



**FOR SALE | LEASE**

**51-53 W LONG LAKE ROAD, BLOOMFIELD HILLS, MI 48304**

**PROPERTY OFFERING**

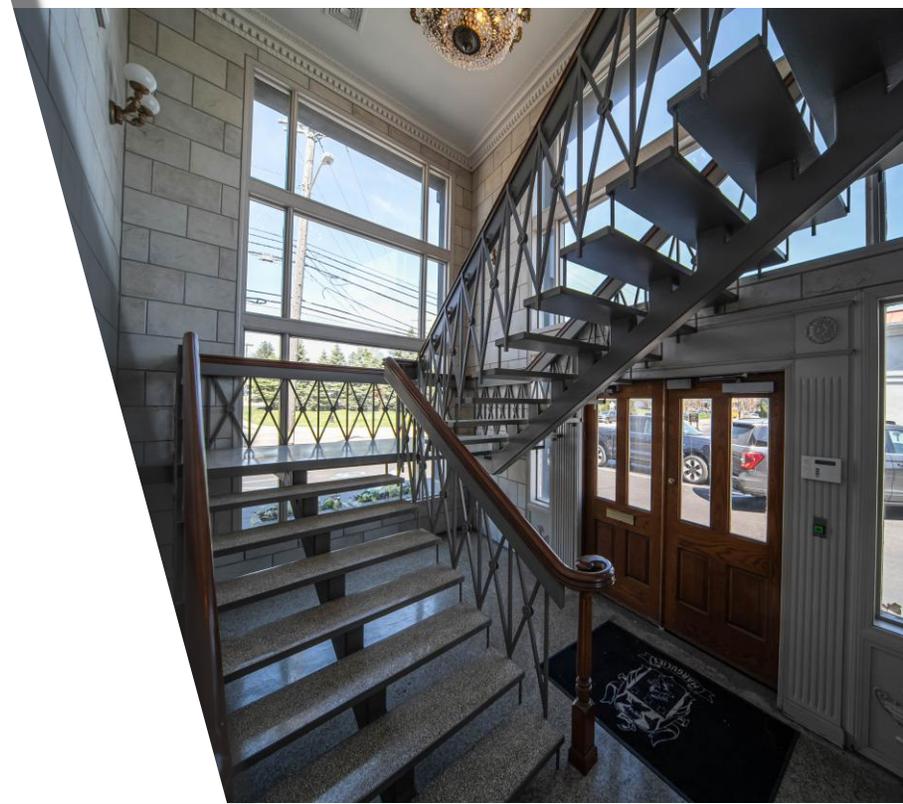
Presented By Friedman Real Estate  
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# 51-53 W Long Lake Road

## PROPERTY HIGHLIGHTS

- Two (2) story 4,800 SF office/commercial building for sale or lease
- First floor - 2,087 SF retail/office space available
- 2nd floor - 2,471 SF office space available
- Situated on .35 acres of land
- Ideal building for owner occupant requiring office space and investment opportunity
- 1st floor space has private entry ideal for prime retail and office use
- 2nd floor office space has private dramatic entry vestibule, windows on three (3) sides and upgraded interior build out
- Zoned C-1
- Building signage rights
- 24 private parking spaces
- Renovated in 2018 including new roof and parking lot
- High exposure Bloomfield Hills location on Long Lake Rd, west of Woodward Avenue



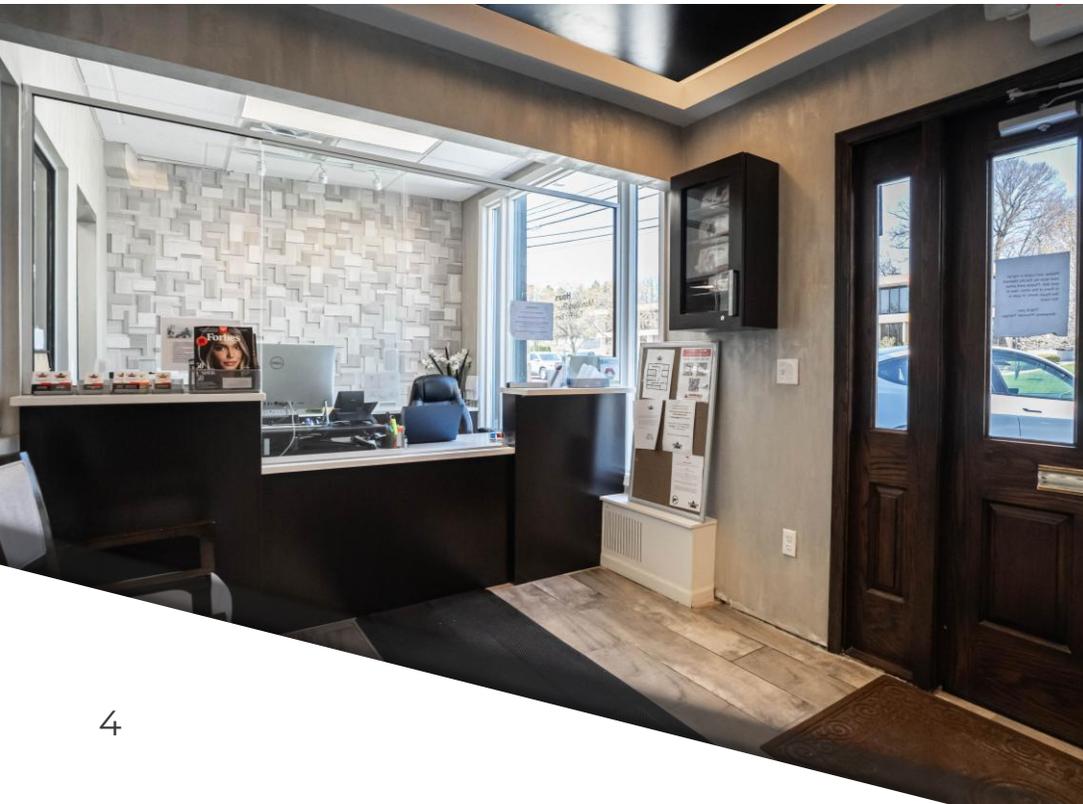
PROPERTY DETAILS	
eCode	424
Building Size	4,800 SF
City	Bloomfield Hills
Zoning	C-1
Traffic Counts	W Long Lake Rd ±19,579/day Woodward Ave ±57,607/day
Lease Rate	1 <sup>st</sup> Floor Retail Space - \$26.00/SF NNN 2 <sup>nd</sup> Floor Office Space - \$32.00/SF Gross
Sale Price	Inquire with Broker

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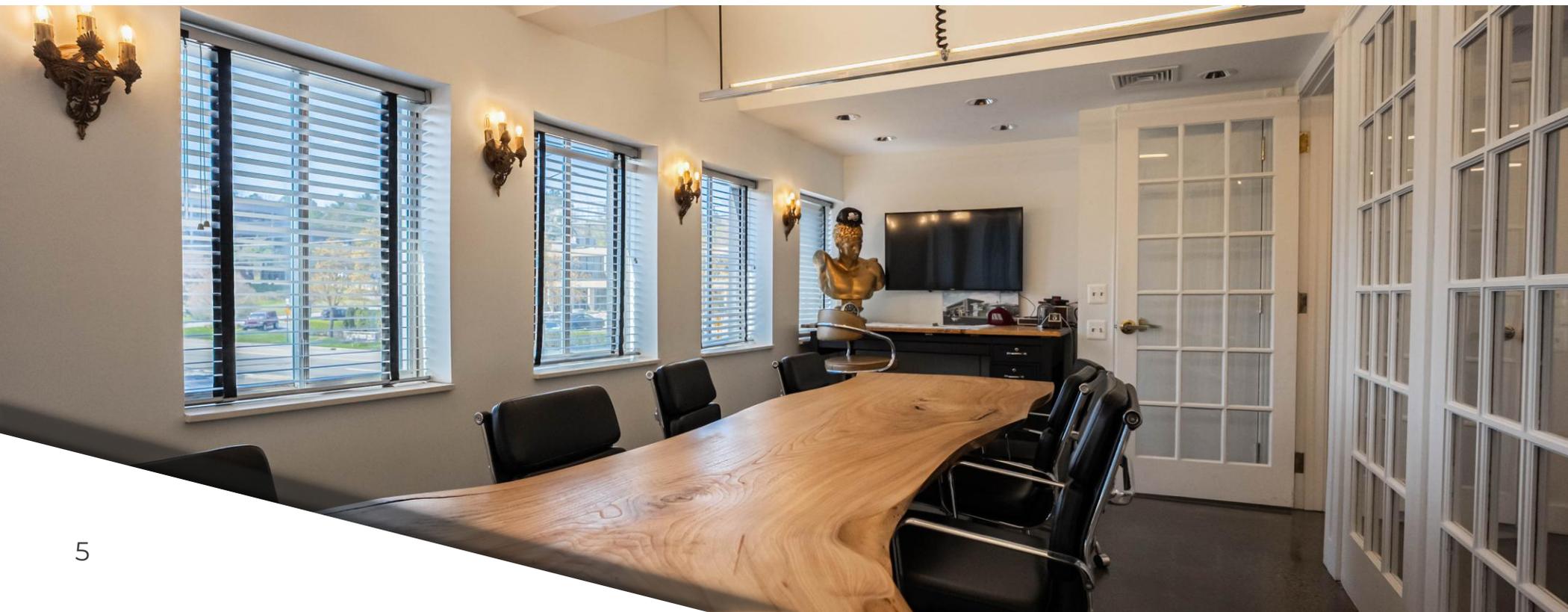
51-53 W LONG LAKE ROAD  
PROPERTY **PHOTOS**



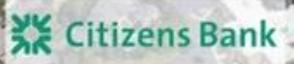
# 51-53 W LONG LAKE ROAD PROPERTY **PHOTOS**



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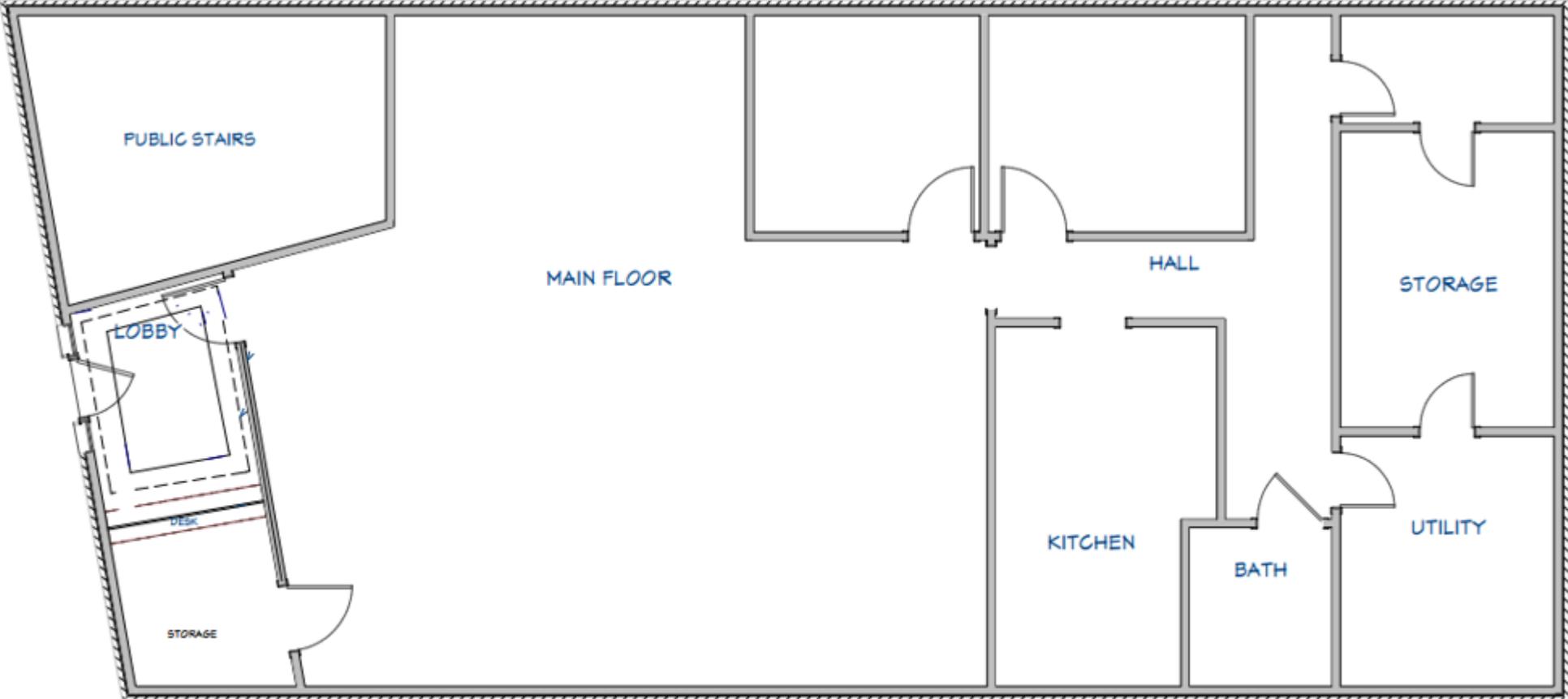
# 51-53 W LONG LAKE ROAD LOCATION MAP



# 51-53 W LONG LAKE ROAD SITE MAP



51-53 W LONG LAKE ROAD  
1<sup>ST</sup> FLOOR RETAIL PLAN





# CREATING VALUE BEYOND REAL ESTATE



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