



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)

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

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

Sale Price:	\$800,000 (\$108.62/sqft)	Improvement Allowance:	N/A
Sale Terms:	Cash	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$24,220.15 (2025)		
TD:	N/A		
Parcel #:	25-18-103-001 & 006		

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: 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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