



FREESTANDING TURNKEY BAKERY
25600 Harper Ave
Saint Clair Shores, MI 48081

PILOT
PROPERTY GROUP

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All properties are subject to change, or withdraw without notice.



PROPERTY SUMMARY

25600 HARPER AVE, SAINT CLAIR SHORES, MI 48081

- Turnkey former bakery in immaculate condition located along the highly visible Harper Avenue corridor in St. Clair Shores. This well-maintained property offers excellent street frontage and is ideal for a bakery, café, restaurant, or specialty retail user seeking a move-in-ready space in a strong neighborhood commercial district.
- Building Improvements from 2023 include - new roof/mansard, electrical panels, hot water tank, HVAC 5-ton unit and mini split in kitchen, and double doors for large deliveries.
- Soft corner of Harper Ave and Statler.
- Large billboard sign.
- Bakery Equipment can be purchased for an additional \$100,000.00.
- Do not approach owner/employees - contact broker with all inquiries.

Property Type:Retail/Kitchen
Cross Streets:East side of Harper, North of 10 Mile Road
Total Square Footage:4,026
Building Name:Detroit Cookie Company
Parcel Size:0.389 Acres
Frontage:180'
Year Built:1964
Zoning:B-3
Parking Spaces:10 striped, plus rear lot
Property Taxes:2025: \$10,616.45
Sale Price: \$550,000.00 (\$136.61/SF)

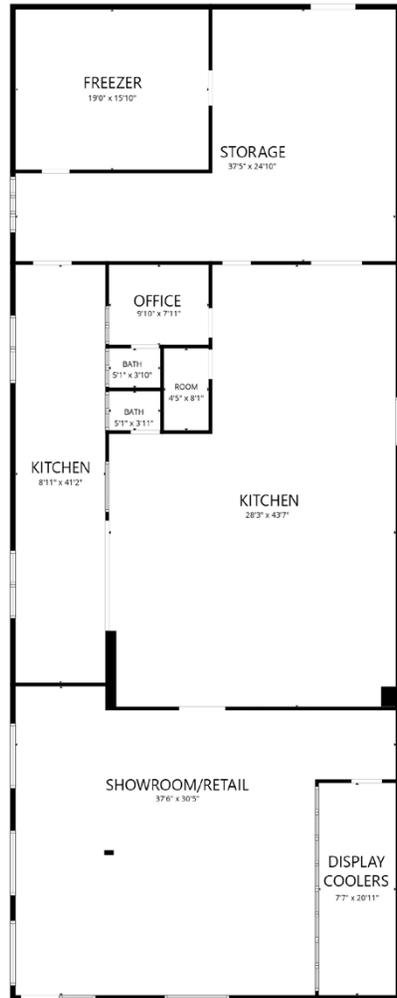


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FLOOR PLAN & EQUIPMENT



FRONT OF HOUSE EQUIPMENT:

Display Granite Countertop W/ Glass Display

10x25 Walk-In Cooler

5 Ft Refrigerated Display Case

Ice Machine

Display Cooler/Fridge

(2) Ice Cream Display Cabinets W/ Grease Trap

BAKERY/PRODUCTION EQUIPMENT

(2) True Roll-In Freezers

(2) Double Hobart Rack Ovens (Gas) + Rooftop Vents

Coffee Prep Setup (Grinder + 2 Brewers)

(2) Blodgett Ovens (Direct Vent)

(8) Stainless & Wood Prep Tables

80 Qt. Hobart Mixer

20 Qt. Hobart Mixer

(2) Camera TVs

Audio & Camera System

BACK OF HOUSE EQUIPMENT:

20x20 Walk-In Freezer

Washer & Dryer

INCLUDED FIXTURES AND BUILDOUT IMPROVEMENTS

Full Hvac System (5-Ton Unit/Front Of House)

Mini Split System

Two Heating Units

400 Amp Electrical Upgrade

100 Gallon Commercial Hot Water System

New Plumbing Throughout

New 3-Compartment Sink And Hand Sinks

New Roof

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AREA & DEMOGRAPHICS



St. Clair Shores offers a desirable, safe, and family-friendly lifestyle, popular for its high concentration of marinas on Lake St. Clair, often called the “Nautical Mile”. Residents enjoy a “small-town” feel with affordable suburban living, excellent parks, a strong sense of community, and easy access to Metro Detroit. The city offers a tightly-knit community with events like the annual Memorial Day Parade and numerous festivals, notes a recent YouTube video regarding St. Clair Shores. Located about 20 minutes from Detroit, it provides a quiet, affordable place to live while staying close to city amenities.

Boating, fishing, and water-based recreation are central to life here, with numerous marinas, waterfront parks, and restaurants along Lake St. Clair. With 15+ major parks, walking trails, and a golf course, it offers robust outdoor opportunities.

St. Clair Shores is considered very safe, with crime rates reported as 54.7% lower than the national average, and features above-average public schools, supported by three primary school districts: Lakeview, Lake Shore, and South Lake.



DEMOGRAPHICS & TRAFFIC			
	2 MILE	5 MILES	10 MILES
2024 POPULATION	52,826	251,067	783,816
2024 HOUSEHOLDS	23,437	102,743	315,898
2024 AVERAGE INCOME	\$78,412	\$76,889	\$74,323
TRAFFIC COUNTS	20,300 VPD ON HARPER AVENUE		

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