

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

3406 12 MILE RD

3406 Twelve Mile Rd, Berkley, MI 48072



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 3406 Twelve Mile Rd | Berkley, MI 48072



PROPERTY OVERVIEW

Positioned in the lively downtown district of Berkley, this flexible small office/workspace is adjacent to Hartfield Lanes, ensuring great visibility. The property features a fenced lot, private parking, a rear entrance, and an overhead door, making it a perfect match for a local contractor or a business looking to convert the space into retail. With its prime location and adaptable layout, this space can cater to a variety of business needs.

OFFERING SUMMARY

Sale Price: \$400,000
Building Size: 1,900 SF
Price / SF: \$210.53
Year Built: 1951
Zoning: Twelve Mile District

PROPERTY HIGHLIGHTS

- 1,900 SF office/retail space
- Located in the heart of Downtown Berkley
- Includes private parking
- Fenced lot
- 9' x 7' overhead door

BUILDING/PROPERTY INFORMATION: 3406 Twelve Mile Rd | Berkley, MI 48072

BUILDING INFORMATION

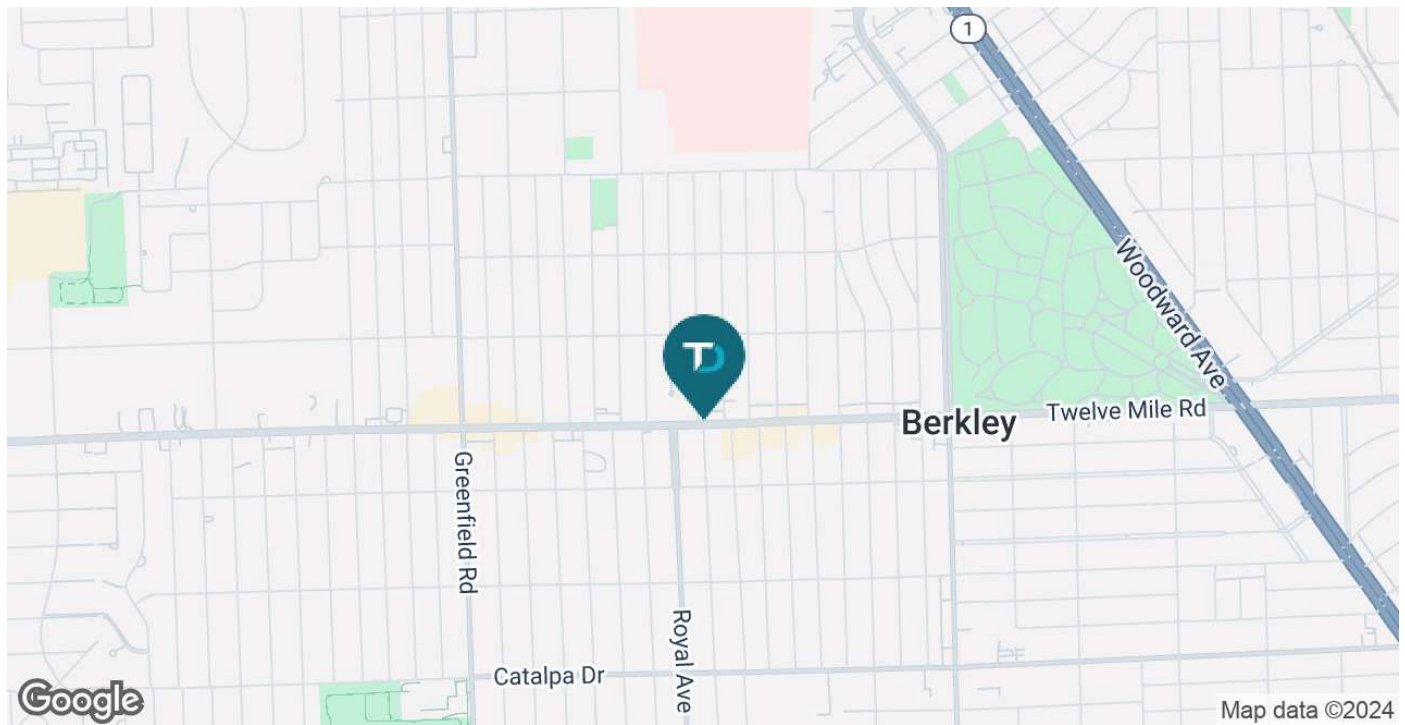
Price/SF:	\$210.53
Building Size:	1,900 SF
Year Built:	1951
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	6

PROPERTY INFORMATION

Lot Size:	0.09 AC
Property Type:	Office
Property Subtype:	Office Building
2024 Summer Tax:	\$3,915.55
2023 Winter Tax:	\$114.45
Zoning	Twelve Mile District
Traffic Count:	13,914 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	25-07-451-050

LOCATION INFORMATION

Located on 12 Mile Rd in Downtown Berkley between Coolidge Hwy and Greenfield Rd.



ADDITIONAL PHOTOS: 3406 Twelve Mile Rd | Berkley, MI 48072

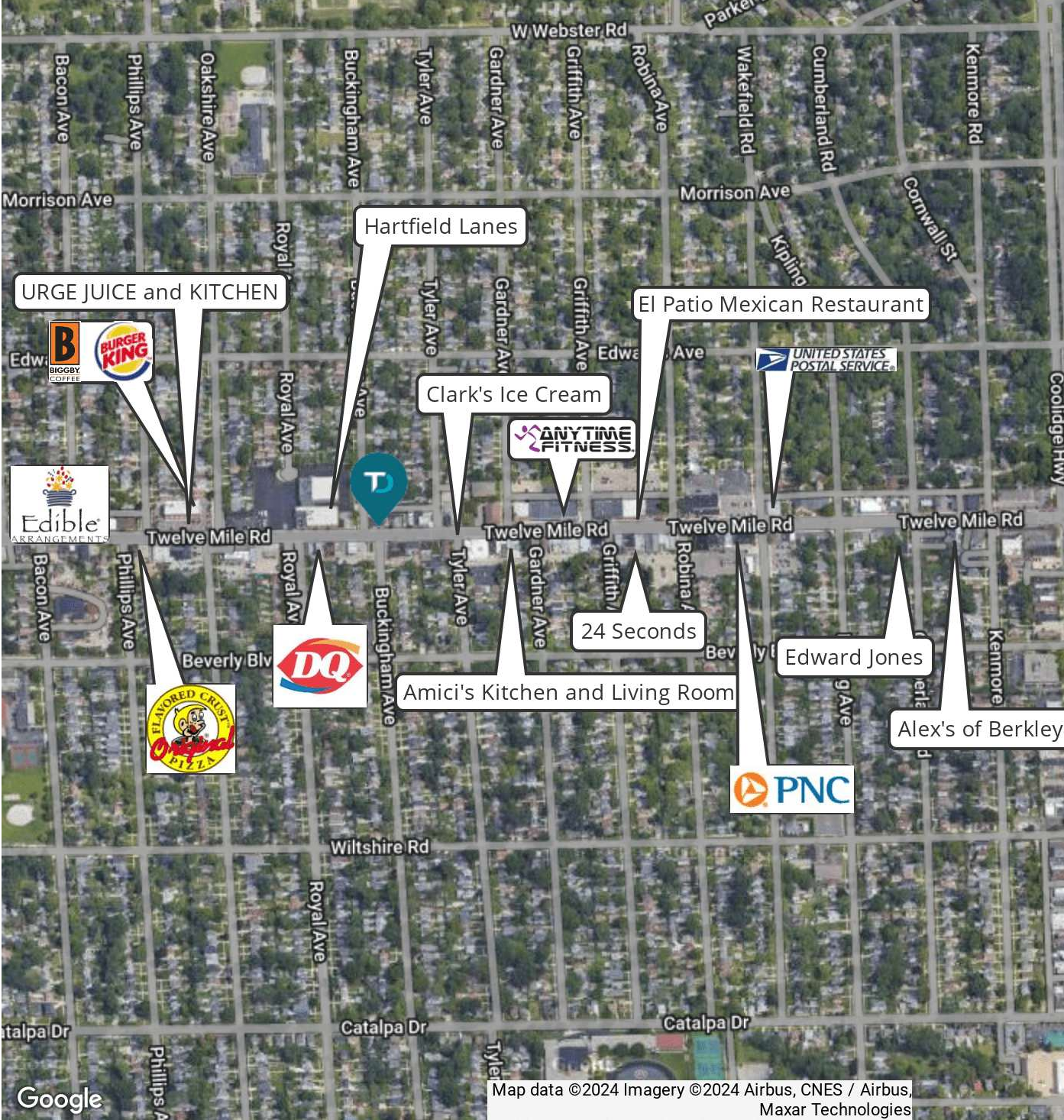


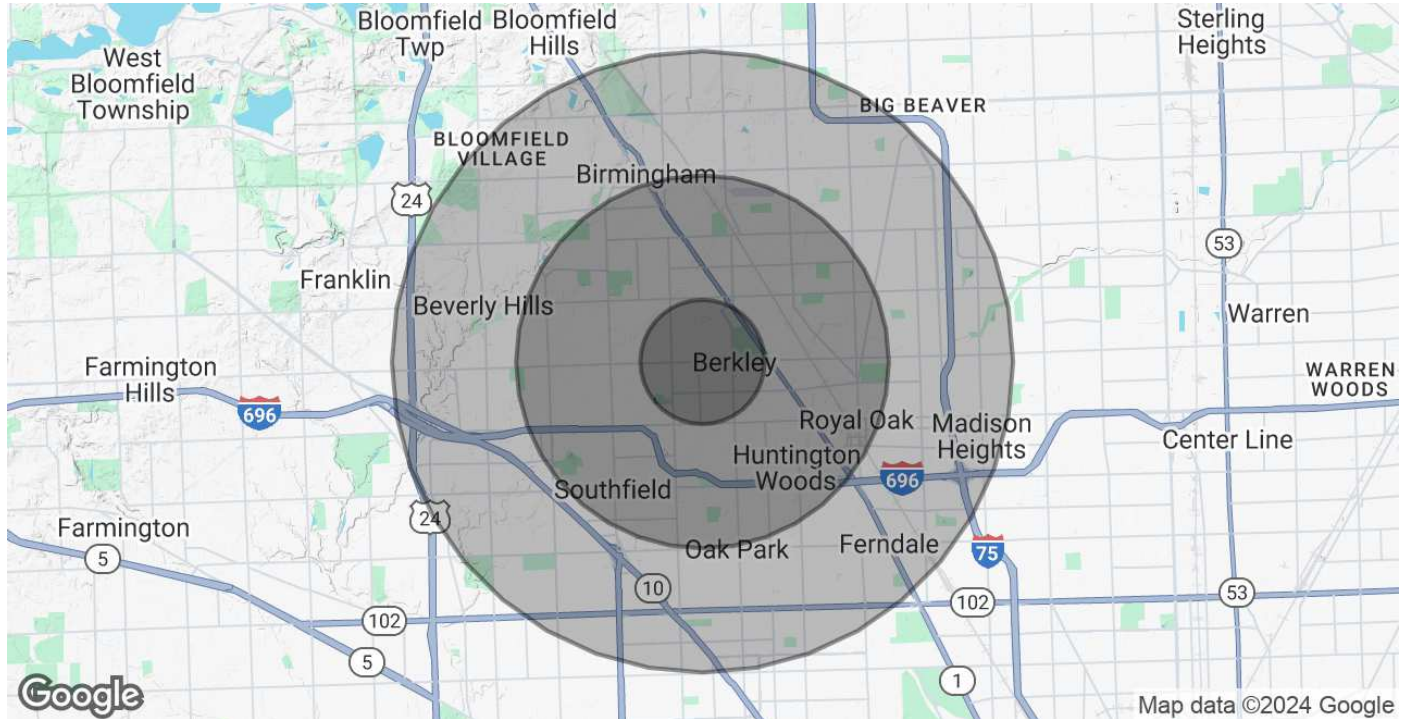


AERIAL MAP: 3406 Twelve Mile Rd | Berkley, MI 48072



RETAILER MAP: 3406 Twelve Mile Rd | Berkley, MI 48072



DEMOGRAPHICS MAP & REPORT: 3406 Twelve Mile Rd | Berkley, MI 48072


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,842	130,064	306,024
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	7,069	59,086	138,306
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$111,890	\$123,634	\$118,874
Average House Value	\$309,012	\$357,133	\$343,482

Demographics data derived from AlphaMap