

Downtown Royal Oak for Sale_February 2026

**117 W 4th St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

Property Summary

RBA (% Leased)	15,000 SF (53.2%)
Built/Renovated	1922/2004
Stories	3
Elevators	1 passenger
Typical Floor	5,000 SF
Tenancy	Multiple
Available	2,014 - 7,014 SF
Max Contiguous	5,000 SF
Asking Rent	\$25.00 SF/Year/NNN
Parking Spaces	Surface Spaces Available



Property Details

Land Area	0.15 AC (6,316 SF)
Building FAR	2.37
Owner Occupied	No

Zoning	CBD
Parcel	25-21-239-002

For Lease Summary

Number of Spaces	2
Smallest Space	2,014 SF
Max Contiguous	5,000 SF
Total Available	7,014 SF
Vacant	12,014 SF

% Leased	53.2%
Asking Rent	\$25.00 SF/Year
Service Type	Triple Net
Office Available	5,000 SF
Retail Available	2,014 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Retail	Direct	2,014	2,014	2,014	Withheld	Vacant	Negotiable
E 3	-	Office	Direct	5,000	5,000	5,000	\$25.00 NNN	Vacant	Negotiable

Amenities

No Data Available

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	5,875 on W 4th St (2025); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 1,172 on S Center St (2020); 1,239 on S Center St (2025); 2,981 on W 3rd St (2025); 3,020 on W 3rd St (2024); 1,474 on S Center St (2024); 1,469 on S Center St (2025); 1,483 on S Center St (2023)
Commuter Rail	4 min walk 13 min drive



Downtown Royal Oak for Sale_February 2026

Transportation (Continued)

Airport	Windsor International	43 min drive
	Detroit Metro Wayne County	47 min drive
Walk Score ®	Walker's Paradise (98)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pitt McGhee Palmer Rivers	2	2,300	19	May 2016	-
Christopher Frank Bankruptcy Attorney	2	-	4	Jul 2016	-
Curewell	Unkwn	-	14	Aug 2017	-
McManus Law, PLLC	2	-	4	Jan 2017	-

Showing 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	PDMM Investments LLC	Royal Oak, MI 48067	(248) 398-9800
Contacts	Michael Pitt (248) 398-9800		
True Owner	PDMM Investments LLC	Royal Oak, MI 48067	(248) 398-9800
Contacts	Michael Pitt (248) 398-9800		
Primary Leasing	NAI Farbman	Farmington Hills, MI 48334	(248) 353-0500
Contacts	Rick Ax (248) 842-0314		
Sales	NAI Farbman	Farmington Hills, MI 48334	(248) 353-0500
Contacts	Rick Ax (248) 842-0314		

For Sale Summary

Asking Price	\$5,000,000 (\$333.33/SF)	Built/Renovated	1922/2004
Status	Active	On Market	547 Days
Sale Type	Investment or Owner User	Last Update	January 21, 2026
RBA (% Leased)	15,000 SF (53.2%)	Sale Conditions	Sale Leaseback
Land	0.15 AC		

Property Notes

Site in the heart of downtown Oak. New major developments next door. Street and deck parking close by. Building undergoing complete renovation. Access to rear from alley.



Downtown Royal Oak for Sale_February 2026



219 S Main St - Sullivan Building

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

Property Summary

RBA (% Leased)	16,023 SF (51.3%)
Built	1995
Stories	3
Typical Floor	5,341 SF
Tenancy	Multiple
Available	1,380 - 7,798 SF
Max Contiguous	7,798 SF
Asking Rent	\$23.00 SF/Year/+ELEC



Property Details

Land Area	0.13 AC (5,663 SF)	Owner Occupied	No
Building FAR	2.83	Zoning	BL
Slab to Slab	12'	Parcel	25-22-102-006

For Lease Summary

Number of Spaces	3	% Leased	51.3%
Smallest Space	1,380 SF	Asking Rent	\$23.00 SF/Year
Max Contiguous	7,798 SF	Service Type	Plus Electric
Vacant	7,798 SF	Office Available	7,798 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	C	Office	Direct	1,418	2,798	7,798	\$23.00 +ELEC	Vacant	3 Years
P 2	B	Office	Direct	1,380	2,798	7,798	\$23.00 +ELEC	Vacant	3 Years
P 3	A	Office	Direct	5,000	5,000	7,798	\$23.00 +ELEC	Vacant	3 Years

Amenities

- Bus Line
- Signage

Transportation

Traffic Volume	15,133 on W 3rd St (2025); 3,595 on Williams St (2025); 4,501 on Williams St (2023); 4,556 on S Main St (2024); 4,052 on Williams St (2024); 7,686 on S Main St (2023); 1,966 on E 4th St (2025); 1,829 on E 4th St (2020); 20,353 on W 2nd St (2025); 2,821 on S Center St (2024)	6 min walk
Commuter Rail	13 min drive	
Airport	43 min drive	
	48 min drive	



Downtown Royal Oak for Sale_February 2026

Transportation (Continued)

Walk Score ®

Walker's Paradise (97)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Clear2 Mortage Inc	1	3,878	-	Sep 2021	-
Evry Media, LLC	2	2,837	-	May 2024	May 2027
Trillium Charities Inc	3	2,572	2	Apr 2016	-
K. Capps Counseling PLLC	2	1,380	-	Jun 2024	May 2027
Simply Technology Services	Unkwn	-	2	Jul 2017	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Sullivan Investments	Royal Oak, MI 48067	(313) 268-9843
True Owner	Sullivan Investments	Royal Oak, MI 48067	(313) 268-9843
Contacts	Todd Sullivan (313) 268-9843		
Primary Leasing	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Peter Vanderkaay (248) 321-7415, Dan Morrow (248) 891-3553		
Sales	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Peter Vanderkaay (248) 321-7415, Dan Morrow (248) 891-3553		

For Sale Summary

Asking Price	\$2,500,000 (\$156.03/SF)	Land	0.13 AC
Status	Active	Built	1995
Sale Type	Investment or Owner User	On Market	102 Days
RBA (% Leased)	16,023 SF (51.3%)	Last Update	January 30, 2026

Property Notes

No Data Available



Downtown Royal Oak for Sale_February 2026



419 S Main St - Bandit Tavern & Hideaway

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

Property Summary

GLA (% Leased)	15,000 SF (0.0%)
Built/Renovated	1939/2005
Tenancy	Multiple
Available	5,000 - 15,000 SF
Max Contiguous	15,000 SF
Asking Rent	\$17.00 SF/Year/NNN
Frontage	135' on 5th St
Frontage	85' on Main St
Parking Spaces	Surface Spaces Available; Covered Spaces Available



Property Details

Land Area	0.21 AC (9,148 SF)
Building FAR	1.64

Zoning	B1
Parcel	25-22-108-013

For Lease Summary

Number of Spaces	1
Smallest Space	5,000 SF
Max Contiguous	15,000 SF
Vacant	15,000 SF

% Leased	0.0%
Asking Rent	\$17.00 SF/Year
Service Type	Triple Net
Retail Available	15,000 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	5,000 - 15,000	15,000	15,000	\$17.00 NNN	Vacant	5 Years

Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Bus Line
• Signage			

Transportation

Parking Details	Surface Spaces Available; Covered Spaces Available
Traffic Volume	1,473 on Williams St (2025); 1,712 on Williams St (2024); 1,759 on Williams St (2019); 1,502 on Williams St (2020); 1,480 on Williams St (2024); 14,762 on E 4th St (2025); 14,886 on E 4th St (2024); 562 on E 6th St (2024); 554 on E 6th St (2025); 577 on E 6th St (2021)
Frontage	135' on 5th St; 85' on Main St
Commuter Rail	5 min walk
Airport	13 min drive
	43 min drive
	48 min drive



Downtown Royal Oak for Sale_February 2026

Transportation (Continued)

Walk Score ®

Walker's Paradise (98)

Tenants

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	419 S Main, LLC	Canton, MI 48187	-
True Owner	Mheisen, Kamal Belal	Canton, MI 48187	(313) 218-0481
Contacts	Belal Mheisen (734) 927-0723		
Primary Leasing	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Peter Vanderkaay (248) 321-7415, Marvin Petrou (248) 505-4400		
Sales	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Peter Vanderkaay (248) 321-7415, Marvin Petrou (248) 505-4400		

For Sale Summary

Asking Price	Withheld	Built/Renovated	1939/2005
Status	Active	On Market	95 Days
Sale Type	Investment or Owner User	Last Update	January 15, 2026
Land	0.21 AC		

Property Notes

* Prime corner location in Downtown Royal Oak. New office/retail. Available Spring 1999.



Downtown Royal Oak for Sale_February 2026

4 400 S Main St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

Property Summary

GLA	9,500 SF
Built/Renovated	1925/2007
Tenancy	Multiple
Asking Rent	Withheld
Frontage	102' on 4th St
Frontage	38' on Main St
Parking Spaces	Covered Spaces Available; Reserved Spaces Available



Property Details

Land Area	0.08 AC (3,485 SF)	Zoning	CBD
Building FAR	2.73	Parcel	15-14-101-009 (+1 more)

For Lease Summary

No Data Available

Available Spaces

No Data Available

Amenities

No Data Available

Transportation

Parking Details	Covered Spaces Available; Reserved Spaces Available
Traffic Volume	14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 5,875 on W 4th St (2025); 1,172 on S Center St (2020); 1,239 on S Center St (2025); 2,981 on W 3rd St (2025); 3,020 on W 3rd St (2024); 1,473 on Williams St (2025); 1,712 on Williams St (2024); 1,759 on Williams St (2019)
Frontage	102' on 4th St; 38' on Main St
Commuter Rail	4 min walk
Airport	13 min drive
Walk Score ®	42 min drive
	47 min drive
	Walker's Paradise (98)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Medals In Time	1	3,500	6	Apr 2009	-
Filming In Detroit LLC	Unkwn	-	-	Nov 2019	-



Downtown Royal Oak for Sale_February 2026

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Horse Show World Llc	1	-	2	Mar 2016	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	400 South Main Partners Llc	Birmingham, MI 48009	-
True Owner	Keego Plaza Llc	Keego Harbor, MI 48320	-
Contacts	NORMAN KOZA		
Sales	Colliers	Birmingham, MI 48009	(248) 540-1000
Contacts	Simon Jonna (248) 470-3274, Layth Barash (248) 224-2651		

For Sale Summary

Asking Price	\$2,200,000 (\$231.58/SF)	Built/Renovated	1925/2007
Status	Active	On Market	734 Days
Sale Type	Investment or Owner User	Last Update	January 30, 2026
Land	0.08 AC		

Property Notes

- 2,500 to 9,500 Square Feet Available
- Originally Built in 1925 With Extensive Renovations and Modernization Using High End Finishes
- Private Entrance Off 4th Street for 3rd Floor Space
- Excellent Access to Area Amenities, Shopping and Restaurants
- Close Proximity to Municipal Parking



Downtown Royal Oak for Sale_February 2026

5 300-304 S Main St

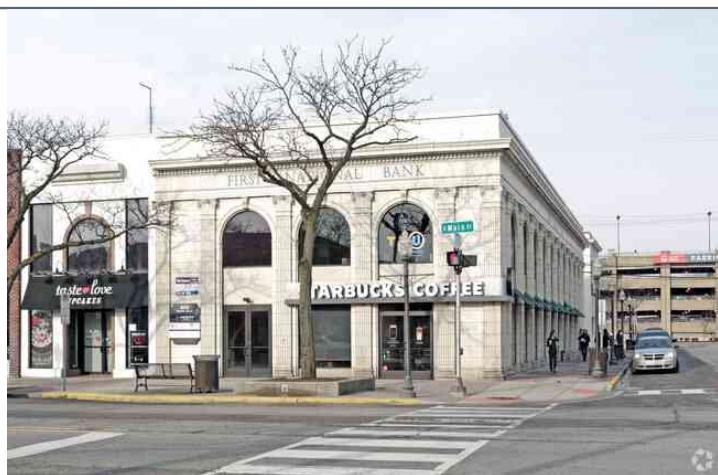
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

Property Summary

RBA (% Leased)	19,780 SF (70.5%)
Built	1927
Stories	2
Elevators	None
Typical Floor	9,890 SF
Tenancy	Multiple
Available	2,302 - 5,842 SF
Max Contiguous	3,540 SF
Asking Rent	\$12.50 - 23.00 SF/Year/+UTIL
Parking Spaces	Surface Spaces Available



Property Details

Land Area	0.23 AC (10,019 SF)	Owner Occupied	No
Building FAR	1.97	Zoning	BL
Slab to Slab	10'	Parcel	15-14-103-011

For Lease Summary

Number of Spaces	2	% Leased	70.5%
Smallest Space	2,302 SF	Asking Rent	\$12.50 - 23.00 SF/Year
Max Contiguous	3,540 SF	Service Type	Plus Utilities
Vacant	19,780 SF	Office Available	5,842 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Office	Direct	3,540	3,540	3,540	\$12.50 +UTIL	Vacant	Negotiable
P 1	201	Office	Direct	2,302	2,302	2,302	\$23.00 +UTIL	Vacant	Negotiable

Amenities

- Bus Line
- Signage

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	15,133 on W 3rd St (2025); 3,020 on W 3rd St (2024); 2,981 on W 3rd St (2025); 3,595 on Williams St (2025); 4,556 on S Main St (2024); 4,501 on Williams St (2023); 4,052 on Williams St (2024); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 5,875 on W 4th St (2025)
Airport	Detroit City 22 min drive Detroit Metro Wayne County 41 min drive
Walk Score ®	Walker's Paradise (98)



Downtown Royal Oak for Sale_February 2026

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
TRU Design and Marketing	1-2	4,565	-	Aug 2015	-
Starbucks	1	3,866	16	Oct 2009	-
Ameristar Management	2	2,778	19	Sep 2016	-
freshii	1	2,166	9	Oct 2017	-
Thriveworks	1	1,025	6	Mar 2021	Apr 2026

Showing 5 of 36 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Royal Oak LLC	Royal Oak, MI 48067	-
True Owner	Bright Ideas Enrichment Center	Royal Oak, MI 48067	(248) 541-0374
Contacts	Jim Smith (248) 541-0374		
Primary Leasing	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	Peter Kepic (248) 760-8860, Steven Badgero (248) 408-5892		
Sales	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	Steven Badgero (248) 408-5892, Peter Kepic (248) 760-8860		

For Sale Summary

Asking Price	Withheld	Land	0.23 AC
Status	Active	Built	1927
Sale Type	Investment or Owner User	On Market	952 Days
RBA (% Leased)	19,780 SF (70.5%)	Last Update	January 21, 2026

Property Notes

Excellent Retail Exposure in Downtown Royal Oak

S. Main Street / 3rd Street Location

Adjacent to Starbucks



Downtown Royal Oak for Sale_February 2026

6

501 S Washington Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

Property Summary

GLA (% Leased)	6,930 SF (100%)
Built	1960
Tenancy	Multiple
Available	3,465 SF
Max Contiguous	3,465 SF
Asking Rent	\$12.00 SF/Year/NNN
Frontage	60' on S Washington St
Frontage	74' on W 5th Ave
Parking Spaces	Surface Spaces Available



Property Details

Land Area	0.16 AC (6,970 SF)	Zoning	CBD
Building FAR	0.99	Parcel	25-21-278-001

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	3,465 SF	Asking Rent	\$12.00 SF/Year
Max Contiguous	3,465 SF	Service Type	Triple Net
Vacant	0 SF	Retail Available	3,465 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	3,465	3,465	3,465	\$12.00 NNN	30 Days	Negotiable

Amenities

No Data Available

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	1,483 on S Center St (2023); 1,469 on S Center St (2025); 1,474 on S Center St (2024); 11,286 on W 5th St (2025); 1,215 on W 5th St (2024); 1,176 on W 5th St (2025); 2,111 on S Washington Ave (2024); 2,119 on S Lafayette Ave (2024); 1,697 on S Washington Ave (2025); 644 on W 6th St (2023)
Frontage	60' on S Washington St; 74' on W 5th Ave; 55' on Washington Ave
Airport	Windsor International 42 min drive Detroit Metro Wayne County 47 min drive
Walk Score ®	Walker's Paradise (97)



Downtown Royal Oak for Sale_February 2026

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
L'esprit Academy	BSMT, 1	6,930	20	Jul 2012	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Jsb Llc	Highland, MI 48357	-
True Owner	JSB, LLC	Royal Oak, MI 48067	-
Primary Leasing	Landmark Commercial RE Services	Farmington Hills, MI 48334	(248) 488-2620
Contacts	Anthony Vitale (313) 971-2108		
Sales	Landmark Commercial RE Services	Farmington Hills, MI 48334	(248) 488-2620
Contacts	Anthony Vitale (313) 971-2108		

For Sale Summary

Asking Price	Withheld	Built	1960
Status	Active	On Market	148 Days
Sale Type	Owner User	Last Update	January 19, 2026
Land	0.16 AC		

Property Notes

Basement space to be leased along with ground level space.

Rent based on 3,465 sf. at \$18.00/ sf.

* Located in the heart of downtown Royal Oak adjacent to new hotel development

* Corner location with high exposure

