



**SIGNATURE
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Office For Sale

Property Name:

Location: 23452 Woodward Avenue

City, State: Ferndale, MI

Cross Streets: 9 Mile Road

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 3,941

Total Available Sq. Ft.: 3,941

Class: C

Typical Floor Plate: 3,941

Min / Max Cont. Sq. Ft.: 3,941 / 3,941

No. of Floors: 1

PROPERTY INFORMATION

Zoning: C-2
Exterior Construction: Block
Structural System: Steel
Roof: Flat
Floors / Covering: N/A / N/A
Heating: HVAC
Air-Conditioning: HVAC
Ceiling Height: 14'
Year Built: 1953 (Retrofit: 2018)

Parking: 4 - Free Spaces
Power: Ample
Security Systems: Yes, Rear Access
Restrooms: Yes
Sprinklers: No
Signage: None
Delivery Area: Rear Access
Date Available: Immediate
Acreage: 0.13

Current Tenants:

PRICING INFORMATION

Sale Price: \$779,000 (\$197.67/sqft)

Total Taxes: \$13,090.91 (2025/26) **Deposit:** N/A

Options: N/A

Impr Allowance: N/A

Parcel #: 25-27-327-001

Tenant Responsibility:

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):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

Jeffrey Trepeck, (248) 359-0626, jtrepeck@signatureassociates.com