
76-24-17-426-012	27600 NORTHWESTERN HWY	7/11/2025	\$2,650,000	4.27	43,200	\$61.34	1986
76-24-18-226-007	28810 NORTHWESTERN HWY	10/31/2024	\$1,500,000	0.44	3,773	\$397.56	1956
76-24-23-456-014	18620 W 10 MILE RD	1/2/2024	\$450,000	0.28	5,376	\$83.71	1965
76-24-25-227-029	15639 W 10 MILE RD	5/28/2024	\$125,000	0.20	3,604	\$34.68	1968
76-24-26-278-024	24423 SOUTHFIELD RD	5/23/2025	\$400,000	0.66	5,366	\$74.54	1955
76-24-26-401-008	23555 NORTHWESTERN HWY	11/14/2025	\$220,000	0.74	9,800	\$22.45	1969
76-24-27-101-006	24768 LAHSER RD	11/20/2024	\$349,000	0.97	5,684	\$61.40	1966
76-24-36-355-003	17390 W 8 MILE RD	12/16/2025	\$825,000	0.78	9,600	\$85.94	1960
76-24-12-230-022	30707 GREENFIELD RD	10/17/2024	\$455,000	0.20	3,542	\$128.46	1958
76-24-25-131-001	17135 W 10 MILE RD	1/21/2025	\$493,050	0.78	10,161	\$48.52	1968
76-24-26-176-005	24133 NORTHWESTERN HWY	10/2/2025	\$470,000	0.86	16,752	\$28.06	1969
76-24-27-101-007	24750 LAHSER RD	3/6/2024	\$475,000	0.97	4,018	\$118.22	1968
76-24-29-227-013	24470 TELEGRAPH RD	5/14/2025	\$380,000	0.41	3,942	\$96.40	1957
76-24-29-276-057	24489 TELEGRAPH RD	10/1/2025	\$733,769	0.71	2,976	\$246.56	1965
76-24-35-352-027	20911 BOENING DR	12/4/2025	\$105,000	0.26	1,760	\$59.66	1991
76-24-13-130-033	17105 W 12 MILE RD	10/16/2024	\$230,000	0.22	1,668	\$137.89	1958
76-24-11-351-041	19860 W 12 MILE RD	6/6/2025	\$275,000	1.08	2,724	\$100.95	0
76-24-18-351-016	27300 W 11 MILE RD	8/25/2025	\$4,500,000	5.75	650,954	\$6.91	1983
76-24-18-351-017	27200 W 11 MILE RD	8/25/2025	\$4,500,000	12.87	576,584	\$7.80	1984
76-24-32-226-036	22575 TELEGRAPH RD	7/15/2024	\$465,000	0.66	3,530	\$131.73	1953
76-24-36-452-004	16025 NORTHLAND DR	5/19/2025	\$2,015,000	5.50	177,252	\$11.37	1958

CITY OF SOUTHFIELD

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RESTAURANT

76-24-08-451-013	29185 TELEGRAPH RD	11/8/2024	\$1,997,000	0.86	2,459	\$812.12	0
76-24-11-479-056	29515 SOUTHFIELD RD	1/22/2026	\$2,100,000	1.60	5,131	\$409.28	1970
76-24-28-301-058	23660 TELEGRAPH RD	4/18/2024	\$550,000	1.11	2,908	\$189.13	1970

SHOPPING CENTERS

76-24-25-102-002	24758 SOUTHFIELD RD	6/13/2025	\$420,000	0.17	4,515	\$93.02	1962
76-24-29-476-025	24050 W 9 MILE RD	11/17/2025	\$550,000	0.74	4,875	\$112.82	1970
76-24-34-101-068	21969 W 9 MILE RD	7/15/2024	\$650,000	0.94	-	\$79.50	1947

STORE

76-24-07-477-015	29030 NORTHWESTERN HWY	8/27/2025	\$5,120,000	2.31	15,048	\$340.24	2000
76-24-13-230-021	28901 GREENFIELD RD	8/19/2025	\$2,600,000	1.75	14,370	\$180.93	2001
76-24-18-226-051	28844 NORTHWESTERN HWY	10/31/2024	\$4,980,000	0.57	5,985	\$832.08	1979
76-24-29-476-013	23391 TELEGRAPH RD	1/5/2024	\$600,000	0.52	5,520	\$108.70	1966
76-24-33-151-005	22110 TELEGRAPH RD	4/15/2024	\$1,575,000	1.42	21,855	\$72.07	1967
76-24-33-476-034	22150 W 8 MILE RD	12/23/2024	\$1,000,000	0.95	14,859	\$67.30	1964

WAREHOUSE

76-24-28-151-011	24260 TELEGRAPH RD	6/21/2024	\$295,000	0.71	2,604	\$113.29	1954
76-24-32-400-010	21211 TELEGRAPH RD	9/13/2024	\$925,000	1.15	22,725	\$40.70	1960
76-24-32-400-011	21201 TELEGRAPH RD	5/1/2025	\$690,000	0.57	6,650	\$103.76	1953
76-24-32-400-022	20855 TELEGRAPH RD	5/15/2025	\$875,000	2.06	18,890	\$46.32	1956
76-24-33-151-004	22122 TELEGRAPH RD	7/15/2025	\$3,900,000	4.00	51,374	\$75.91	1964
76-24-31-478-068	26070 W 8 MILE RD	11/14/2025	\$150,000	0.25	2,500	\$60.00	1960
76-24-32-402-006	21277 BRIDGE ST	7/29/2025	\$790,000	0.63	8,712	\$90.68	1979
76-24-32-451-013	20929 BRIDGE ST	2/22/2024	\$1,315,000	1.71	15,976	\$82.31	1978
76-24-28-151-006	24450 TELEGRAPH RD	2/13/2025	\$400,000	0.55	4,266	\$93.76	1934