



## 3490 12 Mile Rd

3490 12 Mile Rd, Berkley, MI 48072



**Jesica Spencer**  
Spencer Real Estate  
5910 S Main St, Clarkston, MI 48346  
[Jesica@spencersold.com](mailto:Jesica@spencersold.com)  
(248) 396-7895



# 3490 12 Mile Rd

\$5,900,000

This is a once in a lifetime business opportunity. Location – Downtown Berkley. Once in a lifetime opportunity to own over two and a half acres. The largest available space in Berkley. Visibility – You can not miss this place it is highly visible and has multiple parking lot entrances. Convenience – Easy to access. Great location. Walking distance to Royal Oak Beaumont. Just seconds from Woodward Ave. Population – Berkley is a vibrant and active community with 15,366 residents and thousands more visiting everyday. Versatility – is it an easy conversion to suit a variety of tenants? Accessibility –The property is easily accessible to receive deliveries. This property uniquely features a parking garage. Zoning – The city plan proposal is for this space is for it to be developed at a Luxury High-rise Condominiums with shops and dining at street level. The possibilities for this space are endless....

- Huge Parking Lot
- 3 Bowling Alleys
- Multiple Bars



Price:	\$5,900,000
Property Type:	Retail
Property Subtype:	Bowling Alley
Building Class:	C
Sale Type:	Owner User
Lot Size:	122,839 SF
Gross Leasable Area:	53,306 SF
No. Stories:	3
Year Built:	1960
Tenancy:	Single
Parking Ratio:	5.38/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	25-07-384-040
Walk Score ®:	71 (Very Walkable)



**3490 12 Mile Rd, Berkley, MI 48072**



# Property Photos



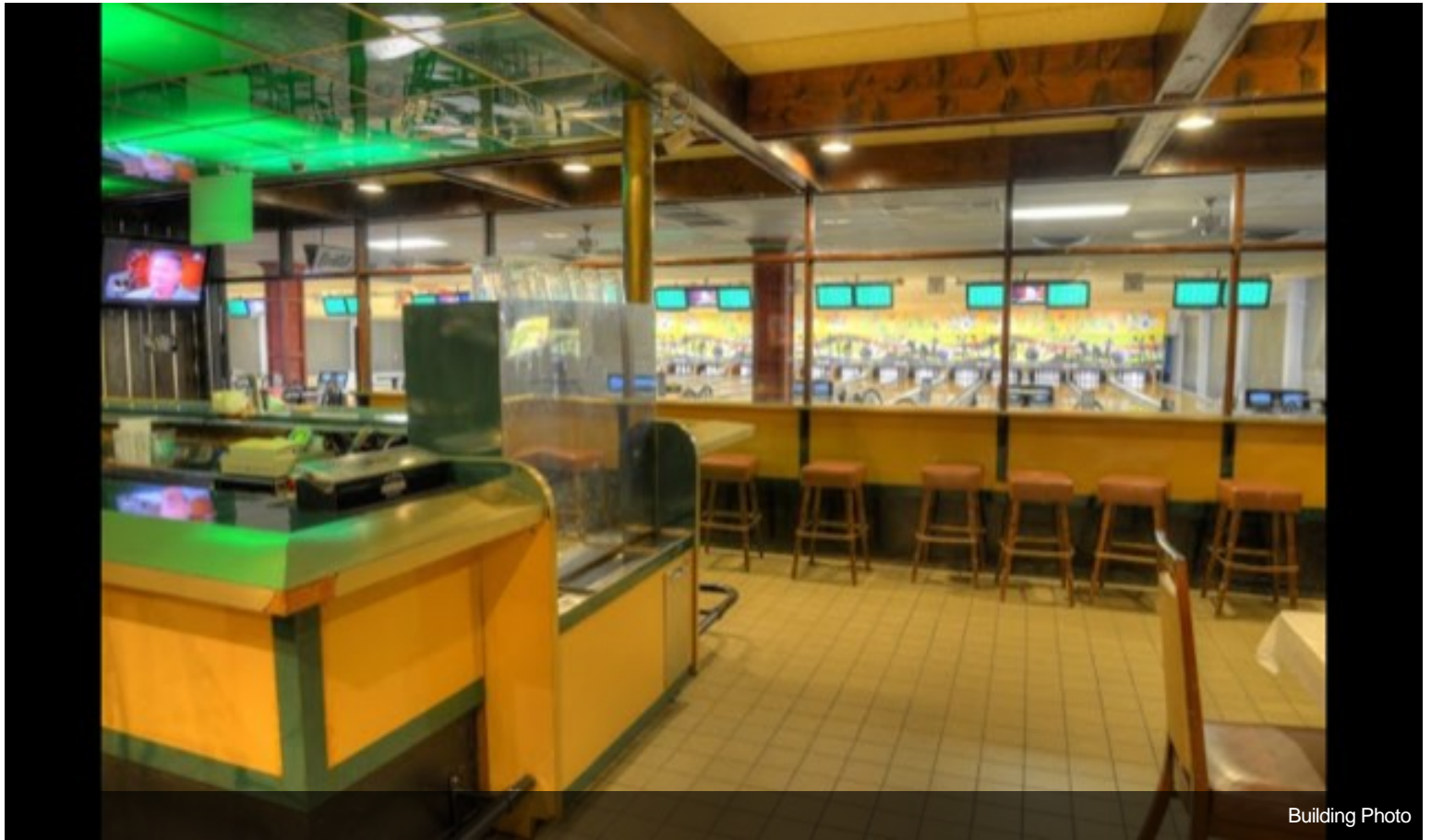
Building Photo



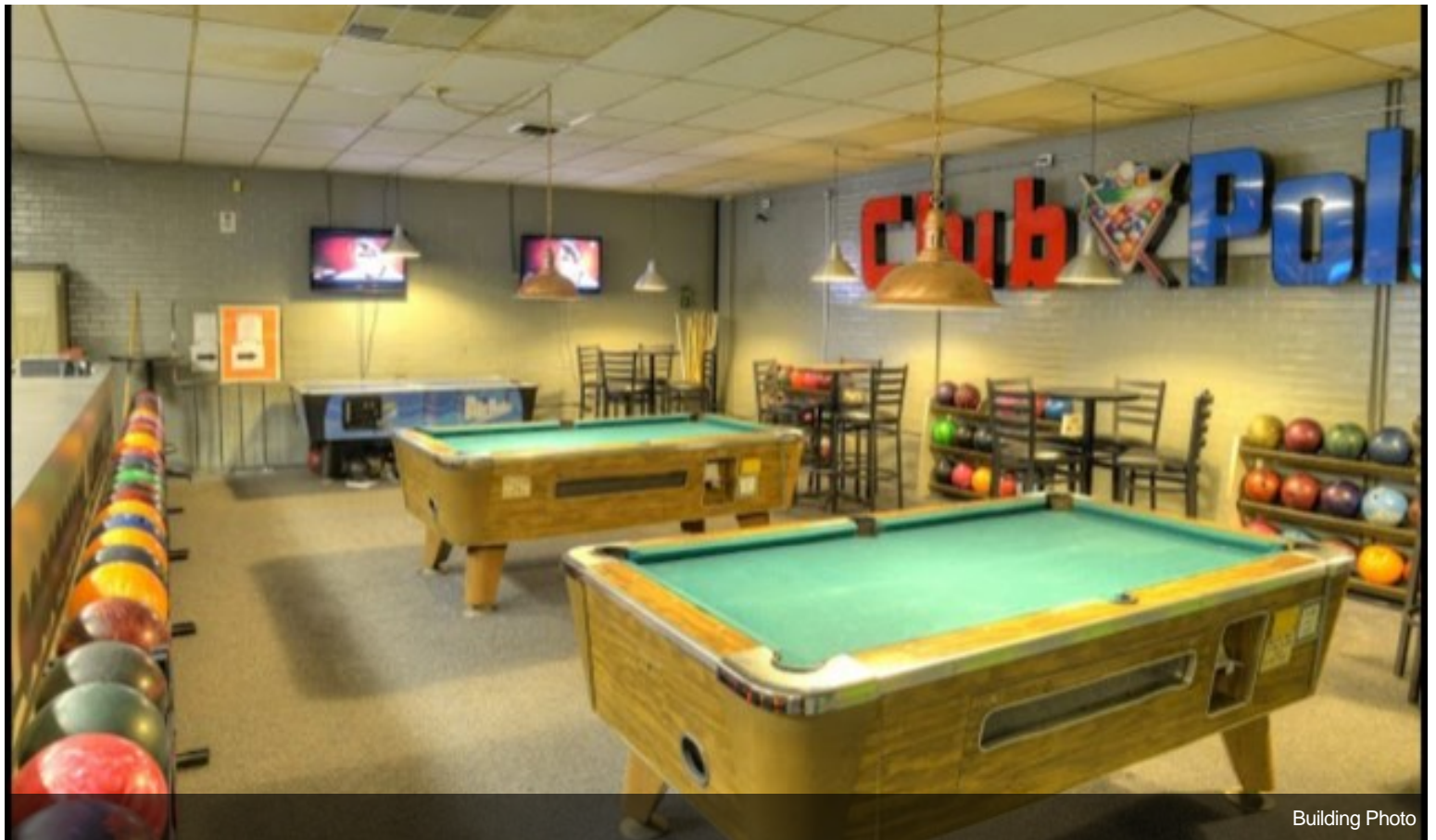
Building Photo



# Property Photos



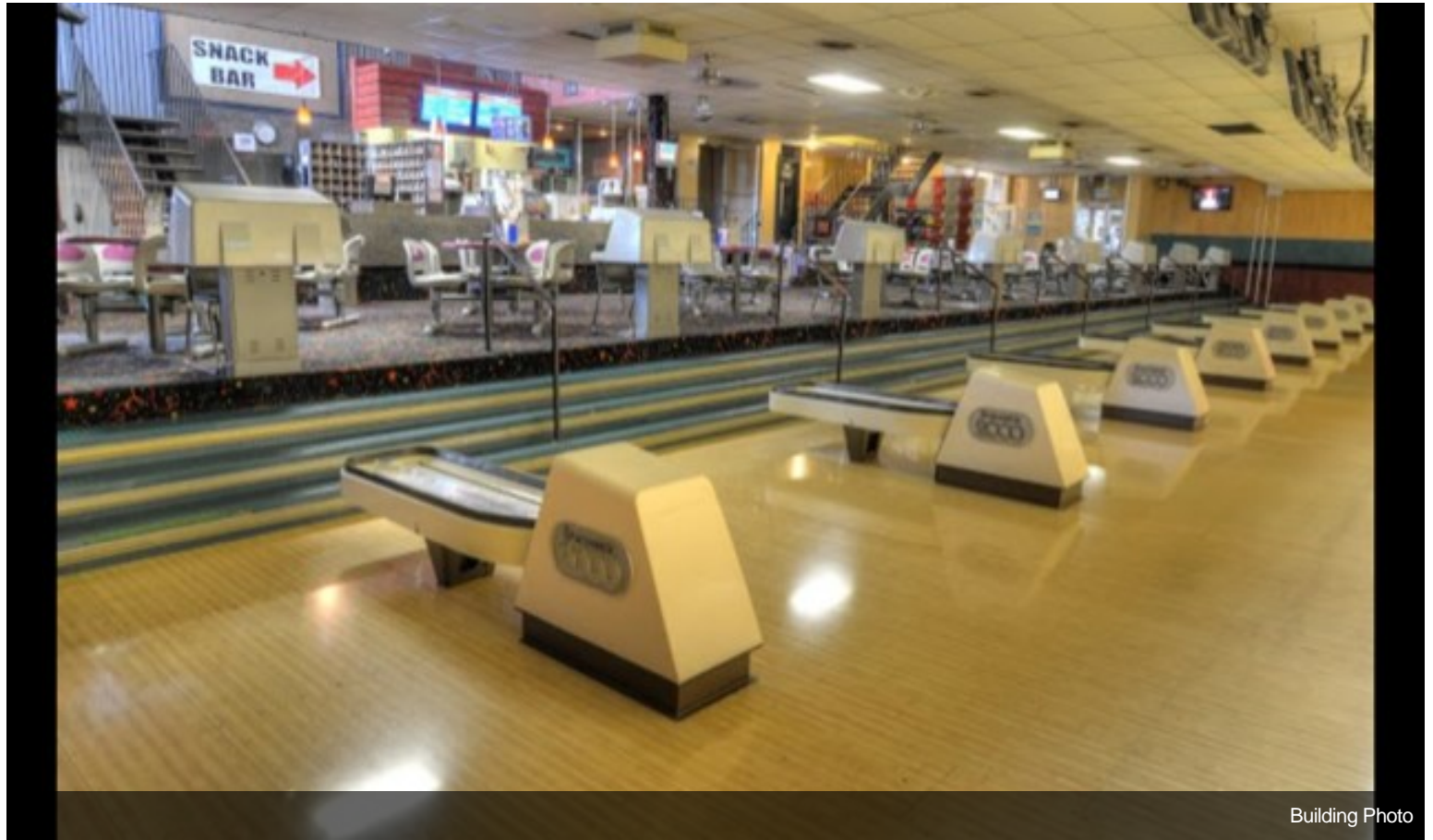
Building Photo



Building Photo



# Property Photos



Building Photo

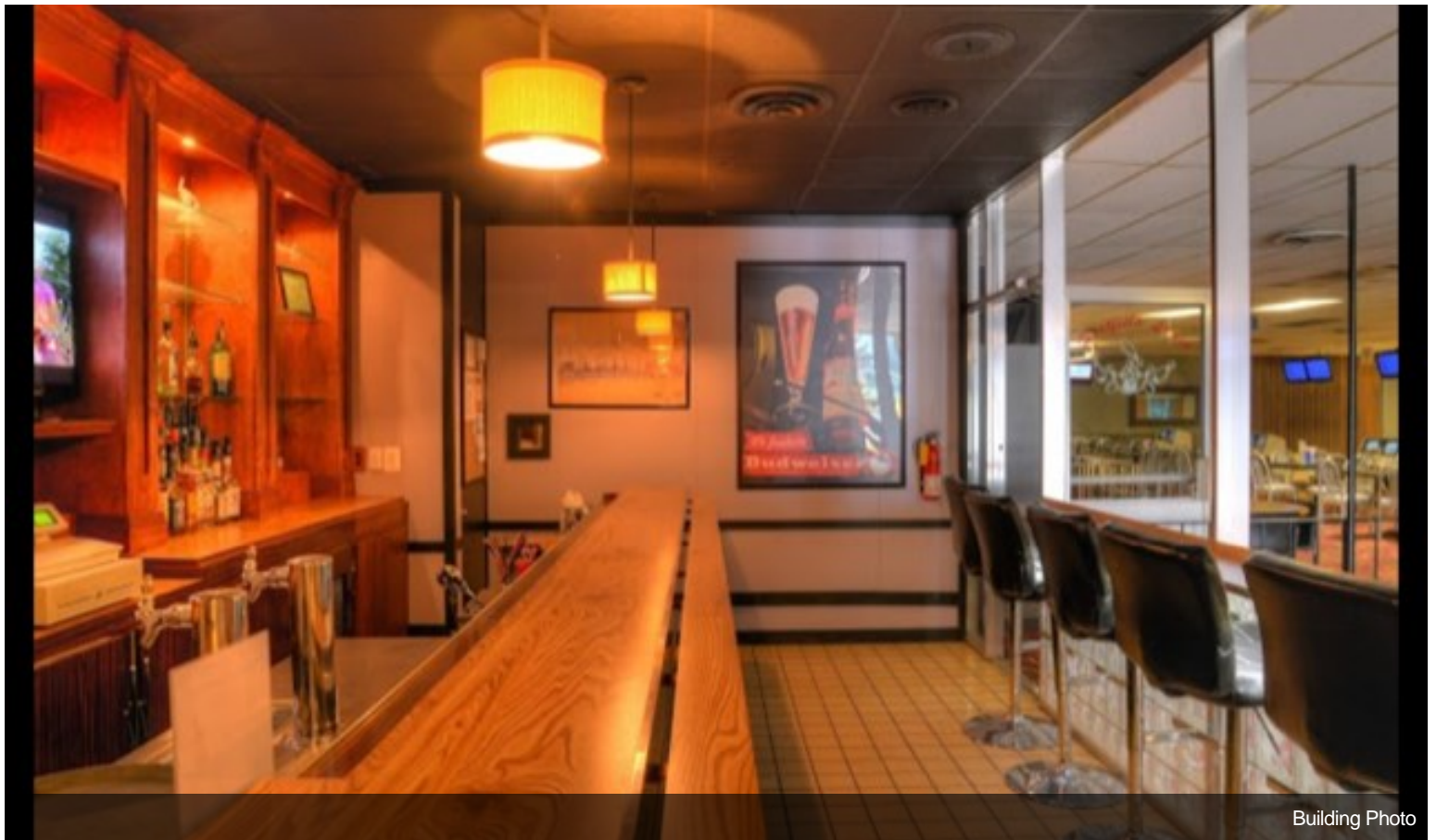


Building Photo

# Property Photos



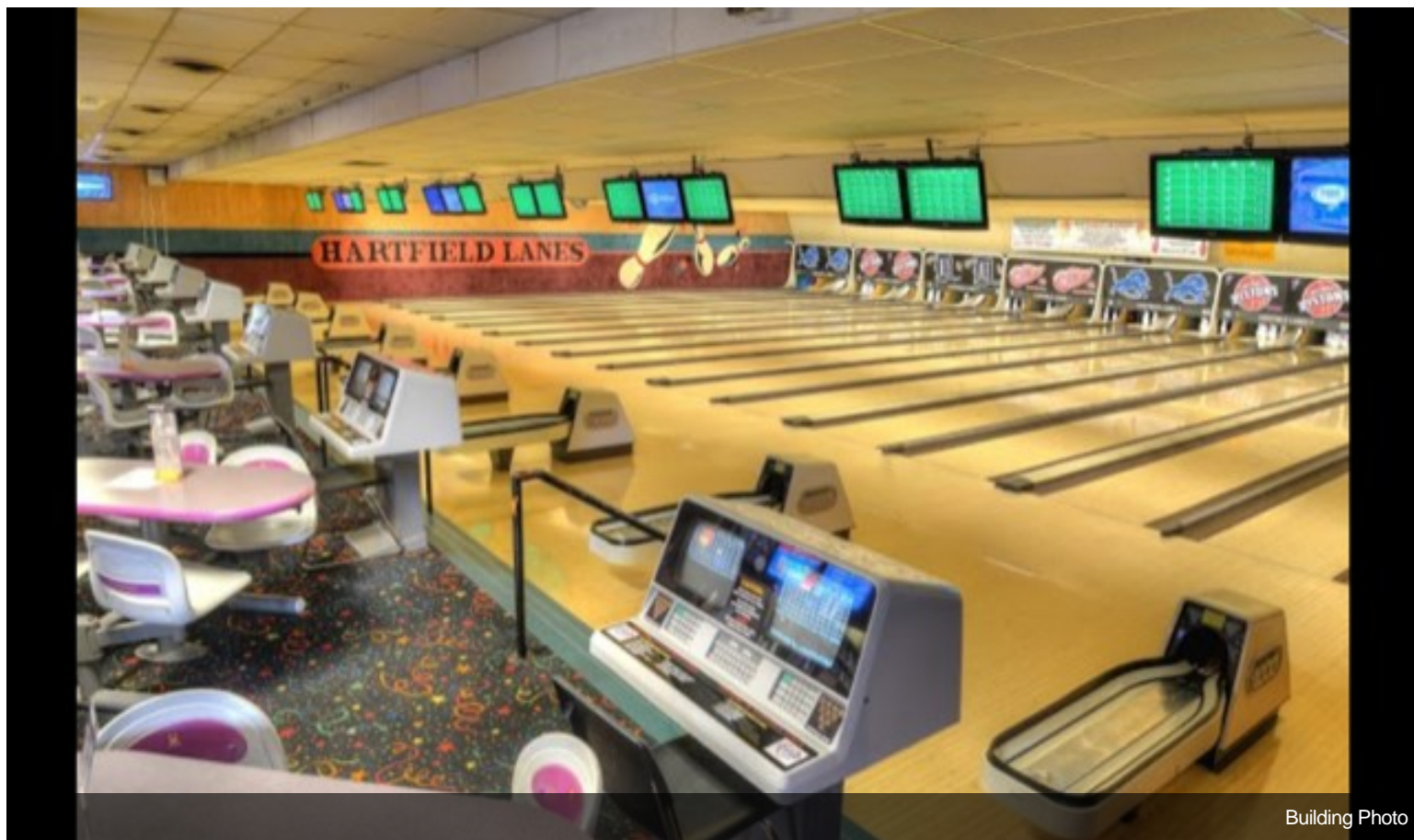
Building Photo



Building Photo



# Property Photos



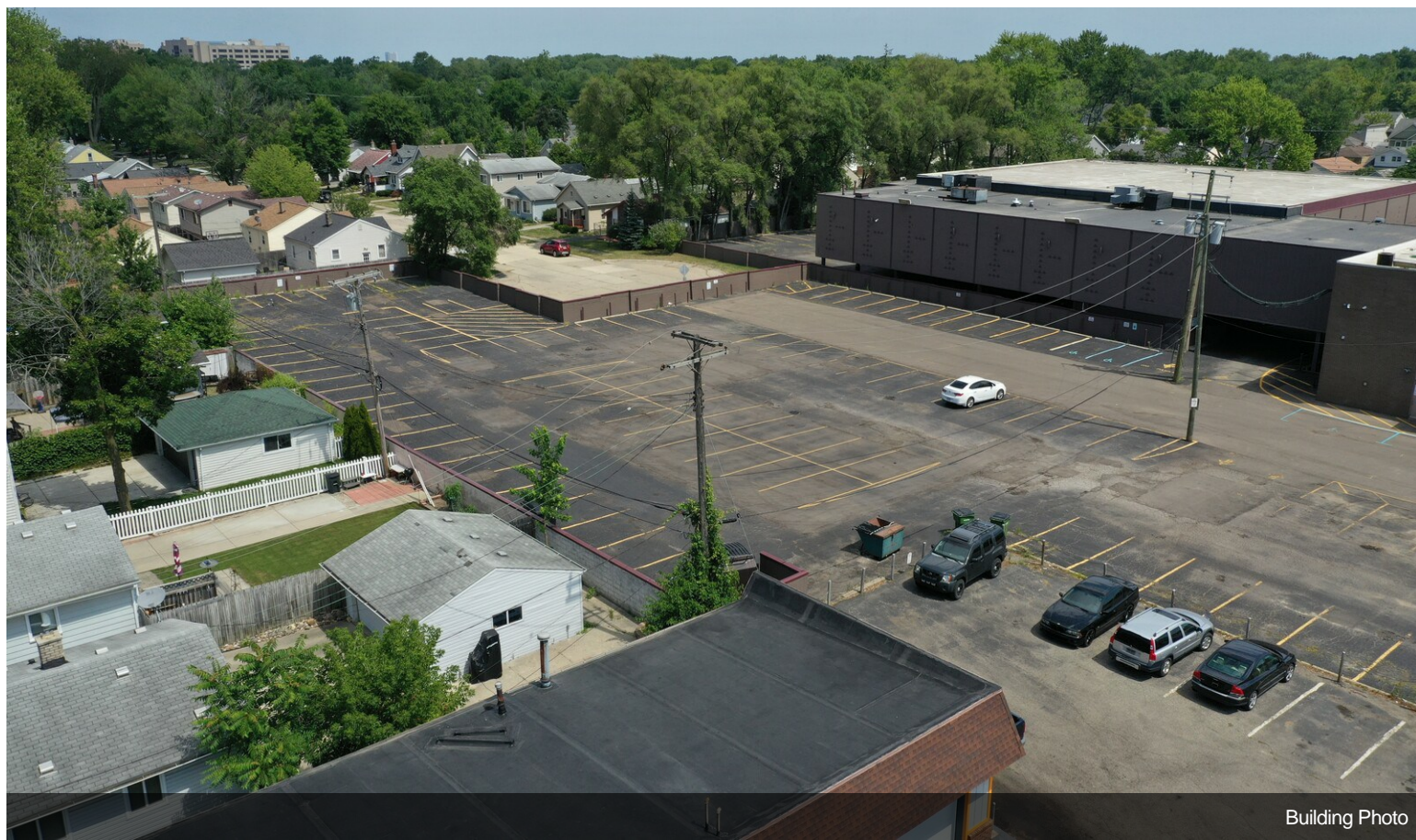
Building Photo



Building Photo



# Property Photos



Building Photo



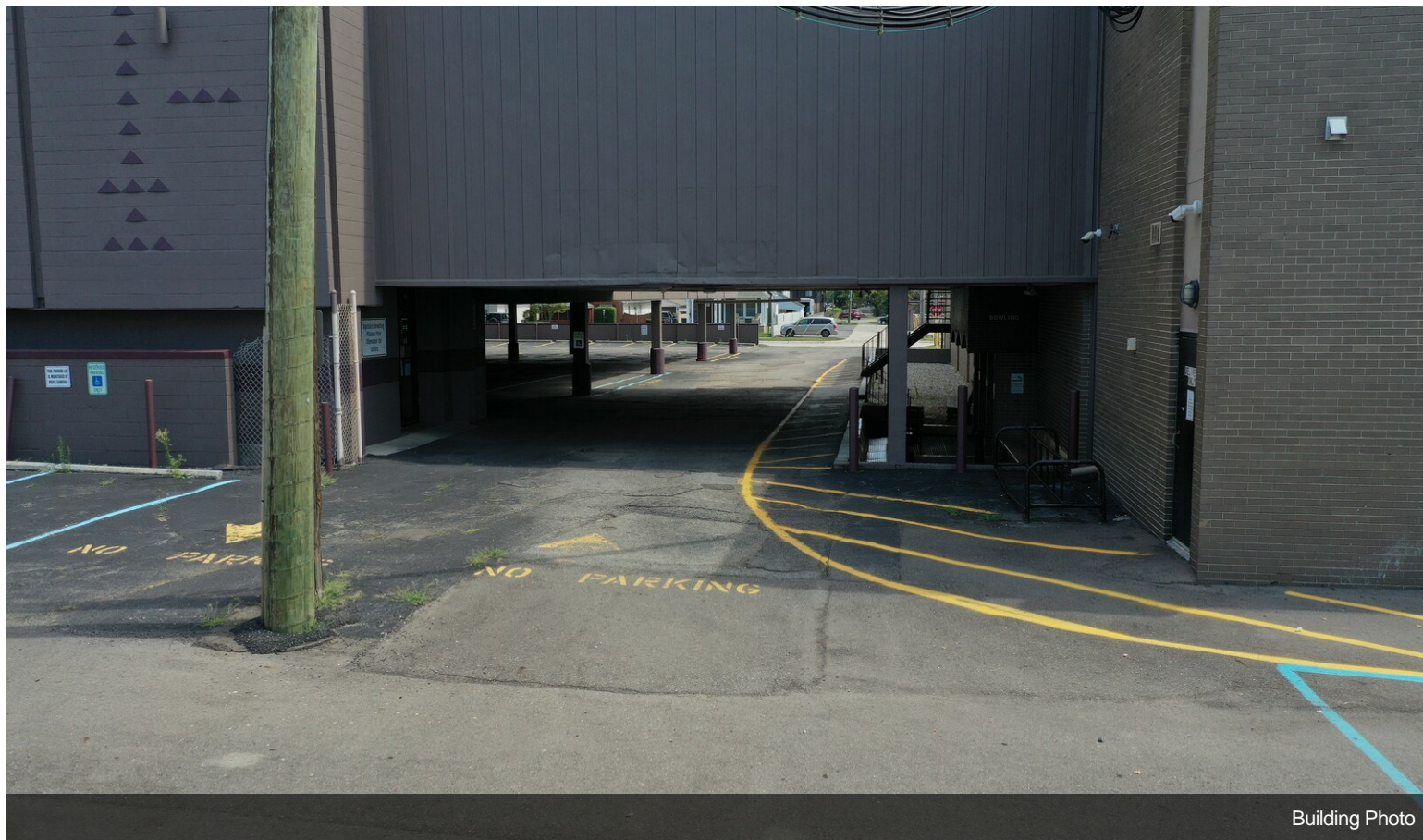
Building Photo



# Property Photos



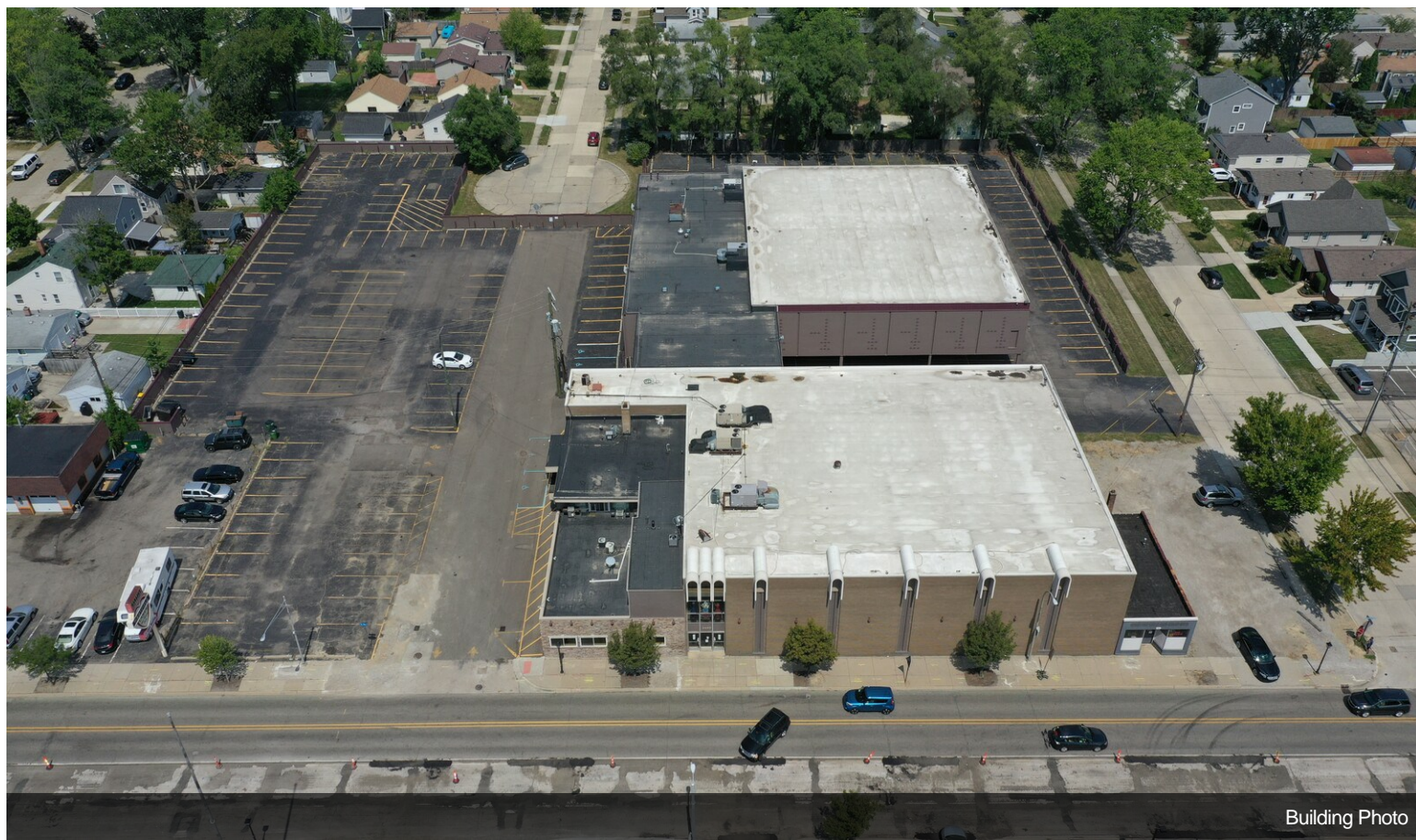
Building Photo



Building Photo



# Property Photos



Building Photo



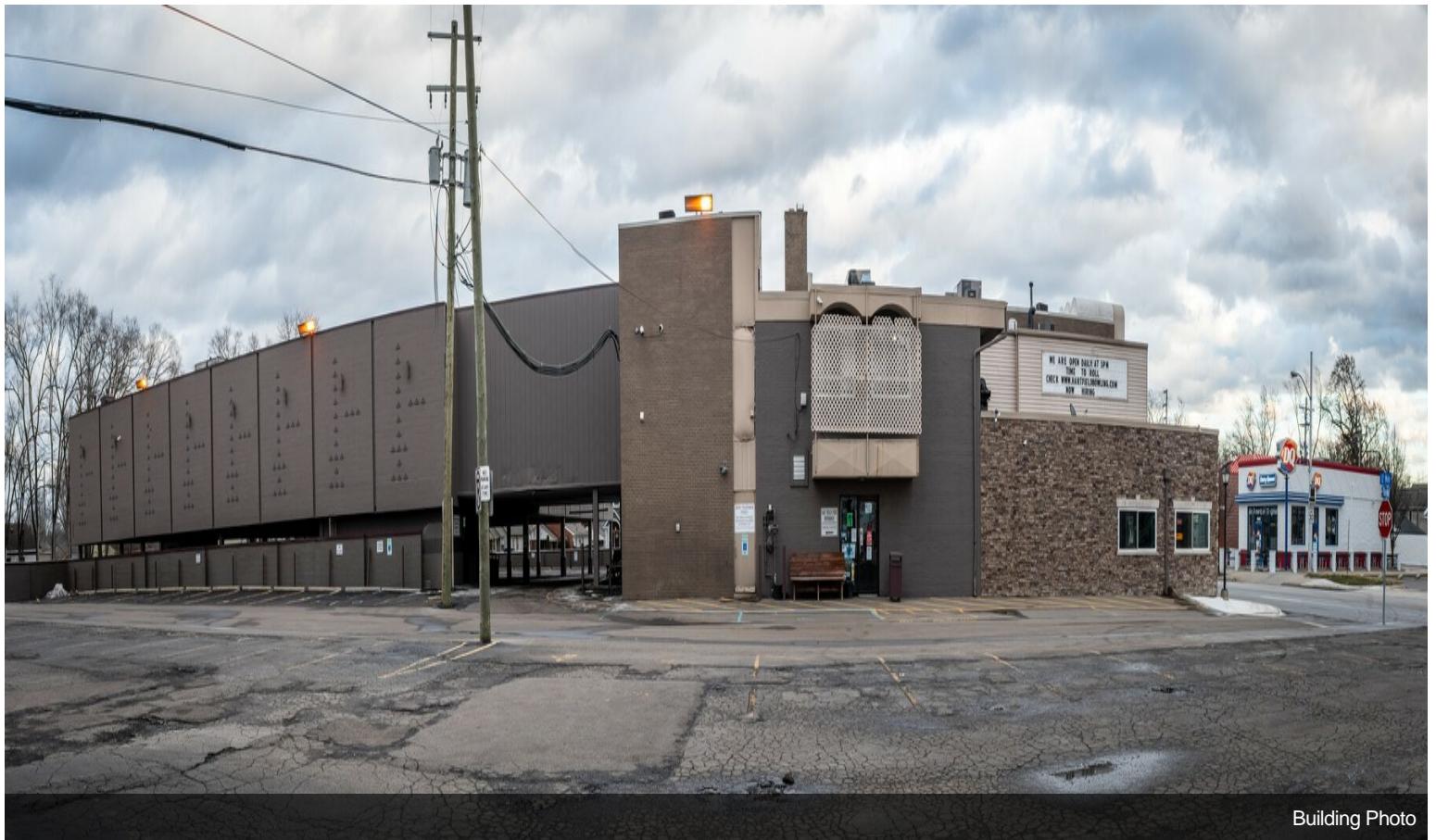
Building Photo



# Property Photos



Building Photo



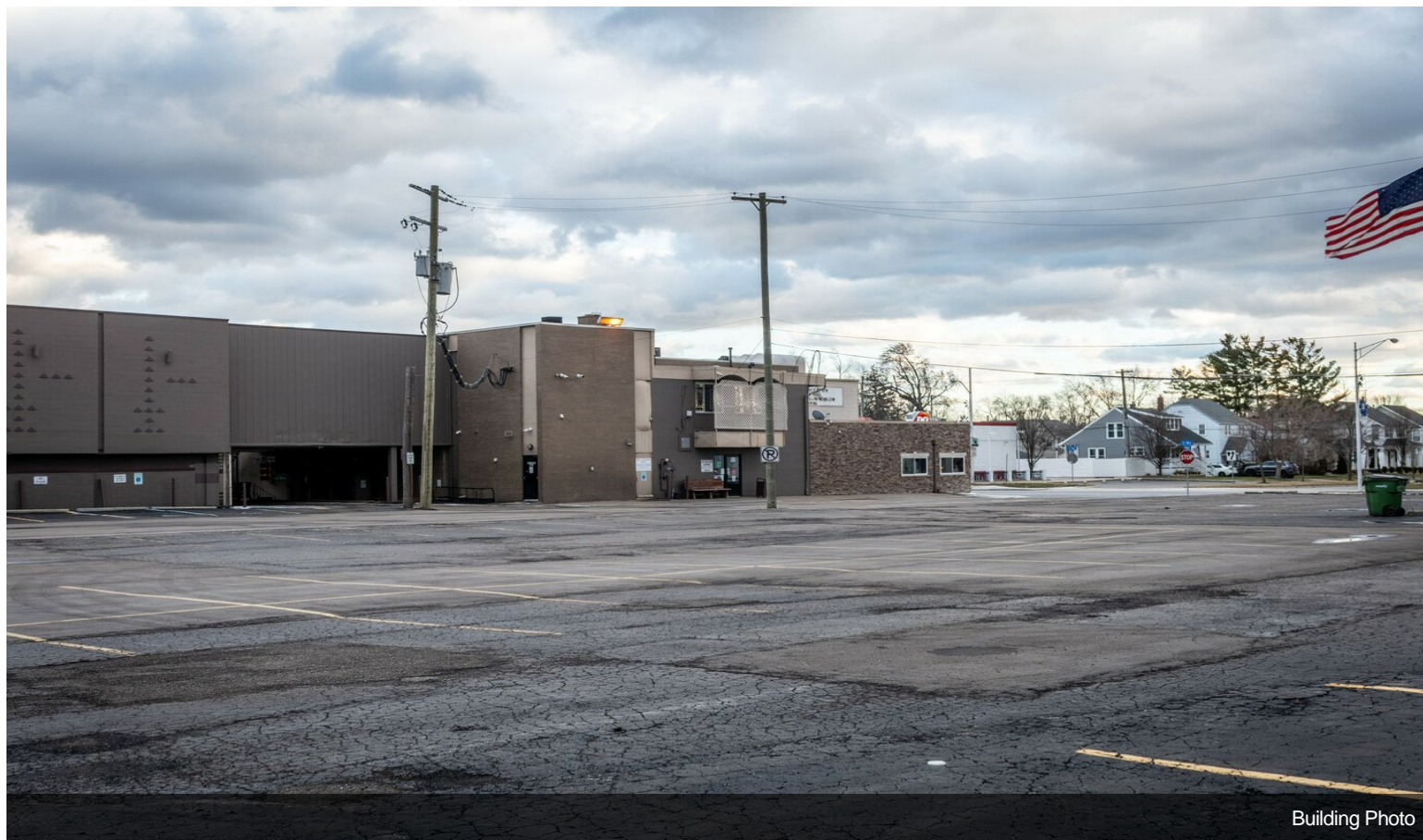
Building Photo



# Property Photos



Building Photo



Building Photo



# Property Photos



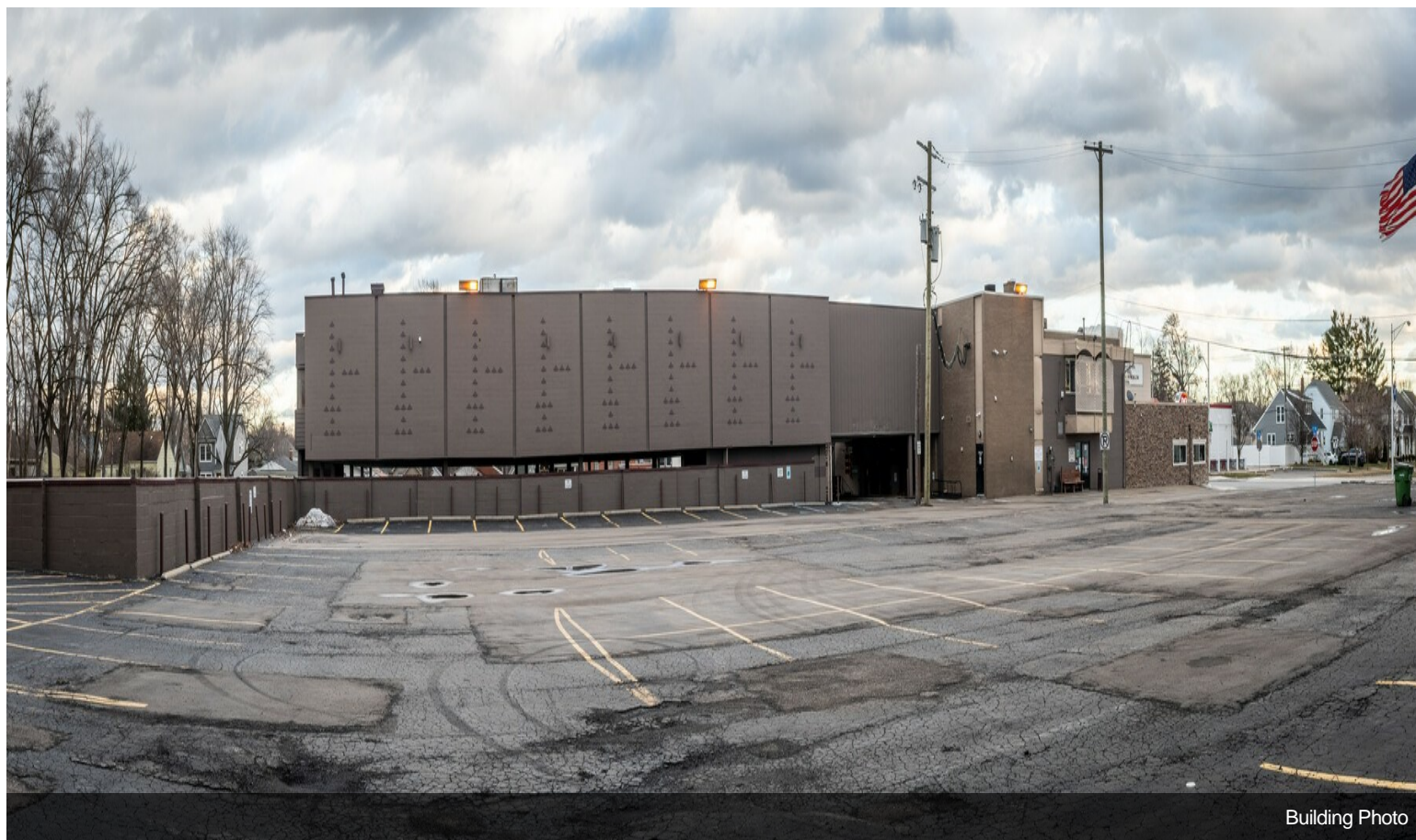
Building Photo



Building Photo



# Property Photos



Building Photo



Building Photo



# Property Photos



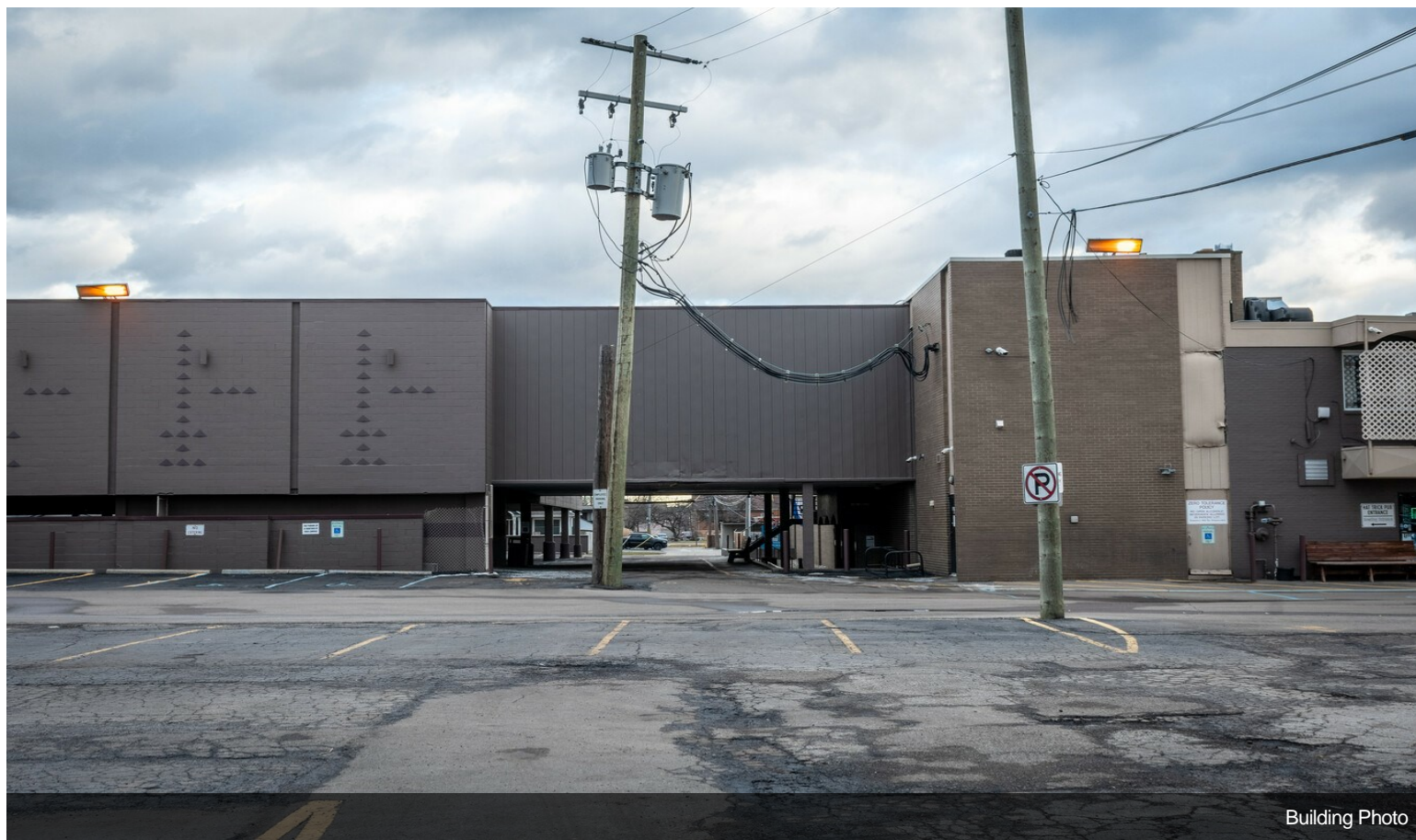
Building Photo



Building Photo



# Property Photos



Building Photo



Building Photo



# Property Photos



Building Photo



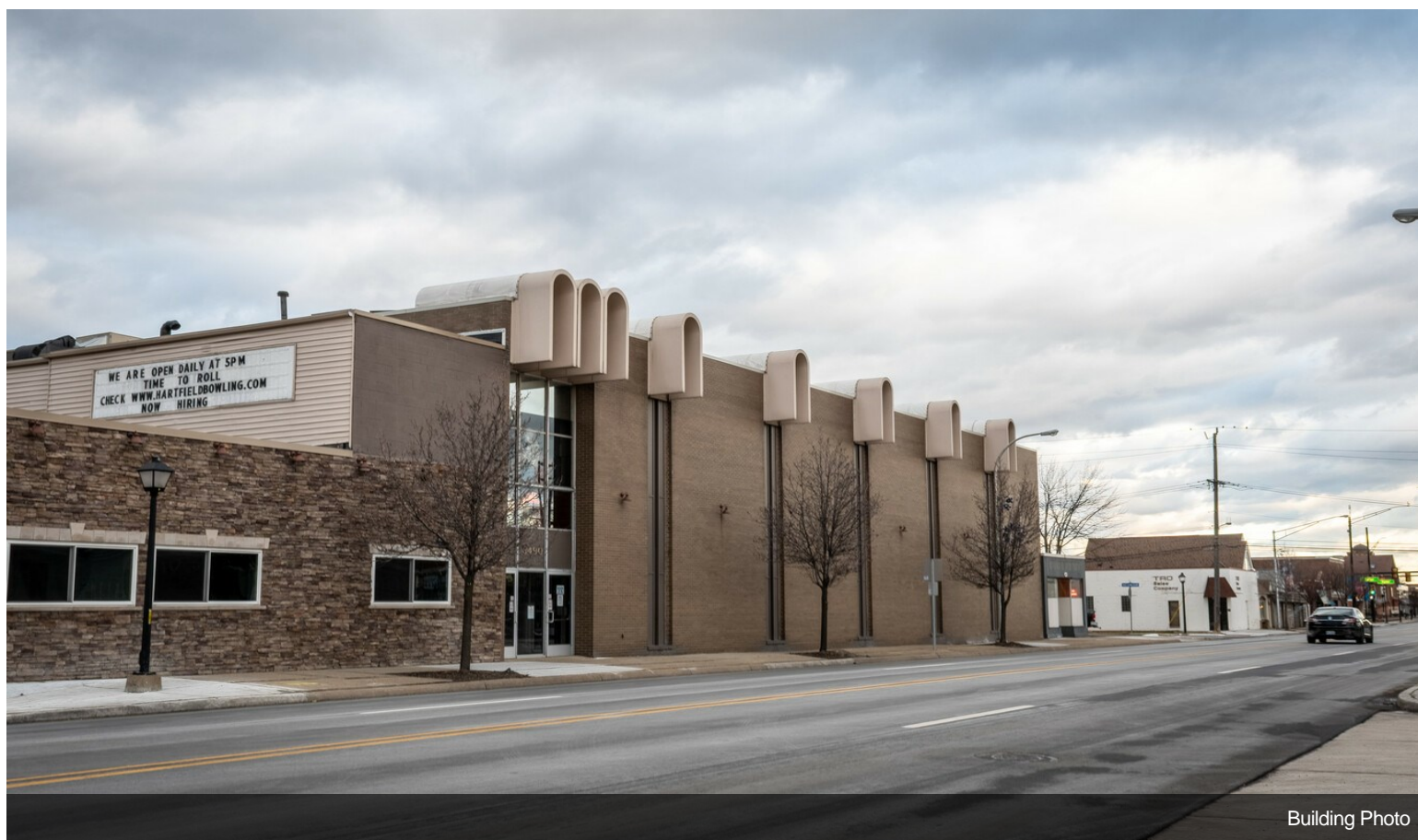
Building Photo



# Property Photos



Building Photo



Building Photo



# Property Photos



Building Photo



Building Photo



# Property Photos



Building Photo



Interior Photo



# Property Photos



Interior Photo



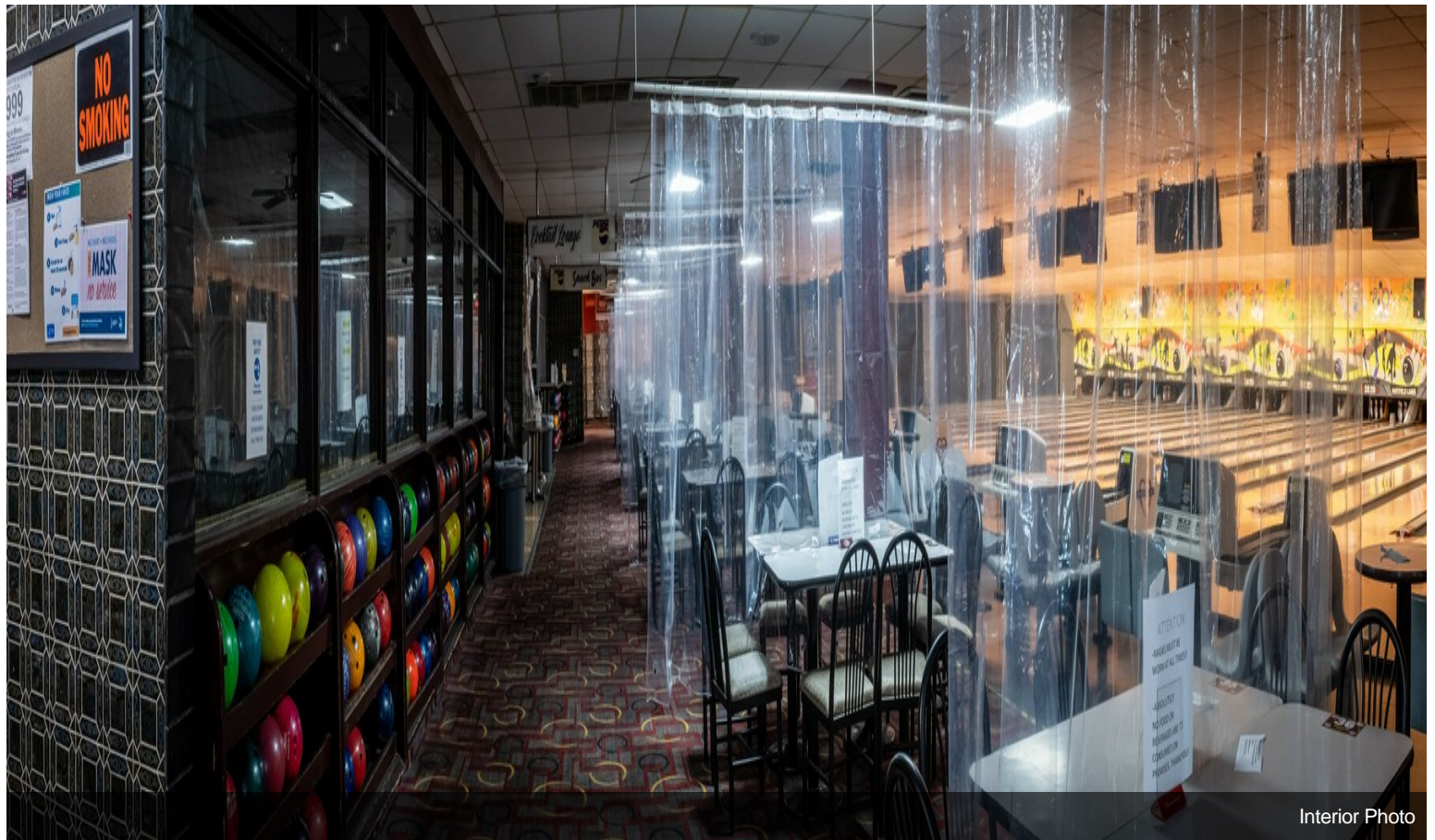
Interior Photo



# Property Photos



Interior Photo



Interior Photo



# Property Photos



Interior Photo



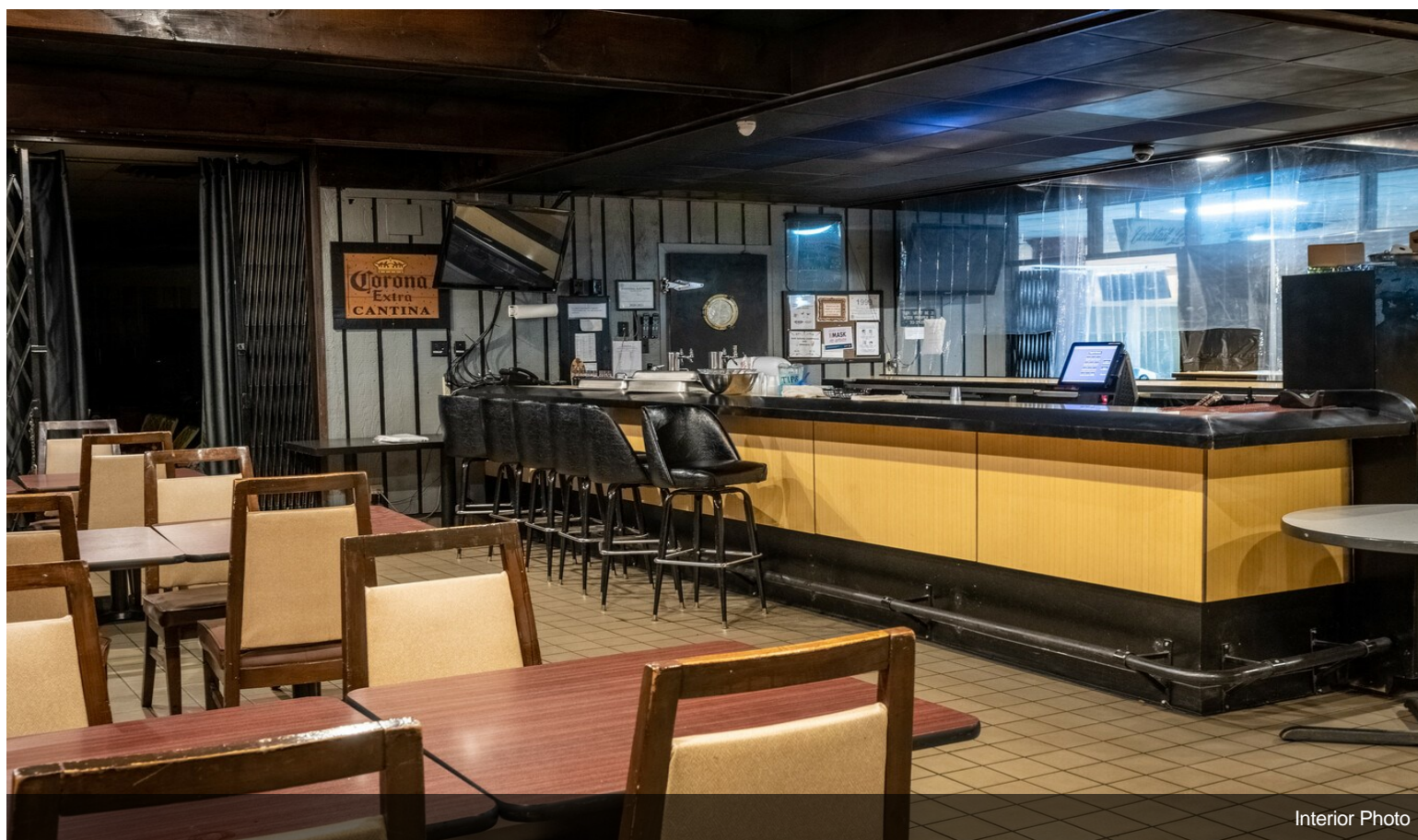
Interior Photo



# Property Photos



Interior Photo



Interior Photo



# Property Photos



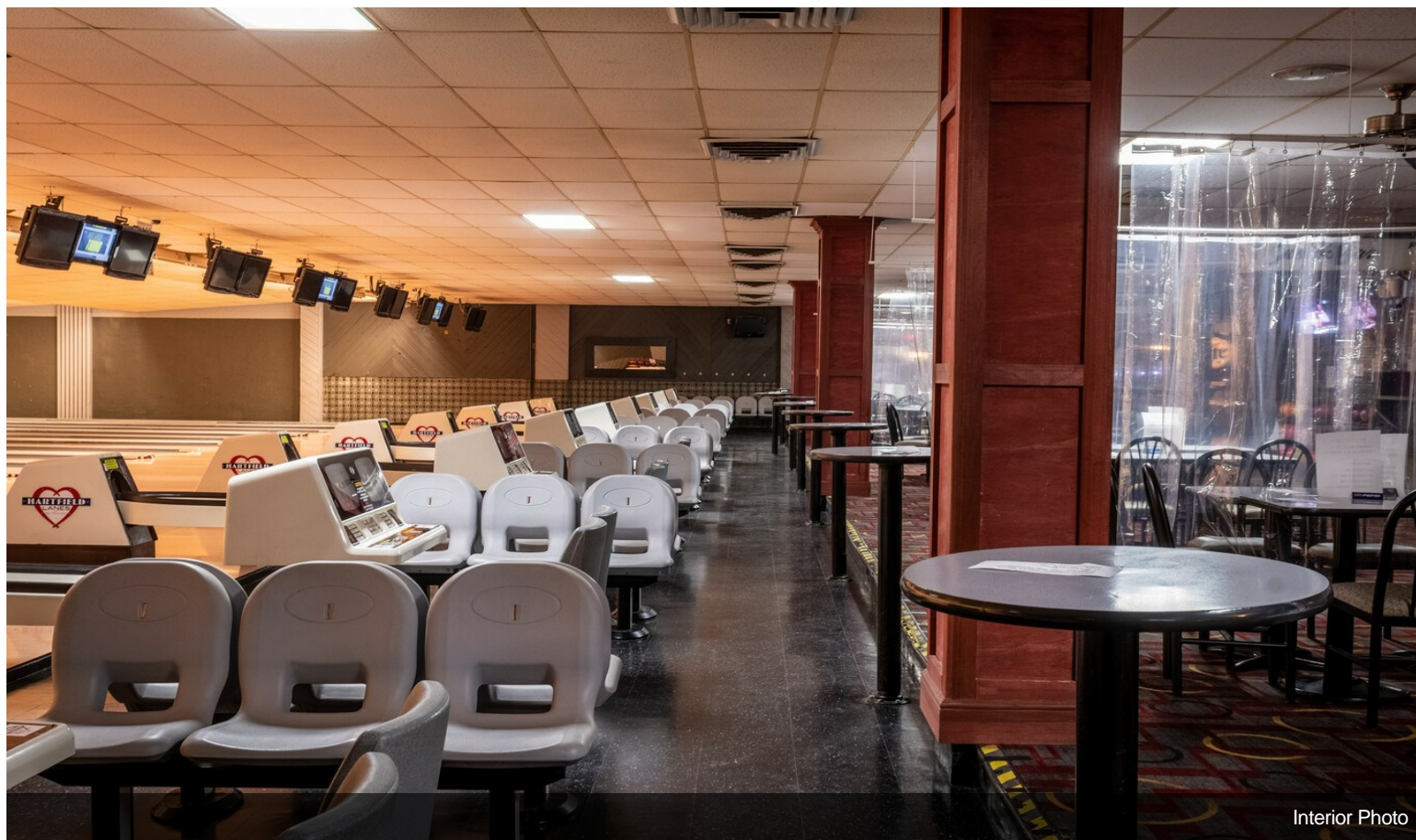
Interior Photo



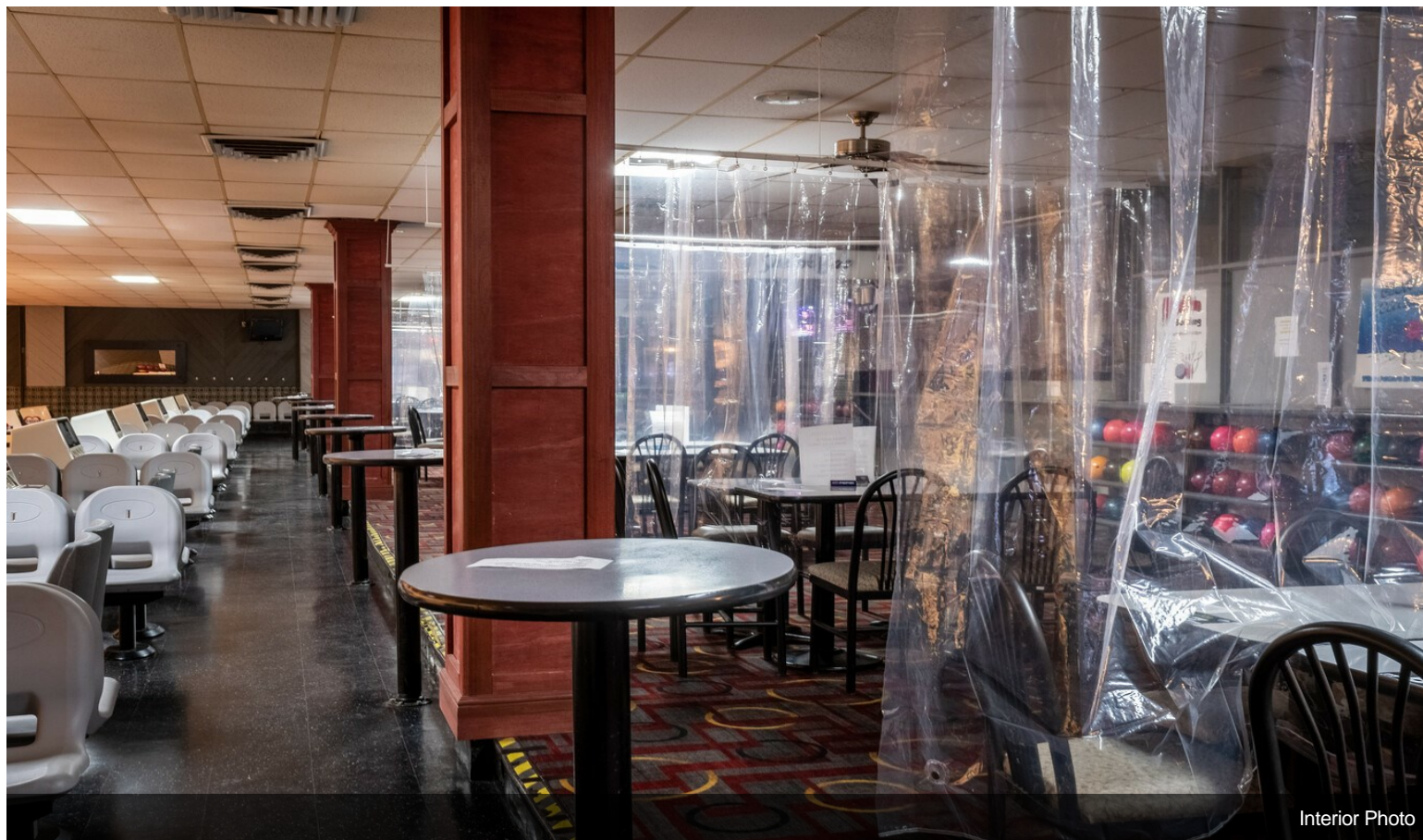
Interior Photo



# Property Photos



Interior Photo



Interior Photo



# Property Photos



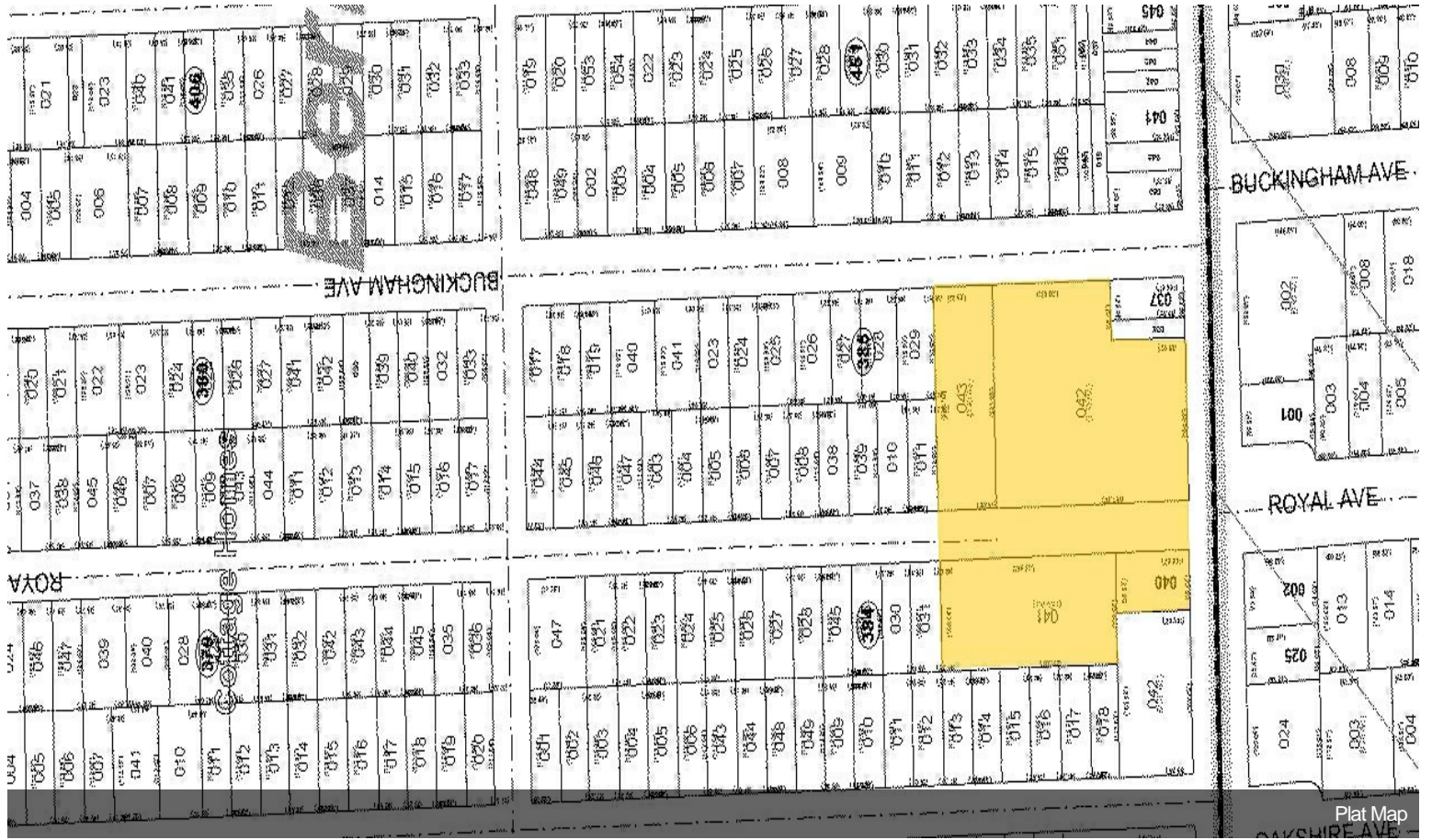
Interior Photo



Interior Photo



# Property Photos



Plat Map