

The Press and  
Scoop is FOR  
SALE!

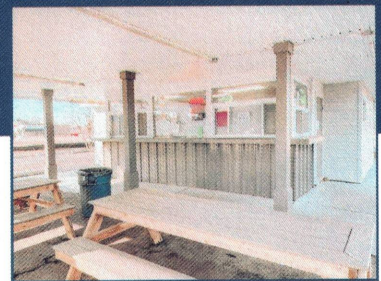


2120 S. Milford Rd., Highland MI

Offered For 425,000

## FEATURES:

- Turn Key Opportunity
- 1.15 Acre Lot
- 959 Sq. Ft w/ basement
- Drive Thru Window
- Custom picnic tables
- Upscale Ice Cream/Coffee
- Excellent location
- New backlit menu boards
- Private well/septic
- All equipment included
- Land Contract possible
- Perfect timing!



**Donna Charlick, GRI, MCNE**  
Associate Broker/ Realtor  
**RE/MAX Classic**

**Office:** 248-535-3818

**Mobile:** (248) 535-3818

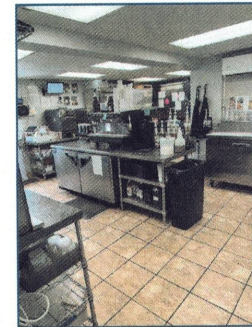
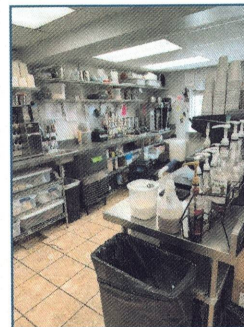
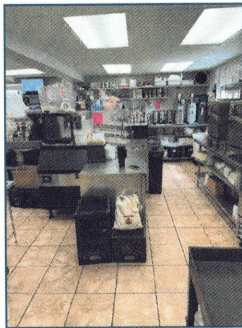
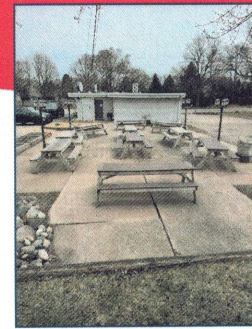
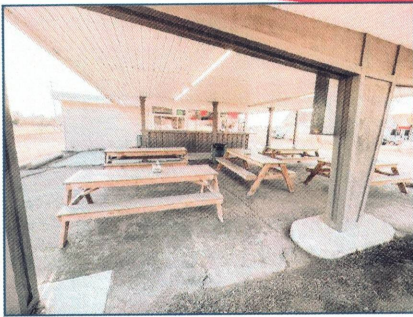
**Email:** DonnaCharlick@Gmail.com

**Website:** www.donnacharlick.com

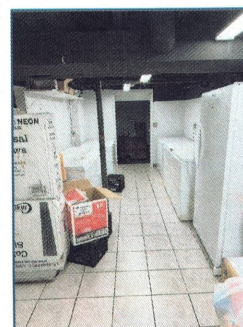
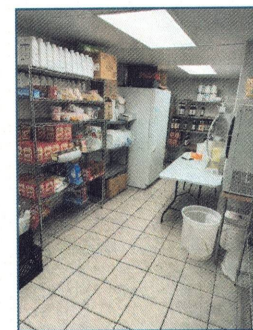
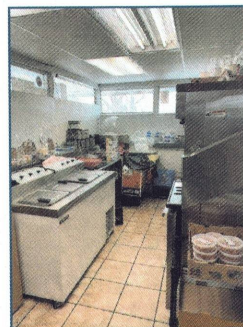
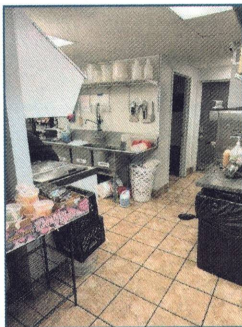
**Facebook:** HomesForSaleByDonnaCharlick







**Turn key opportunity awaits! The Press and Scoop, popular community Ice Cream and Coffee Shop is For Sale. Comfortable gathering spot for excellent desserts in Highland Twp. Large number of custom made picnic tables will host your groups. Treat your sports teams after sporting events. Perfect circle driveway set-up to place your order from your vehicle with newer back-lit menu boards. Loads of updated & newer commercial equipment is included. Land contract terms are possible. Seller would consider a building sale only. Quick sale would put you in charge for the best part of the ice cream selling season. Approx. 1000 sq. ft building with basement to house coolers, freezers and all the stock you need. Located right in front of Milford High School on busy main road. Seller is related to listing agent. Signed confidentiality agreement is required by any/all interested parties before viewing the business property. Contact listing agent for scheduling of any showings. Do not approach employees about the sale.**





## Commercial Full

**2120 S MILFORD Road, Highland Twp, Michigan 48357-4930**

MLS#: **20250024663**  
 P Type: **Business And Real Estate**  
 Status: **Active**

Area: **02111 - Highland Twp**  
 DOM: **N/91/91**

Short Sale:  
 Trans Type:

**No  
 Sale  
 ERTS/FS**

LP: **\$425,000**  
 OLP: **\$500,000**

Location Information

County: **Oakland**  
 Township: **Highland Twp**  
 Mailing City: **Highland**  
 School Dist: **Huron Valley**  
 Location: **Milford Rd & Milford High School**  
 Directions: **M-59 S 1 1/2 miles**

Side of Str: **W**Lot Information

Acres: **1.15**  
 Rd/Wtr Frt Ft: **149 /**  
 Lot Dim: **149x335x148x335**

General Information

Year Blt/Rmd: **1970/2020**  
 #Units/ % Lsd: **0 / -%**

Business Information

Zoning: **Commercial**  
 Current Use: **Commercial, Ice Cream & coffee Shop with circle drive thru ordering**

# Loft Units:  
 # Eff/Std Units:  
 # 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:

Bus Type:  
 Licenses:  
 Rent Incl:  
 Inv List:  
 Inv Incl: **No**  
 APOD Avail:

Zone Conform:  
 Rent Cert'd:  
 Restrictions:

Income and Expenses

Monthly Sales: **0**  
 Annl Net Inc: **0**  
 Annl Gross Inc: **0**  
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:  
 Railroad:  
 Airport:  
 Waterway:

Square Footage

Est Sqft Ttl: **959** (LP/SqFt: \$443.17)  
 Est Sqft Main: **959**  
 Est Sqft Ofc: **50**  
 Sqft Source: **Public Records**

Recent CH: **07/09/2025 : DOWN : \$500,000->\$425,000**Listing Information

Listing Date: **04/09/2025**  
 Exclusions:  
 Terms Offered: **Cash, Conventional**  
 Access: **Appointment**

Off Mkt Date:  
 Protect Period: **180**

Pending Date:  
 ABO Date:  
 Possession: **At Close**  
 MLS Source: **REALCOMP**  
 LB Location: **Call Listing Agent**

BMK Date:  
 Contingency Date:  
 Originating MLS# **20250024663**

Features

Arch Level: **1 Story**  
 Foundation: **Basement**  
 Exterior Feat:  
 Comm Feat: **220V Available, Circuit Breakers**  
 Comm Ext Feat: **Outside Lighting**  
 Accessibility:  
 Fencing:  
 Heating Fuel: **Natural Gas**  
 Wtr Htr Fuel: **Natural Gas**  
 Water Source: **Well (Existing)**

Exterior: **Vinyl**  
 Foundation Mtrl: **Poured**  
 Roof Mtrl: **Rubber**

Heating: **Forced Air**  
 Plant Heating:  
 Office Heating:  
 Sewer: **Septic Tank (Existing)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **1134101011**  
 Tax Summer: **\$4,383**  
 SEV: **110,140.00**  
 Legal Desc: **T3N, R7E, SEC 34 PART OF NW 1/4 BEG AT PT DIST E 1473.60 FT & S 01-13-40 W 1173.64 FT FROM NW SEC COR, TH S 01-13-40 W 149.00 FT, TH W 335.80 FT, TH N 00-22-38 E 148.39 FT, TH E 335.56 FT TO BEG 1.15 A**

Ownership: **Standard (Private)**  
 Oth/Sp Assmnt: **0.00**  
 Existing Lease: **No**  
 Occupant: **Owner**

Agent/Office/Contact Information

Listing Office: **RE/MAX Classic**  
 Listing Agent: **DONNA M CHARLICK**   
 Contact Name: **DONNA CHARLICK**

List Ofc Ph: **(248) 684-6655**  
 List Agt Ph: **(248) 684-6655**  
 Contact Phone: **(248) 535-3818**

Remarks

**Public**  
 Remarks: **TURN KEY OPPORTUNITY AWAITS! THE PRESS AND SCOOP, POPULAR COMMUNITY ICE CREAM & COFFEE SHOP IS FOR SALE! COMFORTABLE GATHERING SPOT FOR EXCELLENT DESSERTS IN HIGHLAND TWP. LARGE NUMBER OF CUSTOM MADE PICNIC TABLES WILL HOST YOUR GROUPS. TREAT YOUR SPORTS TEAMS AFTER SPORTING EVENTS. PERFECT CIRCLE DRIVEWAY SET-UP TO PLACE YOUR ORDER FROM YOUR VEHICLE WITH NEWER BACKLIT MENU BOARDS. LOADS OF UPDATED & NEWER COMMERCIAL EQUIPMENT IS INCLUDED. LAND CONTRACT TERMS ARE POSSIBLE. SELLER WOULD CONSIDER A BUILDING SALE ONLY. QUICK SALE WOULD PUT YOU IN CHARGE FOR THE BEST PART OF THE ICE CREAM SELLING SEASON. APPROX. 1000 SQ. FT BUILDING WITH BASEMENT TO HOUSE COOLERS, FREEZERS AND ALL THE STOCK YOU NEED. LOCATED RIGHT IN FRONT OF MILFORD HIGH SCHOOL ON BUSY MAIN ROAD. SELLER IS RELATED TO LISTING AGENT. SIGNED CONFIDENTIALITY AGREEMENT IS REQUIRED BY ANY/ALL INTERESTED PARTIES BEFORE VIEWING THE BUSINESS/PROPERTY. CONTACT LISTING AGENT FOR SCHEDULING OF ANY SHOWINGS. DO NOT APPROACH EMPLOYEES ABOUT THE SALE.**

**REALTOR®**  
 Remarks: **TURN KEY OPPORTUNITY AWAITS! THE PRESS AND SCOOP, POPULAR COMMUNITY ICE CREAM & COFFEE SHOP IS FOR SALE! COMFORTABLE GATHERING SPOT FOR EXCELLENT DESSERTS IN HIGHLAND TWP. LARGE NUMBER OF CUSTOM MADE PICNIC TABLES WILL HOST YOUR GROUPS. TREAT YOUR SPORTS TEAMS AFTER SPORTING EVENTS. PERFECT CIRCLE DRIVEWAY SET-UP TO PLACE YOUR ORDER FROM YOUR VEHICLE WITH NEWER BACKLIT MENU BOARDS. LOADS OF UPDATED & NEWER COMMERCIAL EQUIPMENT IS INCLUDED. LAND CONTRACT TERMS ARE POSSIBLE. SELLER WOULD CONSIDER A BUILDING SALE ONLY. QUICK SALE WOULD PUT YOU IN CHARGE FOR THE BEST PART OF THE ICE CREAM SELLING SEASON. APPROX. 1000 SQ. FT BUILDING WITH BASEMENT TO HOUSE COOLERS, FREEZERS AND ALL THE STOCK YOU NEED. LOCATED RIGHT IN FRONT OF MILFORD HIGH SCHOOL ON BUSY MAIN ROAD. SELLER IS RELATED TO LISTING AGENT. SIGNED CONFIDENTIALITY AGREEMENT IS REQUIRED BY ANY/ALL INTERESTED PARTIES BEFORE VIEWING THE BUSINESS/PROPERTY. CONTACT LISTING AGENT FOR SCHEDULING OF ANY SHOWINGS. DO NOT APPROACH EMPLOYEES ABOUT THE SALE.**

Notices and Disclaimers

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY



# 2120 S Milford Rd



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

**Disclaimer:** The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

**OAKLAND COUNTY**  
 Executive Development & Construction Division  
**David Coulter**  
 Oakland County Executive

Date Created: 4/8/2025  
  
 NORTH  
 1 inch = 50 feet



# Equipment List Press and Scoop

2 large 2 door coolers	1 large upright freezer
Upright small freezer	4 large chest freezers
Upright small cooler	3 Counter height 2 door cooler
Rolling cart	2 door cooler with top bins and sandwich board
Crates	2 Stainless steel counter height table
8+ Metal shelf units	2 turbochef sota ovens
1 large scooping freezer	Simonelli nuova 2 espresso machine
1 small scooping freezer with toppings rail	
1 small upright freezer	
Simonelli espresso grinder	2 monin syrup racks
Spoon wash	3 large trash cans inside
Scoop wash	3 large outdoor trash cans
2 cone dip warmers	Mop, bucket, spare mop heads
3 compartment sink	Mop sink
Handwash sink	Miscellaneous utensils, squeeze bottles
4 topping warmer pumps	Misc tubs, bins, buckets
1 electrofreeze slush machine	2 bunn commercial brewers
1 large electrofreeze soft serve machine	Commercial bean grinder
1 small electrofreeze soft serve machine	2 Cold brew makers
Knockbox area	
Misc serving stock (cups, spoons etc)	2 monitors for order system
Misc office supplies	1 kitchen printer
Clover kiosk	Misc food stock all within usage date
2 clover register systems with receipt printers	Large long file cabinet



Large L shaped desk

Office shelf

2 square locker units

Misc cleaning supplies

Radio

Outdoor speakers

WYZE Wifi cameras- if wanted

Drive thru speaker system

Security camera to see drive thru

Second security camera system never  
installed

Custom built composite picnic tables

Backlit menu board





RE/MAX CLASSIC

**CONFIDENTIALITY AGREEMENT**



RE: The Press And Scoop  
 LOCATED AT: 2120 S. Myford Rd., Highland MI 48357

Any information will be delivered to you on a confidentiality basis and your receipt thereof will be subject to the following terms and conditions:

1. "You" as herein after referred to shall mean you and any of your confidants.
2. You shall use the provided information solely for the purpose of evaluating the Business and or Real Estate in order to determine whether you wish to enter into present or future negotiations for its purchase or use and you agree not to use the provided information for any competitive or illegal purpose.
3. For a period of three (3) years from the date hereof, you shall maintain all the provided information as secret and confidential and shall not copy nor disclose directly or indirectly to any party, any of such information except when and after such information (I) is or becomes generally available to the public other than through the failure of you to fulfill the obligations herein, (II) was already known to you on a non-confidential basis prior to disclosure to it, or (III) is subsequently disclosed to you on a non-confidential basis by a third party not having an obligation of confidentiality.
4. The provided information shall be disclosed only to such of your confidants whose duties require the possession thereof and whose knowledge of the information is required for you to make an appropriate analysis of the Business and/or Real Estate, such confidant would be your attorney, accountant, officers of your corporation, plus agents under your authority.
5. In the event we authorize you to inspect the Business and/or Real Estate which employs technical information and know-how used in the operation, you agree to honor the same confidentiality and restrictions provided in paragraph 2 with respect to any such technical information and know-how which may come to the attention of/or be disclosed to you during any such visit whether through discussions with the Business's employees or through visual inspection of such facilities or otherwise.
6. In consideration for introducing and furnishing you with information of Business/Real Estate for sale, you agree that should you enter in to any agreement to purchase subject business and/or real estate within twenty-four (24) months of the date of introduction to you by RE/MAX Classic then such agreement will be made through RE/MAX Classic.
7. It is understood that as to any information received from RE/MAX Classic (a) no representation or warranties are being made as to completeness or accuracy of any information and (b) all representations and warranties shall be made solely by the company to be purchased in a signed acquisition agreement or purchase contract.
8. The undersigned prospective Purchaser acknowledges the responsibility to perform a due diligence review at his own cost and expense prior to any acquisition.
9. The undersigned hereby authorizes RE/MAX Classic to obtain a credit report on them and, further, to provide a copy of the report to the owners of any business or property on which the undersigned has made a written offer to purchase.

Purchaser(s) acknowledge, understand and accept the terms and conditions of this agreement as outlined above, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 RE/MAX Classic

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Prospective Purchaser

\_\_\_\_\_  
 Prospective Purchaser

MasterDocs Confidentiality Agreement

Revised Monday, December 24, 2007



This contract is for use by Realcomp Subscribers. Use by any other party is illegal and voids the contract.