



## **Retail For Sale**

**Property Name:** 

Location: 22061 Woodward Avenue

City, State: Ferndale, MI
Cross Streets: 9 Mile Road
County: Oakland
Zoning: BI

Year Built: 1980

Total Building Sq. Ft.: Available Sq. Ft.:	7,000	Property Type: Bldg. Dimensions:	Restaurant N/A
	7,000		
Min Cont. Sq. Ft.:	7,000	Total Acreage:	N/A
Max Cont. Sq. Ft.:	7,000	Land Dimensions:	N/A
Ceiling Height:	12'	Parking:	65

 Overhead Door(s) / Height:
 0
 Curb Cuts:
 2

 Exterior Construction:
 Masonry
 Power:
 N/A

 Structural System:
 N/A
 Restrooms:
 Yes

 Heating:
 Yes
 Sprinklers:
 No

Air-Conditioning: Yes Signage: Pylon & Building

 Basement:
 No
 Roof:
 Flat

 Number of Stories:
 1
 Floors:
 N/A

 Condition:
 N/A
 Delivery Area:
 N/A

Population: Median HH Income: Traffic: Yr: 2025 Count: 47,322 Woodward Ave. S. of 9 Mile Rd. 2-Way 1 Mile: 14,830 1 Mile: \$91,466 Yr: 2025 Count: 50,276 Woodward Ave. N. of 9 Mile Rd. 2-Way \$79,184 3 Miles: 146,397 3 Miles: Yr: 2025 Count: 11,318 9 Mile Rd. E. of Woodward Ave, 2-Way 5 Miles: 398,119 5 Miles: \$69,756 2025 Count: 14,427 9 Mile Rd. W. of Woodward Ave. 2-Way

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

 Sale Price:
 \$995,000 (\$142.14/sqft)
 Improvement Allowance:
 N/A

 Sale Terms:
 N/A
 Accessor #:
 N/A

 Sale Terms:
 N/A

 Security Deposit:
 N/A

 Date Available:
 Immediately

**Taxes:** \$18,621.57 (2024)

N/A

TD: \$\text{\$\psi\_{\text{0}}\cdot \text{\$\psi\_{\text{0}}\cdot \text{\$\psi\_{\text{0}\cdot \text{\$\psi\_{\te

Parcel #: 25-34-251-010 & 015

UtilitiesElectric:YesSanitary Sewer:YesGas:YesStorm Sewer:YesWater:Yes

Tenant Responsibilities: N/A

**Comments:** Unique opportunity in Ferndale for Restaurant/Bar or other potential use on Woodward Ave, South of 9 Mile Road. High traffic area, Woodward frontage, plenty of on-site parking, and public transportation. 7,000 sq. ft. on the main and lower level combined.



**Broker: SIGNATURE ASSOCIATES** 

Agent(s):

Options:

Jeffrey Trepeck, (248) 359-0626, jtrepeck@signatureassociates.com Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com