

EST. **TD** 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**

*Senior Associate*

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

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**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**

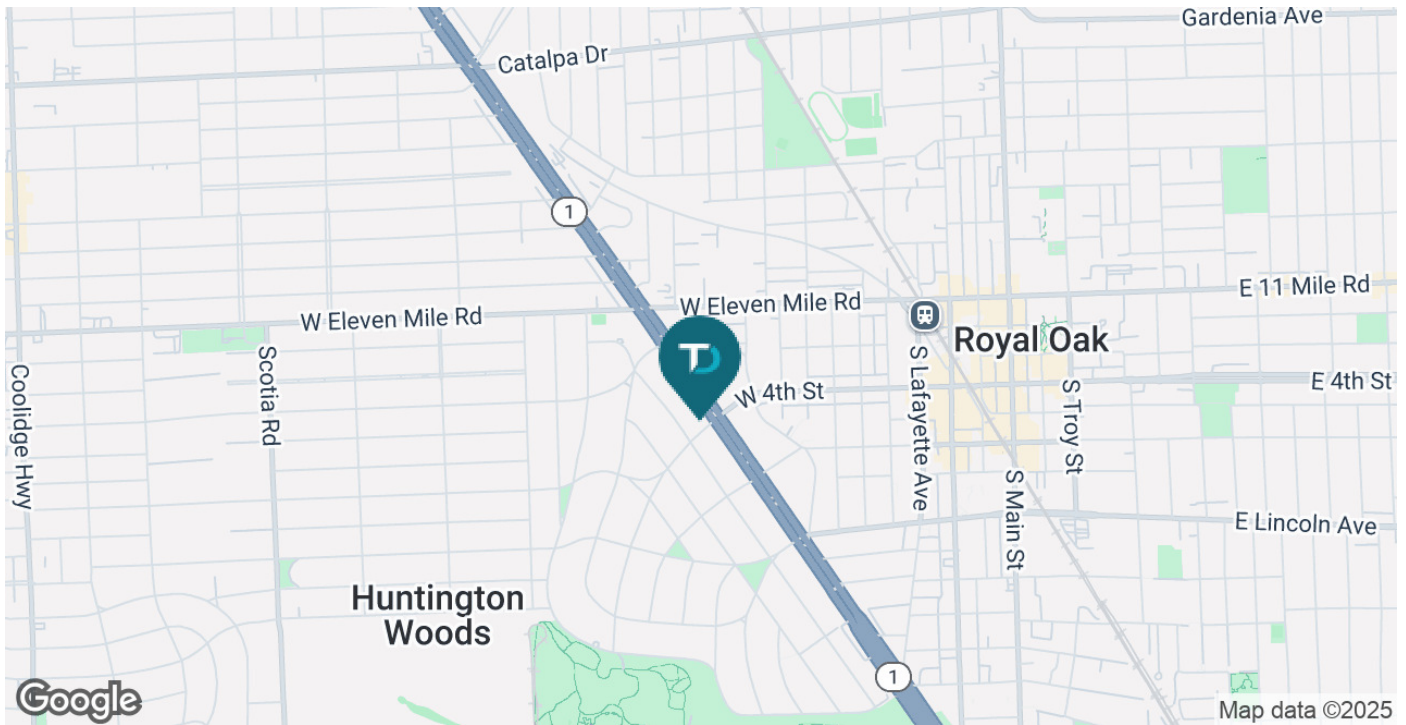
Price/SF:	\$166.39
Building Size:	4,201 SF
Year Built:	1938
Number of Floors:	2
Utilities:	City water and sewer
Parking Spaces:	15

**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

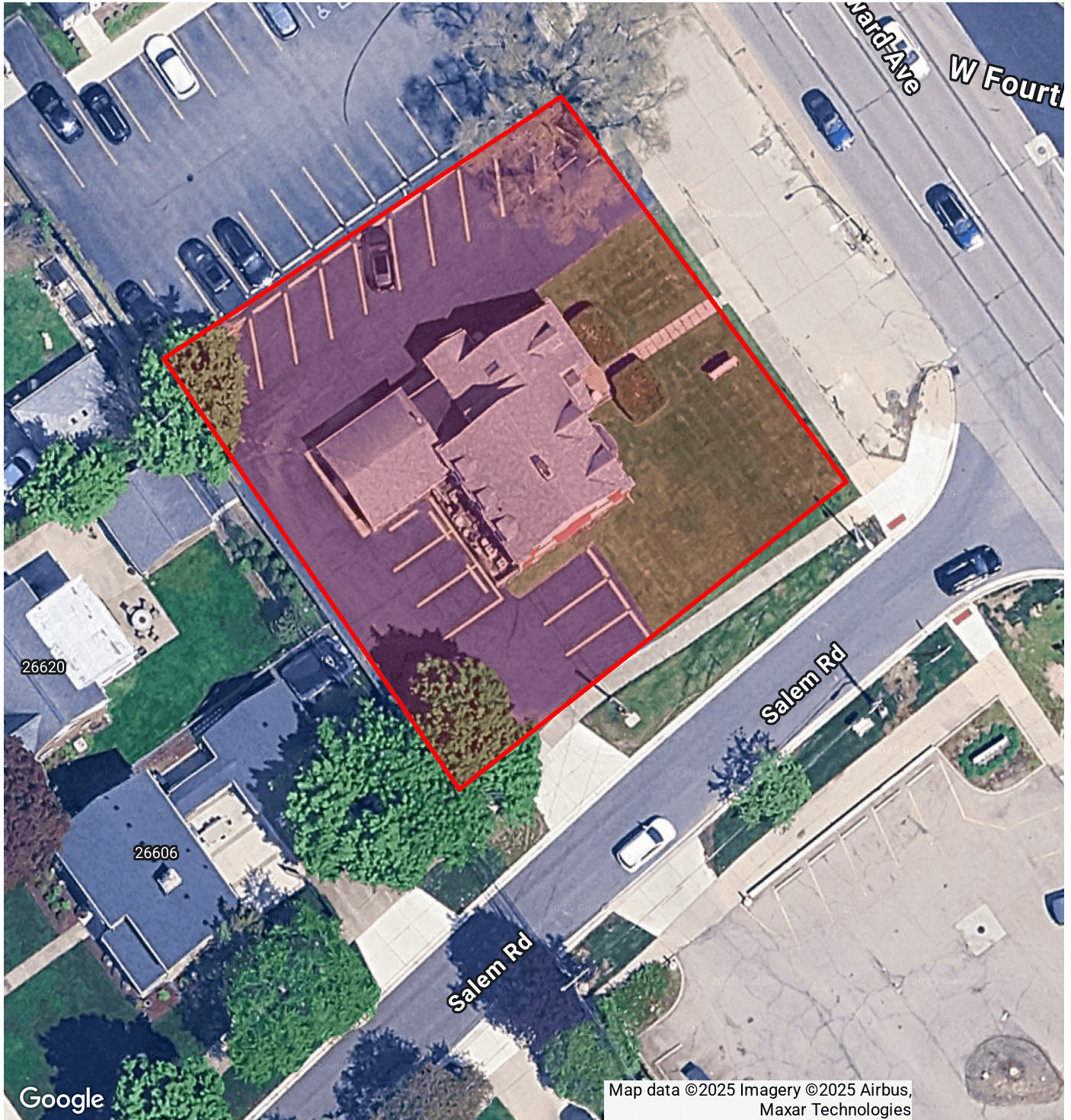
**LOCATION INFORMATION**

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



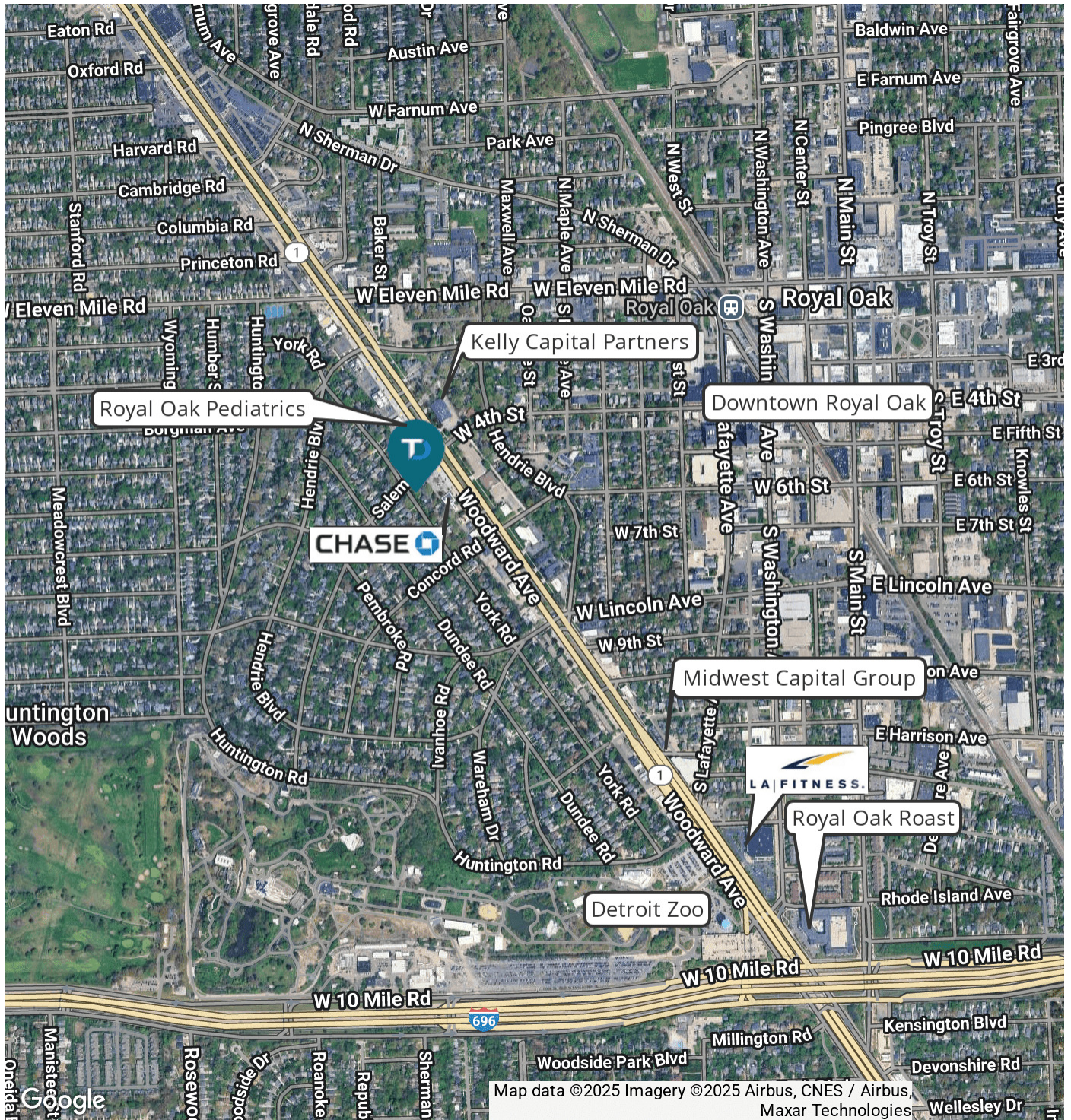


**AERIAL MAP:** 26611 Woodward Ave | Huntington Woods, MI 48070



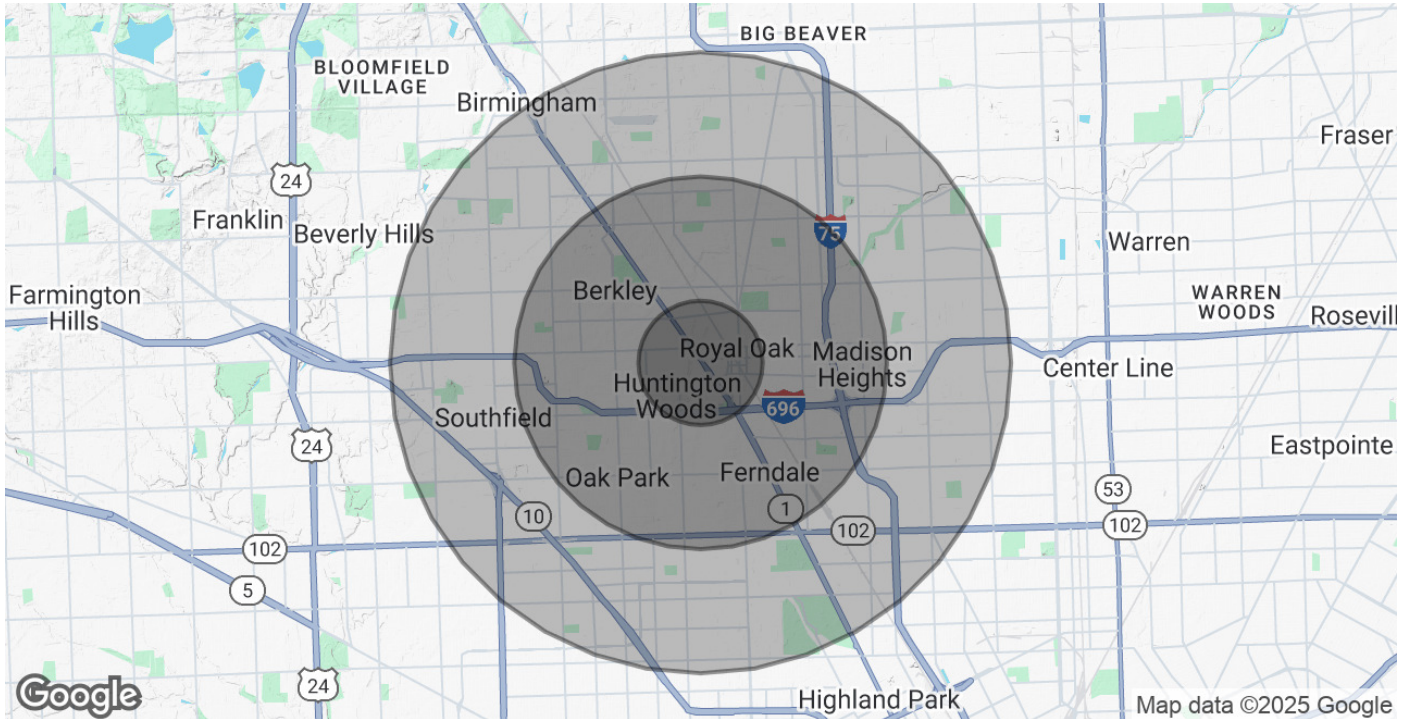


**RETAILER MAP:** 26611 Woodward Ave | Huntington Woods, MI 48070





## 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*