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Office For Sale or Lease

Property Name:
Location: 1212 S. Washington Avenue
City, State: Royal Oak, MI
Cross Streets: E. of Woodward Avenue
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 2,800	Total Available Sq. Ft.: 2,800	Class: B
Typical Floor Plate: 1,400	Min / Max Cont. Sq. Ft.: 2,800 / 2,800	No. of Floors: 2

PROPERTY INFORMATION

Zoning: B1	Parking: 8+
Exterior Construction: N/A	Power: N/A
Structural System: N/A	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: N/A / N/A	Sprinklers: Yes
Heating: Yes	Signage: N/A
Air-Conditioning: N/A	Delivery Area: N/A
Ceiling Height: 9'	Date Available: Immediate
Year Built: 1915 (Retrofit: 2002)	Acreage: 0.17

Current Tenants:

PRICING INFORMATION

Lease Rate: \$4550/Mth G+U+J	Rentable/Usable: N/A	Lease Term: N/A
Sale Price: \$650,000 (\$232.14/sqft)	Total Taxes: \$5,811.49 (2024)	Impr Allowance: N/A
Options: N/A	Parcel #: 25-21-434-016	Deposit: N/A

Tenant Responsibility: Utilities, janitorial, and salting for snow

Comments: Custom built, completely updated, unique 2-story office building with 3rd story addition of 300 sq. ft. Loft office. Great visibility and location. 8 total offices plus conference room and kitchen. Excellent, move-in condition just S. of downtown Royal Oak. 8+ on-site parking spaces. Full basement for additional storage (not included in sq. ft.). Landlord to provide exterior maintenance and snow removal.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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