



Retail For Sale

Property Name:

Location: 23452 Woodward Avenue
City, State: Ferndale, MI
Cross Streets: 9 Mile Road
County: Oakland
Zoning: C-2
Year Built: 1953 (Retrofit: 2018)

Total Building Sq. Ft.:	3,941	Property Type:	General Retail-Commercial
Available Sq. Ft.:	3,941	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,941	Total Acreage:	0.13
Max Cont. Sq. Ft.:	3,941	Land Dimensions:	N/A
Ceiling Height:	14'	Parking:	4, Free Spaces
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	Brick	Power:	Ample
Structural System:	Steel	Restrooms:	Yes
Heating:	HVAC	Sprinklers:	No
Air-Conditioning:	HVAC	Signage:	None
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	Excellent	Delivery Area:	Rear Access

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 40,007	Woodward Ave. N. of 9 Mile Rd. 2-Way
1 Mile: 17,198	1 Mile: \$112,618	Yr: 2025	Count: 38,738	Woodward Ave. S. of 9 Mile Rd. 2-Way	
3 Miles: 144,980	3 Miles: \$94,019	Yr: 2025	Count: 10,090	9 Mile Rd. E. of Woodward Ave. 2-Way	
5 Miles: 392,485	5 Miles: \$76,893	Yr: 2025	Count: 11,104	9 Mile Rd. W. of Woodward Ave. 2-Way	
Current Tenant(s): N/A	Major Tenants: N/A				

Sale Price:	\$779,000 (\$197.67/sqft)	Improvement Allowance:	N/A
Sale Terms:	Cash	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$13,090.91 (2025/26)		
TD:	N/A		
Parcel #:	25-27-327-001		

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

Tenant Responsibilities: N/A

Comments: Prime opportunity to own a commercial property on Woodward Avenue with excellent visibility. This well-maintained building features numerous recent upgrades, including HVAC, water heater, security system, fiber-optic connectivity, and rooftop solar panels. Ideal for a marketing or creative agency seeking versatile space for podcasting, multimedia production, and content creation.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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