

EST. 1978



THOMAS DUKE

COMMERCIAL REAL ESTATE

## 26611 WOODWARD AVE

26611 Woodward Ave, Huntington Woods, MI 48070



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

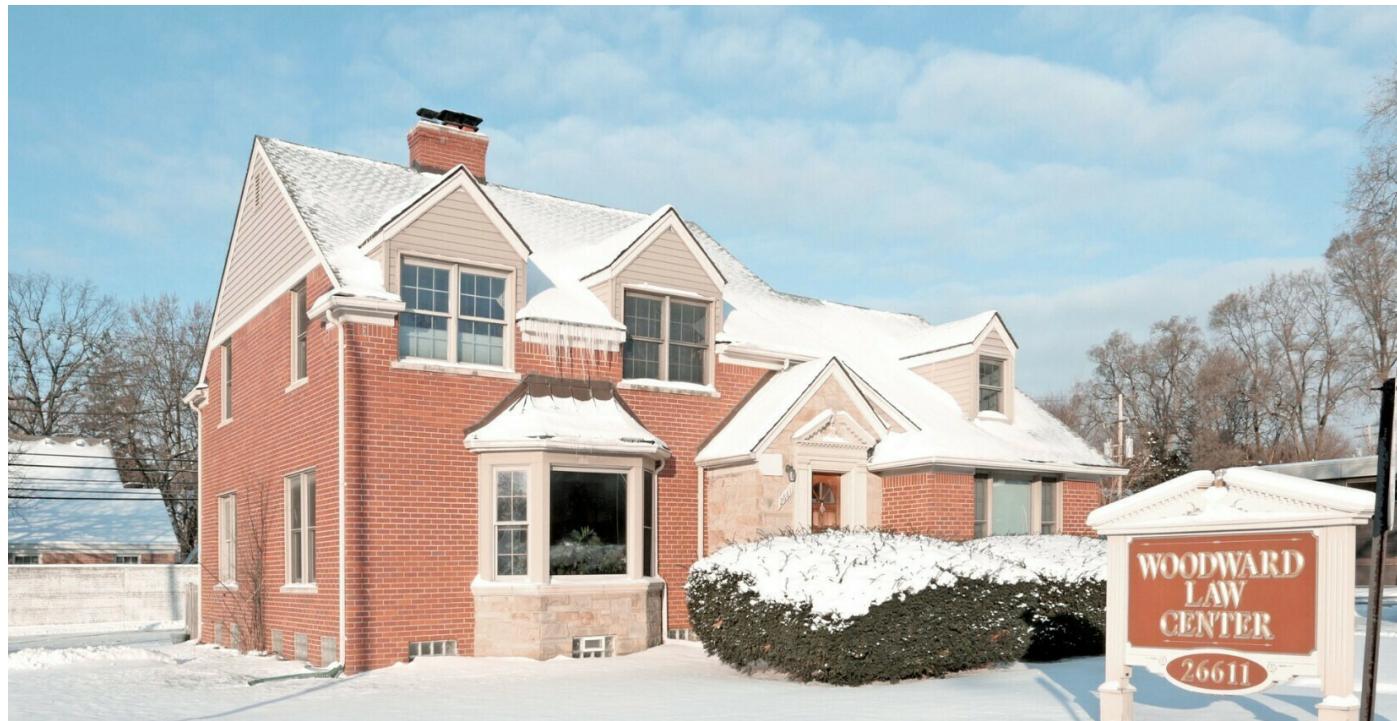
ANDREW BATTERSBY

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**OFFERING SUMMARY:** 26611 Woodward Ave | Huntington Woods, MI 48070



**PROPERTY OVERVIEW**

Office building for sale on Woodward Ave in Huntington Woods, MI.

**OFFERING SUMMARY**

Sale Price:	\$699,000
Building Size:	4,201 SF
Price / SF:	\$166.39
Year Built:	1938
Zoning:	B1

**PROPERTY HIGHLIGHTS**

- Owner/user opportunity
- Outstanding location
- Heavy traffic counts
- Ample parking
- Contact Broker for additional details



## BUILDING/PROPERTY INFORMATION: 26611 Woodward Ave | Huntington Woods, MI 48070

### BUILDING INFORMATION

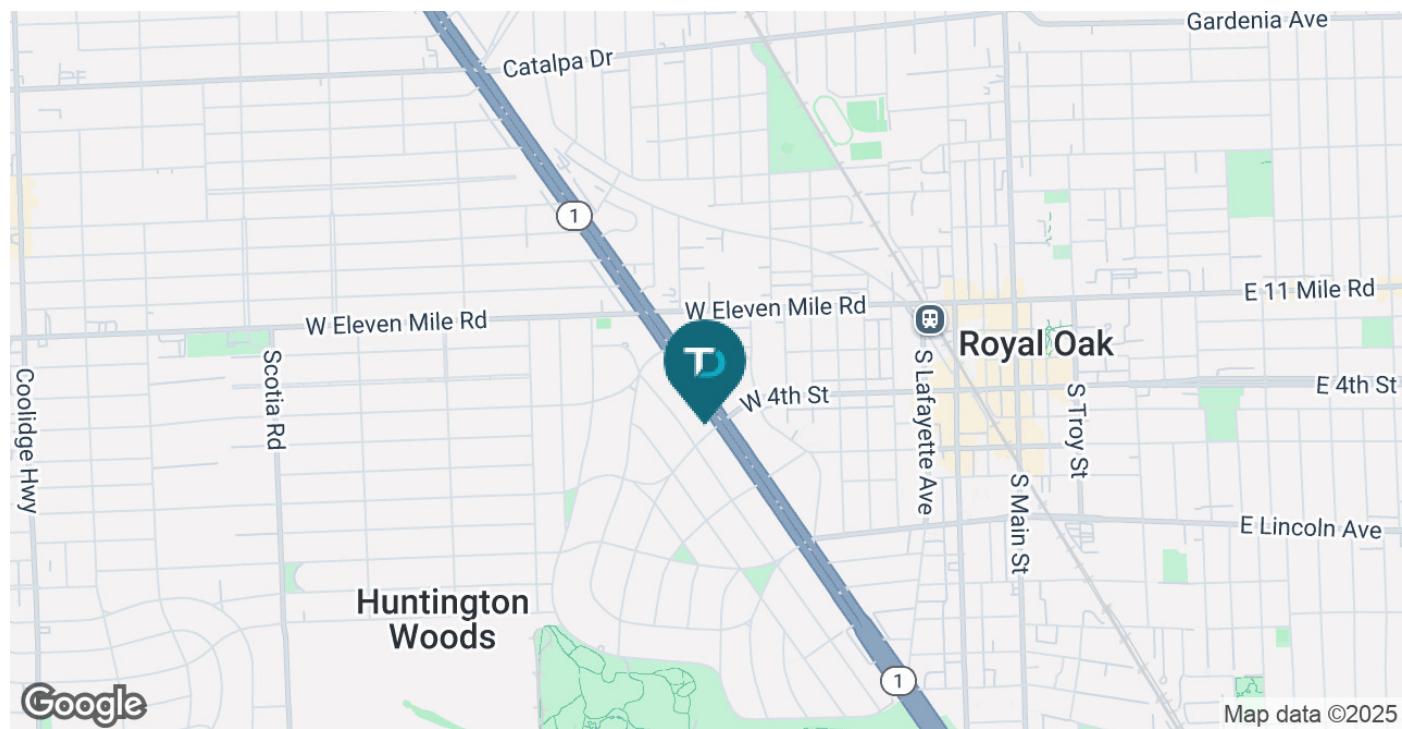
Price/SF: \$166.39  
Building Size: 4,201 SF  
Year Built: 1938  
Number of Floors: 2  
Utilities: City water and sewer  
Parking Spaces: 15

### PROPERTY INFORMATION

Lot Size: 0.36 AC  
Property Type: Office  
Property Subtype: Office Building  
2025 Summer Tax: \$10,949.09  
2024 Winter Tax: \$356.81  
Zoning: B1  
Traffic Count: 62,952 Vehicles/Day (Costar, 2022)  
Legal Description: Available upon request  
APN: 25-21-127-020

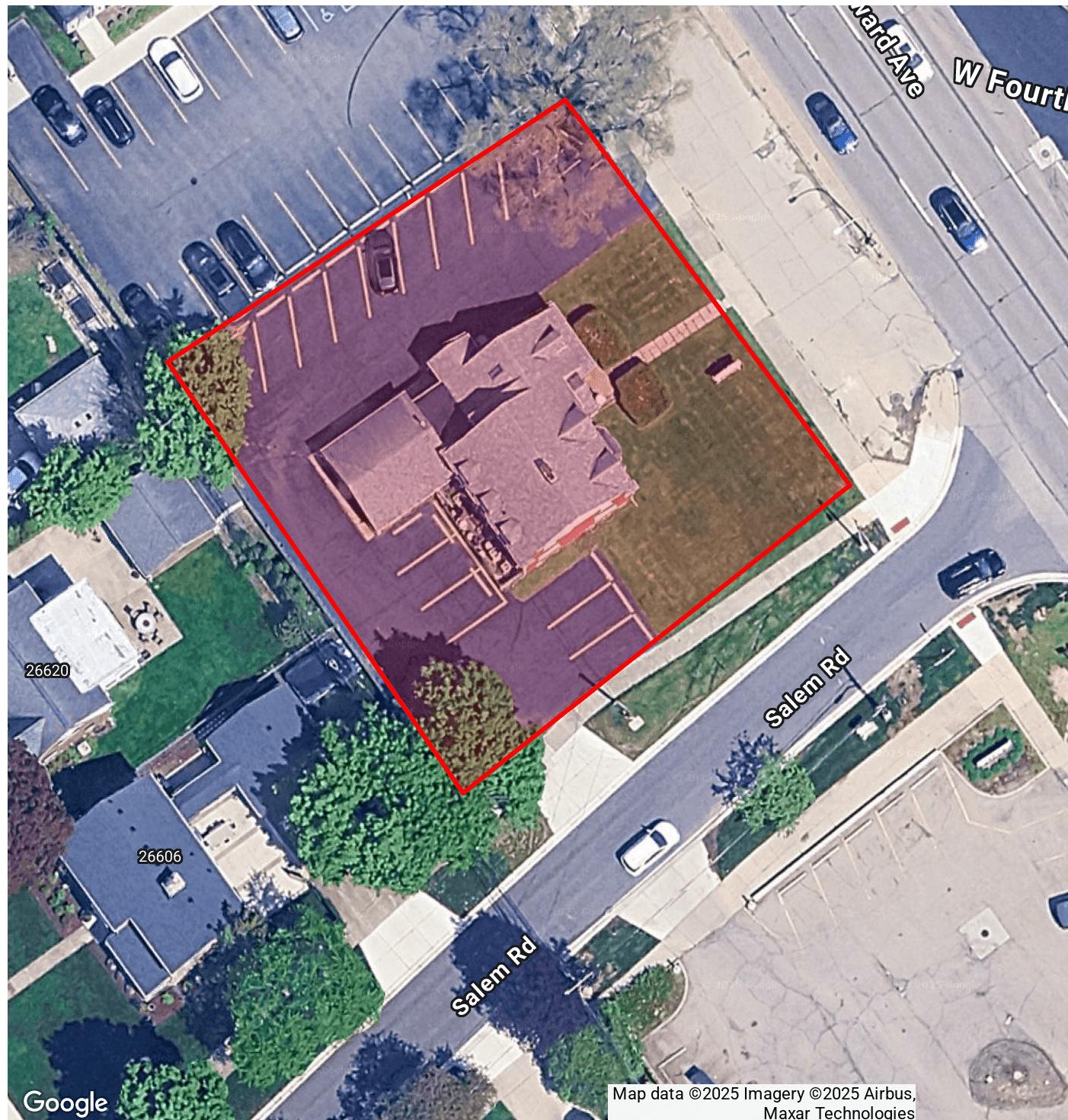
### LOCATION INFORMATION

Located on the west side of Woodward Ave at Salem Rd.



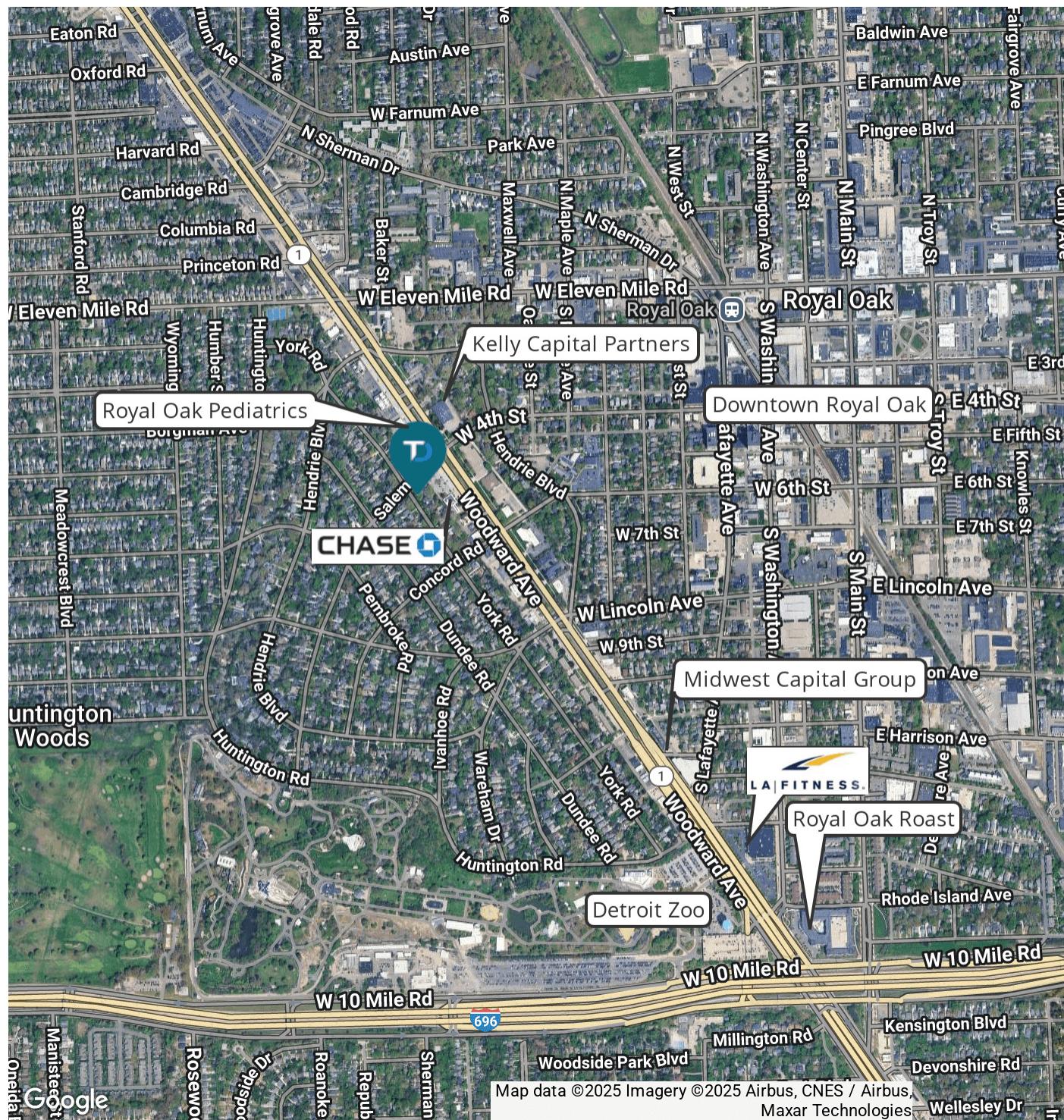


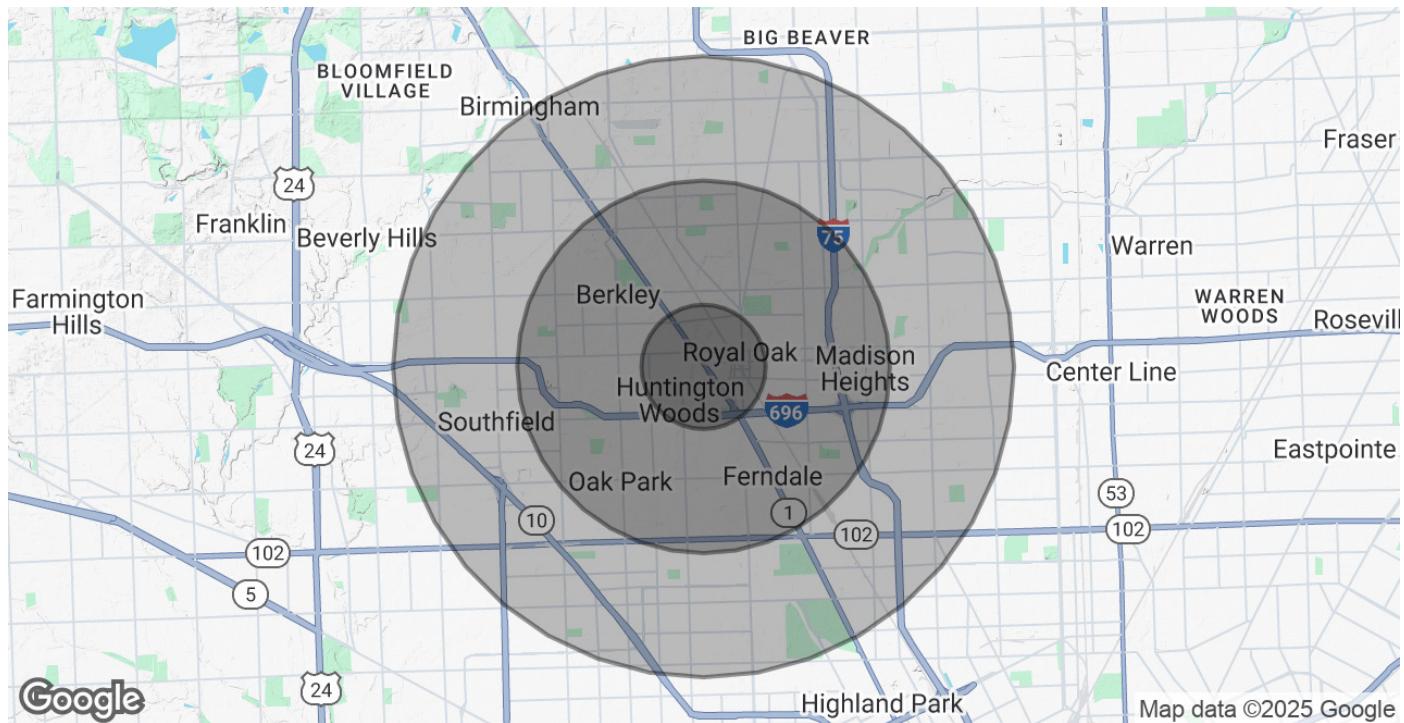
**AERIAL MAP: 26611 Woodward Ave | Huntington Woods, MI 48070**





RETAILER MAP: 26611 Woodward Ave | Huntington Woods, MI 48070



**DEMOGRAPHICS MAP & REPORT: 26611 Woodward Ave | Huntington Woods, MI 48070****POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	15,919	143,545	349,231
Average Age	41	41	41
Average Age (Male)	40	39	40
Average Age (Female)	42	42	43

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	7,879	67,339	155,869
# of Persons per HH	2	2.1	2.2
Average HH Income	\$155,257	\$111,606	\$97,367
Average House Value	\$448,674	\$301,017	\$260,290

Demographics data derived from AlphaMap