

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

3515 TWELVE MILE RD

3515 Twelve Mile Rd, Berkley, MI 48072



FOR SALE/LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 3515 Twelve Mile Rd | Berkley, MI 48072



PROPERTY OVERVIEW

A rare opportunity to own a tunnel car wash situated on just under a half acre of land in the heart of Downtown Berkley.

OFFERING SUMMARY

Sale Price - REDUCED:	Was \$1,485,000 NOW \$1,385,000
Lease Rate:	\$6,500/mo + NNN
Building Size:	2,274 SF
Price / SF:	\$609.06
Year Built:	1989
Zoning:	Twelve Mile District & Parking District

PROPERTY HIGHLIGHTS

- 2,274 SF tunnel car wash on 0.49 acre lot
- Peco equipment
- 13 vacuum stations
- Excellent signage
- Also available for lease at \$6,500 per month NNN
- PLEASE DO NOT approach or discuss the sale with employees

BUILDING/PROPERTY INFORMATION: 3515 Twelve Mile Rd | Berkley, MI 48072

BUILDING INFORMATION

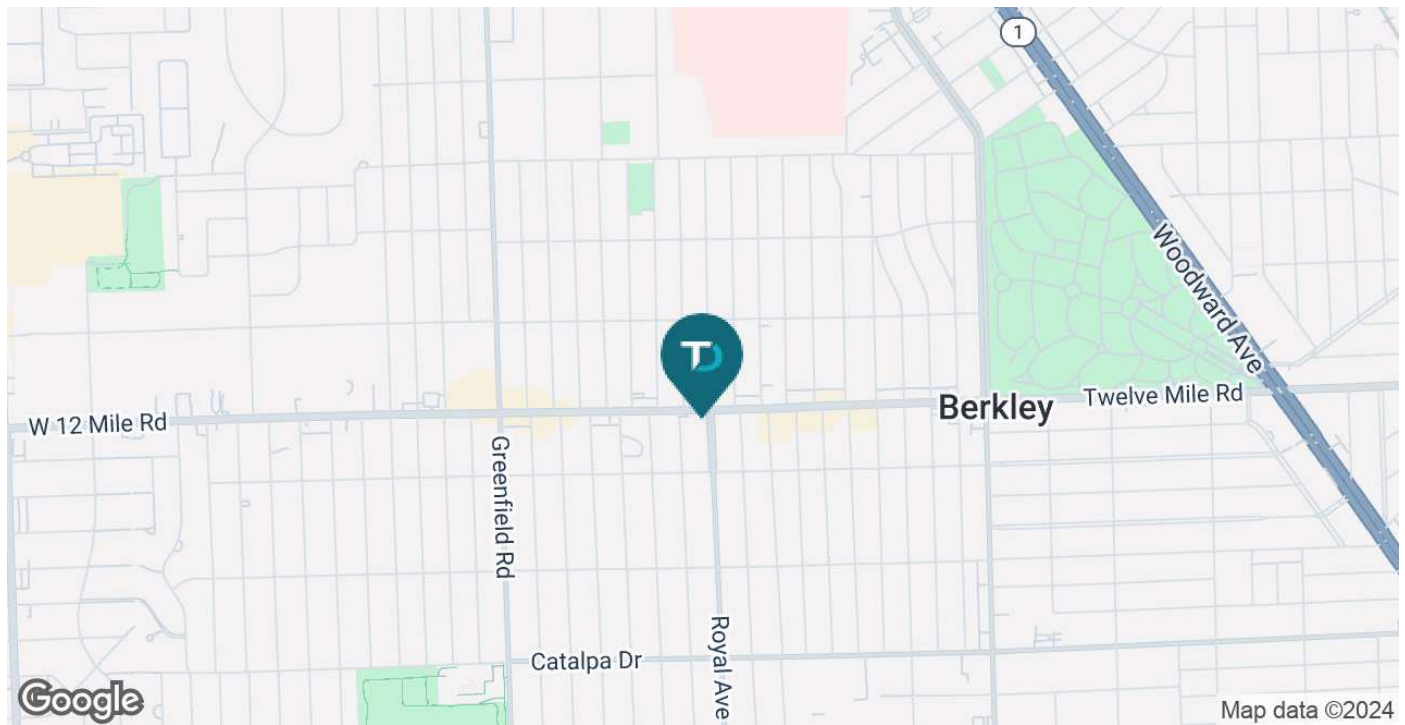
Building Size:	2,274 SF
Year Built:	1989
Number of Floors:	1
Utilities:	City water and sewer
Parking Ratio:	8.8/1,000

PROPERTY INFORMATION

Lot Size:	0.49 AC
Property Type:	Retail
Property Subtype:	Vehicle Related
2024 Summer Tax (total):	\$7,601.43
2023 Winter Tax (total):	\$222.15
Zoning:	Twelve Mile District & Parking District
Traffic Count:	14,920 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	25-18-128-025; 25-18-128-01 25-18-128-002

LOCATION INFORMATION

Located on the south side of Twelve Mile Rd between Greenfield Rd and Coolidge Hwy in Berkley, MI.





ADDITIONAL PHOTOS: 3515 Twelve Mile Rd | Berkley, MI 48072





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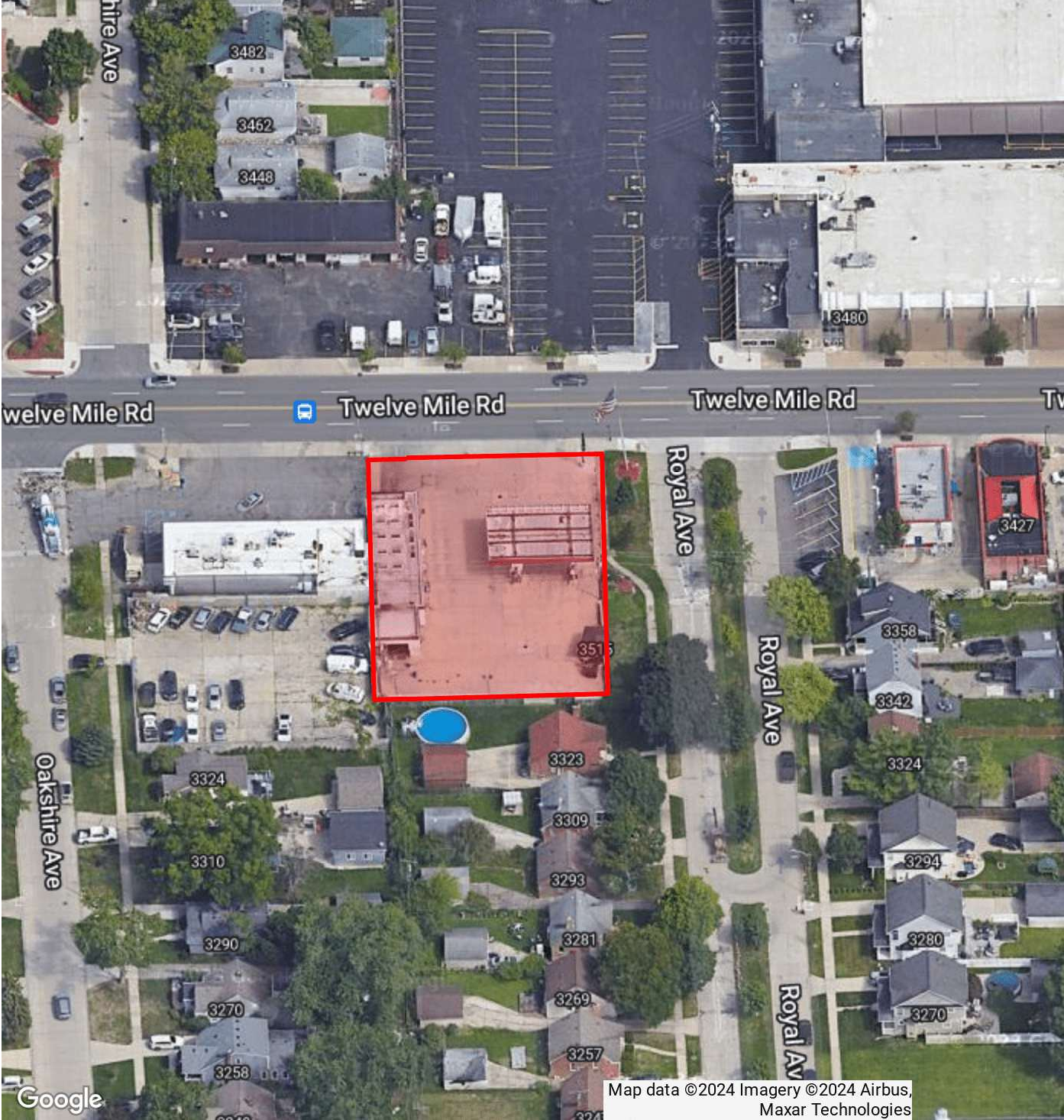




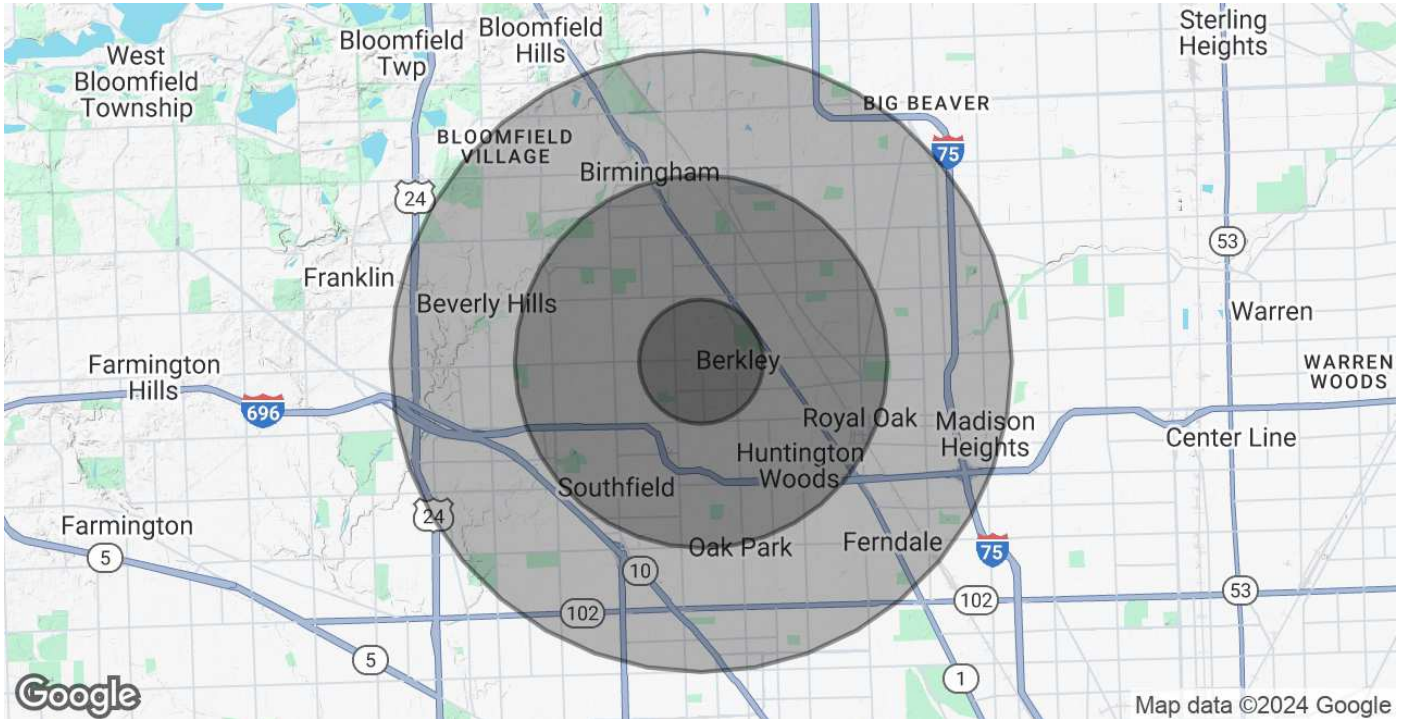
AERIAL: 3515 Twelve Mile Rd | Berkley, MI 48072



RETAILER MAP: 3515 Twelve Mile Rd | Berkley, MI 48072



DEMOGRAPHICS MAP & REPORT: 3515 Twelve Mile Rd | Berkley, MI 48072



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,610	127,114	310,862
Average Age	40	42	42
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,939	57,387	140,455
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$111,578	\$123,055	\$118,201
Average House Value	\$305,376	\$358,491	\$340,733

Demographics data derived from AlphaMap