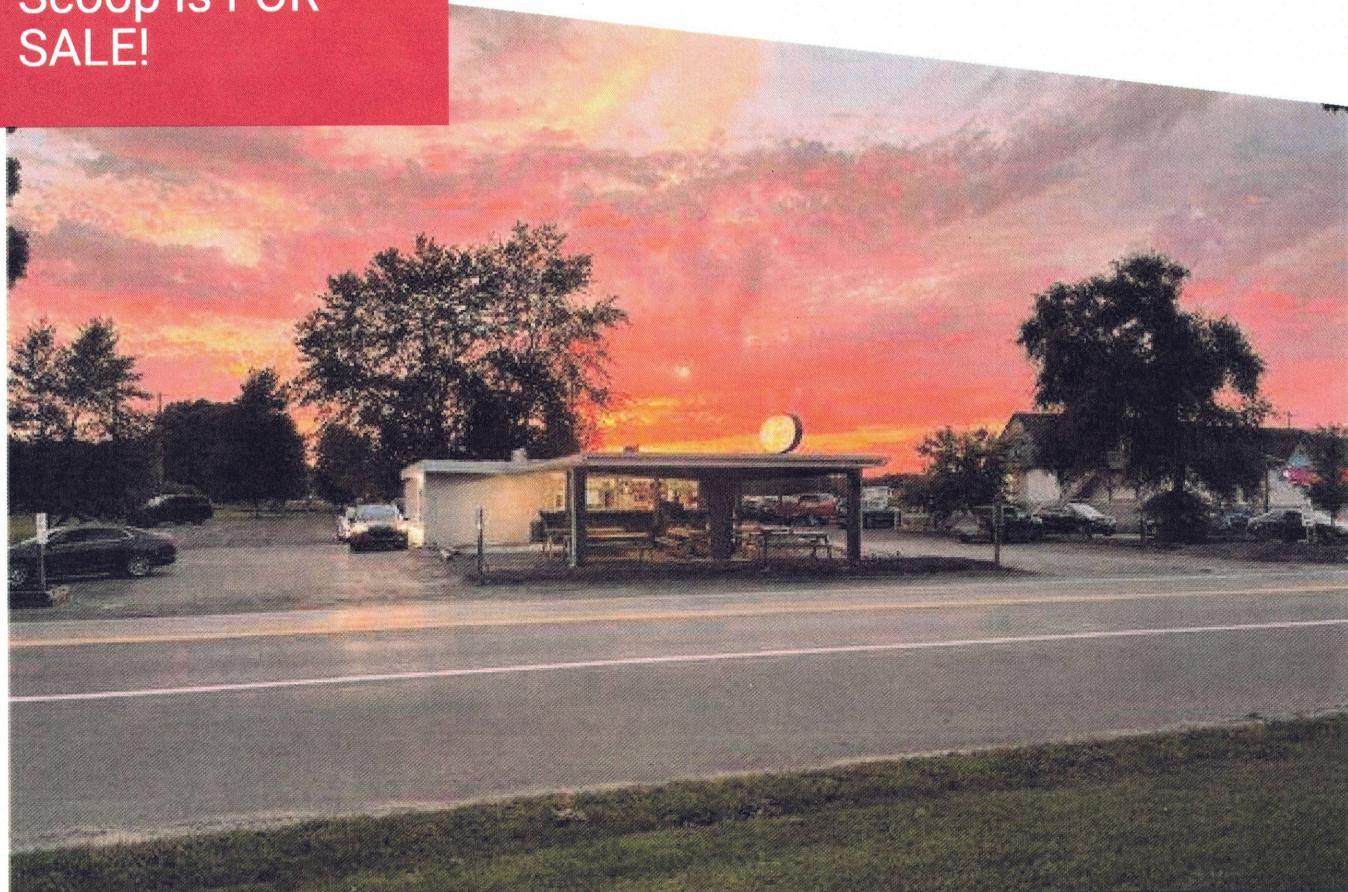


The Press and  
Scoop is FOR  
SALE!

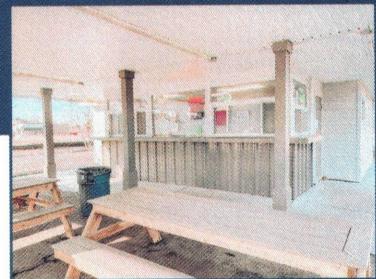


2120 S. Milford Rd., Highland MI

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!

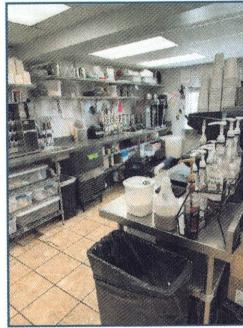
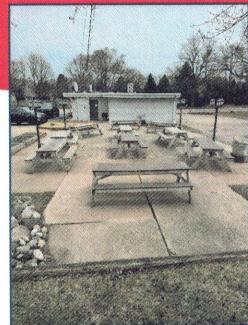
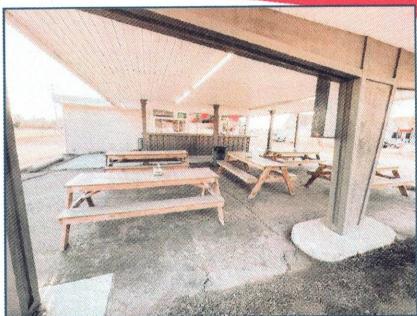


Donna Charlick, GRI, MCNE  
Associate Broker/ Realtor  
RE/MAX Classic  
**Office:** 248-535-3818  
**Mobile:** (248) 535-3818  
**Email:** DonnaCharlick@gmail.com  
**Website:** www.donnacharlick.com  
**Facebook:** HomesForSaleByDonnaCharlick



REALTOR®





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:  
 Encroachments:

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

Off Mkt Date:

Pending Date:

BMK Date:

Contingency Date:

Exclusions:  
 Terms Offered: Cash, Conventional  
 Access: Appointment

Protect Period: 180

ABO Date:  
 Possession:  
 MLS Source:  
 LB Location:

At Close  
 REALCOMP  
 Call Listing Agent

Originating MLS# 20250024663

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)

## Features

Exterior: Vinyl  
 Foundation Mtrl: Poured  
 Roof Mtrl: Rubber

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

Unit Type Baths Lavs Square Ft Furnished

# of Unit Type Rent

## 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

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.

The logo for Oakland County Michigan Economic Development & Community Affairs. It features the word "OAKLAND" in large, bold, serif capital letters, with "COUNTY MICHIGAN" in smaller letters underneath. A stylized green tree graphic is on either side of the text. Below the main text, the words "Economic Development & Community Affairs" are written in a smaller, sans-serif font.

David Coulter  
Oakland County Executive

Date Created: 4/8/2025

1

**NORTH**

# 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                         | 2 monin syrup racks                            |
| Simonelli espresso grinder                      | 3 large trash cans inside                      |
| Spoon wash                                      | 3 large outdoor trash cans                     |
| Scoop wash                                      | Mop, bucket, spare mop heads                   |
| 2 cone dip warmers                              | Mop sink                                       |
| 3 compartment sink                              | Miscellaneous utensils, squeeze bottles        |
| Handwash sink                                   | Misc tubs, bins, buckets                       |
| 4 topping warmer pumps                          | 2 bunn commercial brewers                      |
| 1 electrofreeze slush machine                   | Commercial bean grinder                        |
| 1 large electrofreeze soft serve machine        | 2 Cold brew makers                             |
| 1 small electrofreeze soft serve machine        |  |
| 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 Scare  
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