



## Retail For Sale

**Property Name:**  
**Location:** 3961 - 3995 W. Twelve Mile Road  
**City, State:** Berkley, MI  
**Cross Streets:** Greenfield Road  
**County:** Oakland  
**Zoning:** 12 Mile District  
**Year Built:** 1946 (Retrofit: 1978)

<b>Total Building Sq. Ft.:</b>	7,365	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	7,365	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	7,365	<b>Total Acreage:</b>	0.35
<b>Max Cont. Sq. Ft.:</b>	7,365	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	14'	<b>Parking:</b>	19
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	Brick/Wood	<b>Power:</b>	Ample
<b>Structural System:</b>	Wood/Brick	<b>Restrooms:</b>	Yes
<b>Heating:</b>	HVAC	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	HVAC	<b>Signage:</b>	Building
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	Good	<b>Delivery Area:</b>	N/A

Population:	Median HH Income:	Traffic:	Yr:	Count:	Location:
1 Mile: 16,275	1 Mile: \$98,021	Yr: 2025	Count: 15,300	12 Mile Rd., E. of Greenfield Rd. 2-Way	
3 Miles: 133,275	3 Miles: \$102,232	Yr: 2025	Count: 18,484	12 Mile Rd. W. of Greenfield Rd. 2-Way	
5 Miles: 316,927	5 Miles: \$99,423	Yr: 2025	Count: 31,166	Greenfield Rd. S. of 12 Mile Rd. 2-Way	
		Yr: 2025	Count: 28,420	Greenfield Rd. N. of 12 Mile Rd. 2-Way	

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$900,000 (\$122.20/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	Cash	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$24,220.15 (2025)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	25-18-103-001 & 006		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Former gaming HQ with bar. Large-sized building for Berkley's 12 Mile Road corridor. Good demographic area with strong curb appeal and visibility. Ample on-site parking. Liquor license included with the property. Additional 5,300 sq. ft. upstairs for storage.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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