



FOR SALE

**26311 Woodward Ave.
Huntington Woods, MI 48070**



Listing Summary:

- Space Size: 3,346 SF
- Sale Price: \$799,000 (\$239/PSF)
- Zoning: Transitional District (2a)
- Occupancy: Vacant
- Freestanding, Single-Story Office Building
- Flexible Layout with Exposed Ceilings
- Proximity to I-696, I-75, & Woodward Ave



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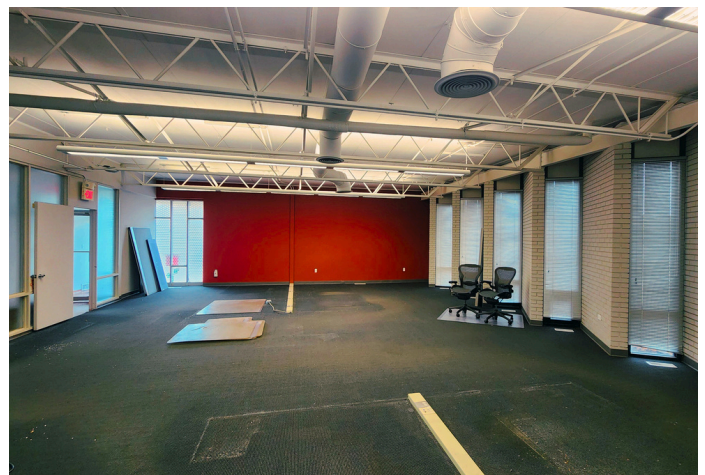


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Property Description:

Located in the prestigious Huntington Woods area - at the corner of Woodward Ave. and Concord Rd. - this freestanding, single-story office building sits on a .22-acre lot. Faced along Woodward Ave. in the highly visible and desirable Woodward Ave. corridor, the property benefits from immediate access to I-696 and I-275 and proximity to both Detroit and Royal Oak's bustling commercial scene.

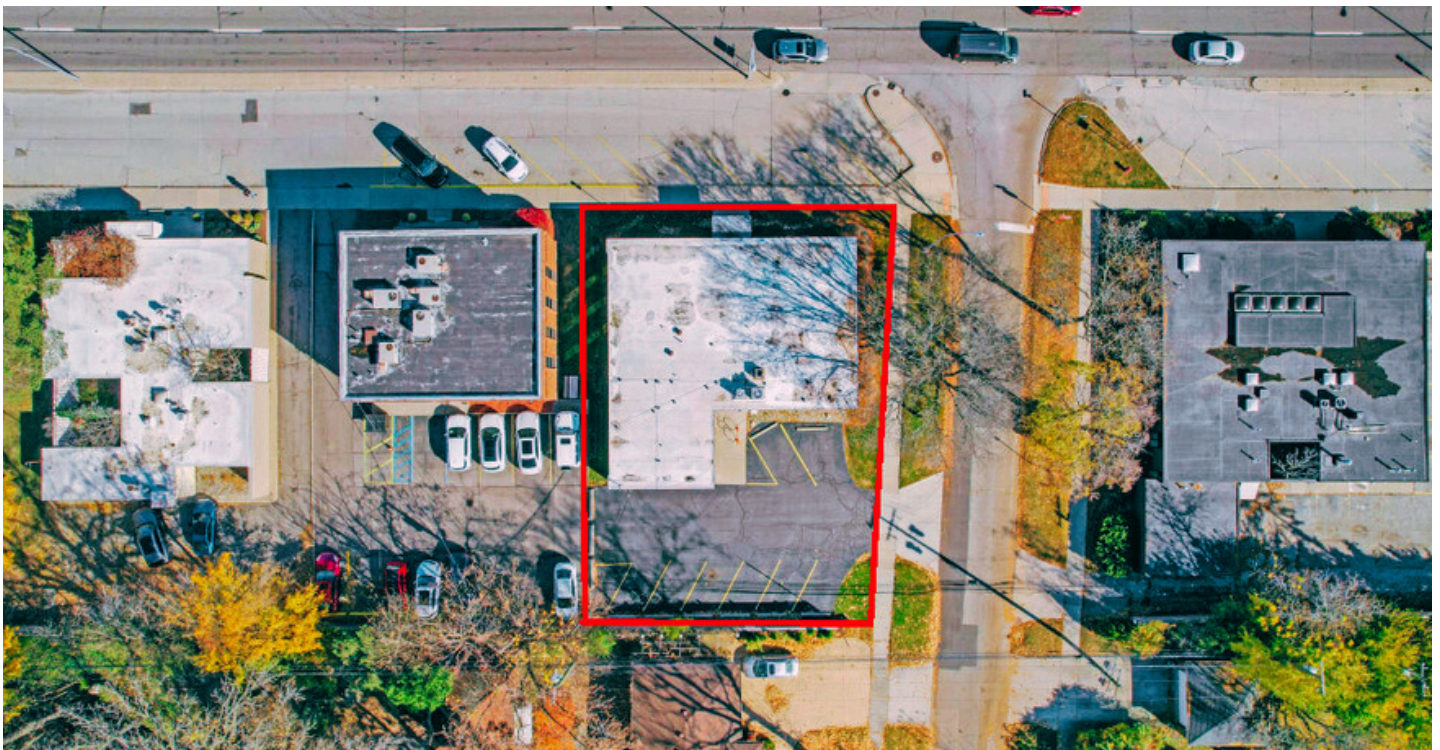
Positioned in the Transitional District, the property's zoning allows for a wide range of office and healthcare uses, offering exceptional flexibility for businesses. The building is currently used as an accounting office, and its layout is highly adaptable, featuring high, exposed ceilings, 3 private offices, 2 open office areas, 2 restrooms, and a kitchen, making it suitable for a variety of configurations.



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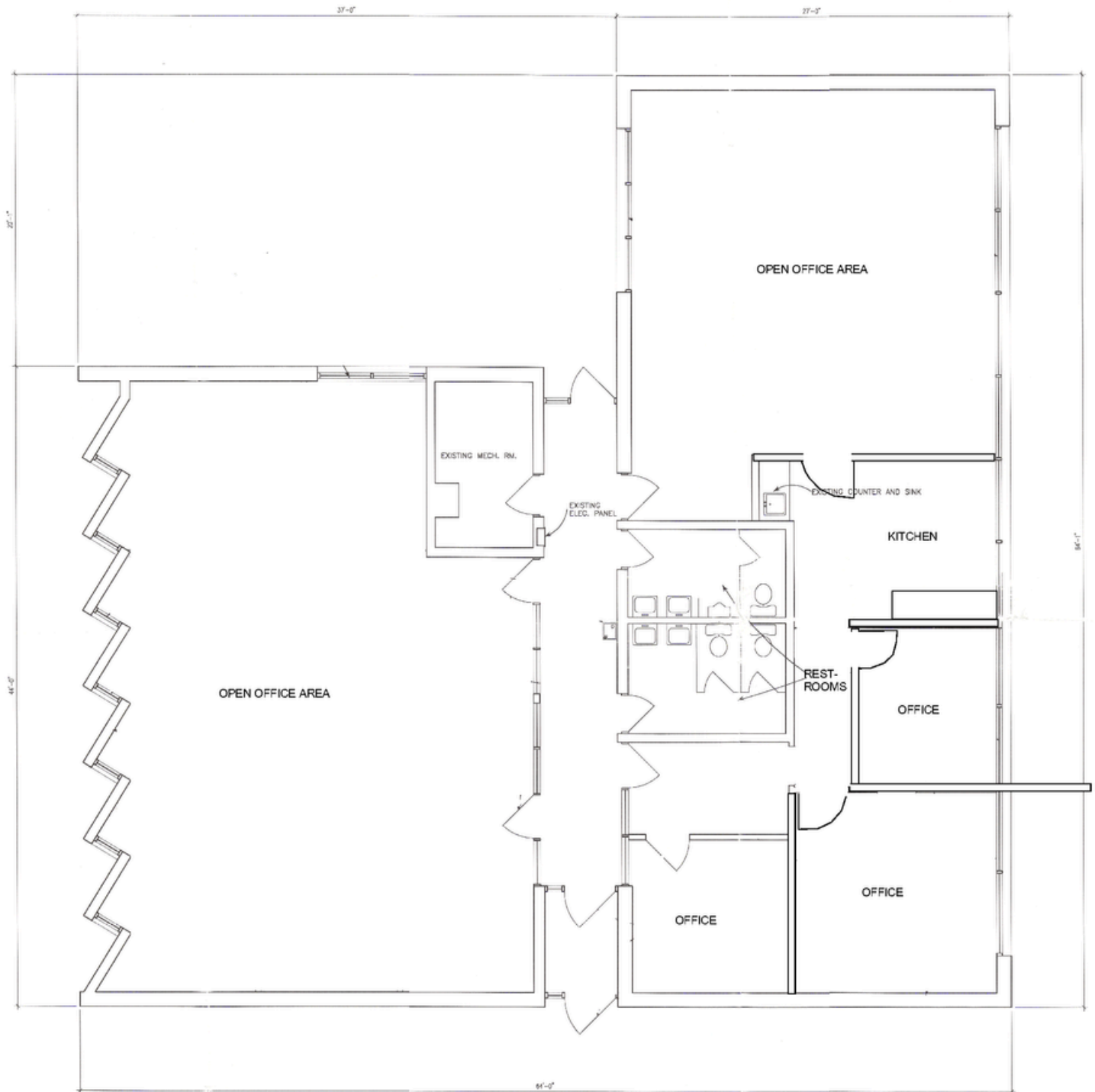
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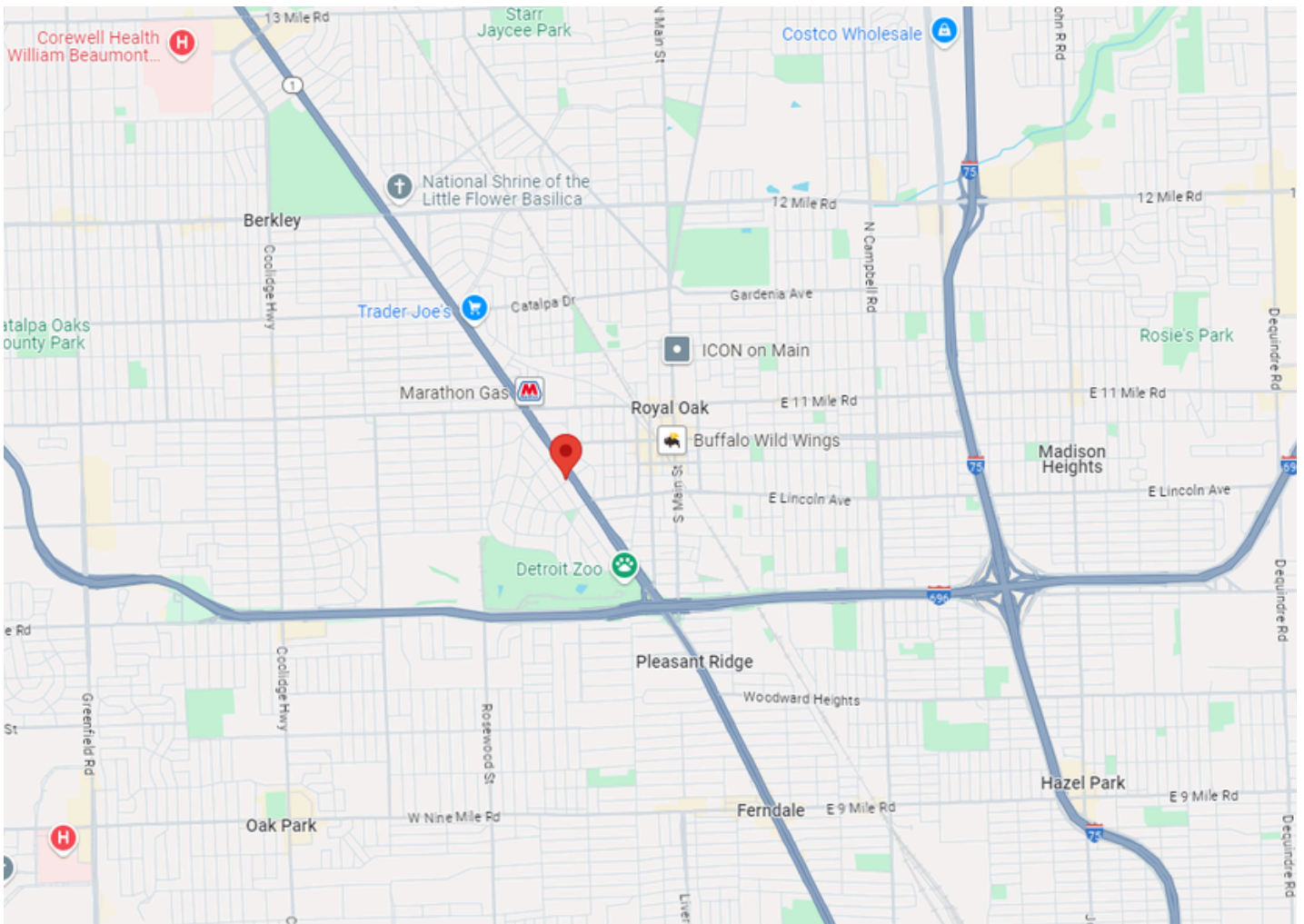
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Location Highlights:

- Positioned along Woodward Ave. - Detroit's main thoroughfare - with significant daily traffic count, ensuring exceptional visibility and exposure
- Centrally located with direct route to Downtown Detroit, offering easy access to both the east and west sides of Detroit
- Immediate access to major highways, including I-696 and I-75
- Just minutes from Corewell Health Beaumont Hospital
- Approximately 30 minutes from Detroit Metro Airport (DTW)
- Located in one of Detroit's the most desirable commercial hubs, surrounded by abundant shopping, dining, and entertainment options



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