

**Former AT&T Call Center** | 31100 Plymouth Road, Livonia, MI 48150

**For Auction** | Previously Valued to: \$1,750,000  
New Suggested Opening Bid: \$600,000 (Reduced from \$800,000)



## Offering Highlights

- Online Auction bidding starts 11 AM CST February 8, 2016 and ends Wednesday, February 10, 11 AM CST
- New Suggested Opening Bid: \$600,000 (Reduced from \$800,00) plus 6% Buyer's Premium
- Cooperating Broker's Commission: 2%
- Pre-Auction Bids Highly Encouraged!

**Diana Peterson**  
President  
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## Former AT&T Call Center

31100 Plymouth Road • Livonia, MI 48150



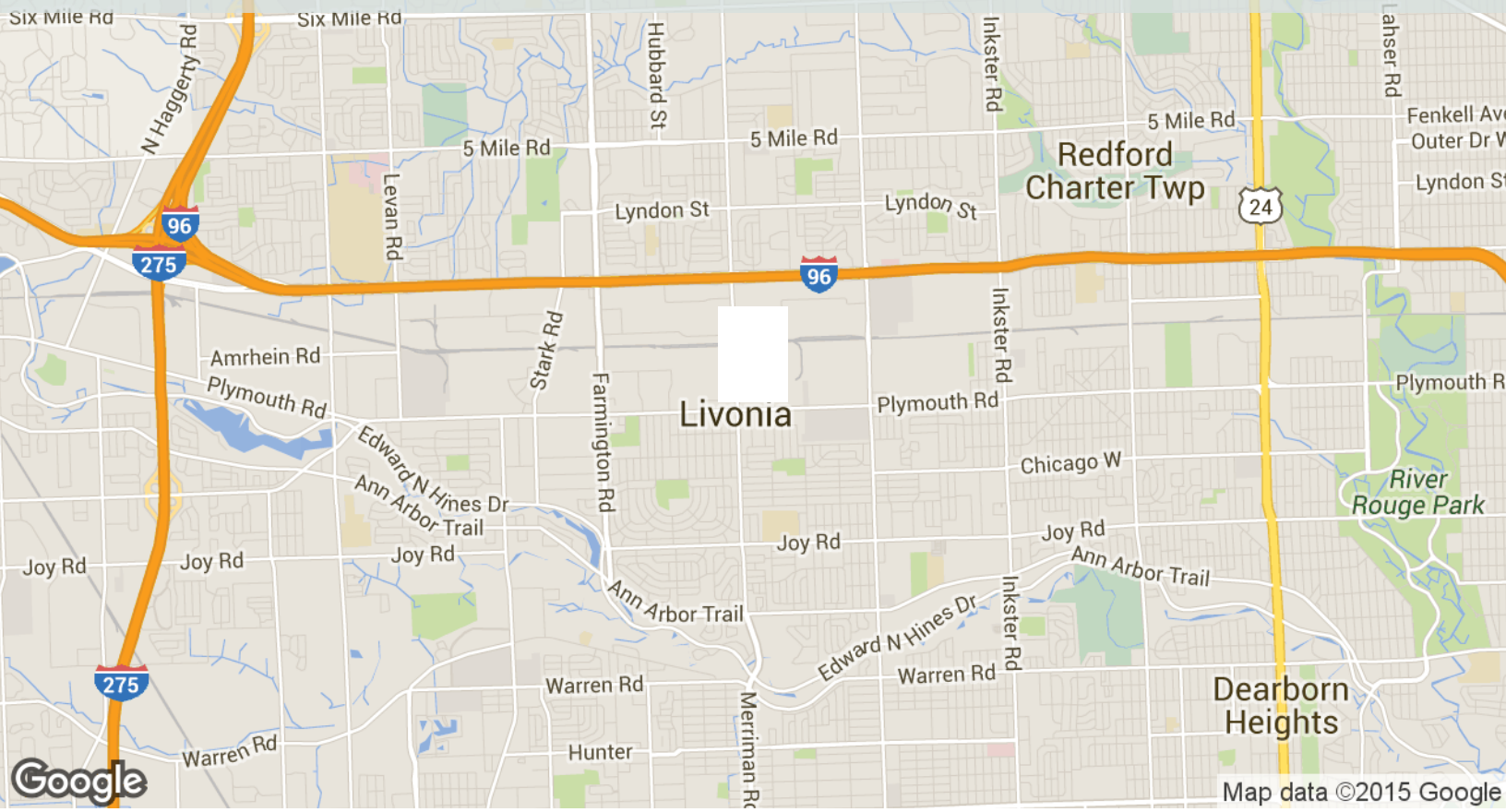
### Property Overview

Suggested Opening Bid:	\$600,000
Lot Size:	Approx. 5.0 Acres
Building Size:	Approx. 109,264 SF
2014 Taxes:	\$64,854.23
PIN #:	103-99-0021-000
Zoning:	C-2

### Property Description

Property	Former call center building (AT&T) with approximately 109,264 SF on three floors, over 740' frontage on Plymouth Road, loading dock, freight elevator, approx. 296 parking spaces on approximately 5 acres, parking ratio: 3.69, significant power, and telephone switching infrastructure/diesel generator.
	Cooperating Broker Licensed in the State of Michigan: Friedman Integrated Real Estate Solutions License #6505228398; Steve Eisenshtadt License #6502139769
Location	Located near I-96 and Merriman Road.
Presented by	<b>DIANA PETERSON</b> 847.509.2757 dianap@awproperties.com

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For Auction |

	1 Mile	5 Miles	10 Miles
Total Population	7,437	286,696	1,031,725
Total Number of Households	2,955	112,836	402,469
Total Number of Persons per Household	2.5	2.5	2.6
Average House Value	\$160,512	\$159,393	\$181,093
Average Household Income	\$71,956	\$65,089	\$65,525
Median Age	38.8	40.4	38.6
Median Age - Male	37.1	38.7	36.9
Median Age - Female	41.8	42.0	39.8
Total Population - White	6,869	243,570	668,507
Total Percent - White	92.4%	85.0%	64.8%
Total Population - Black	81	28,501	291,208
Total Percent - Black	1.1%	9.9%	28.2%
Total Population - Asian	90	6,623	40,093
Total Percent - Asian	1.2%	2.3%	3.9%
Total Population - Hawaiian	0	15	320
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	12	911	2,804
Total Percent - Indian	0.2%	0.3%	0.3%
Total Population - Other	121	2,174	6,943
Total Percent - Other	1.6%	0.8%	0.7%
Total Population - Hispanic	235	8,561	27,829
Total Percent - Hispanic	3.2%	3.0%	2.7%

\* Demographic information provided by BuildOut, Inc.