

Royal Oak Commercial for Sale_February 2026



1235 W 14 Mile Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Retail

Property Summary

GLA (% Leased)	2,316 SF (100%)
Built	1994
Tenancy	Single
Available	2,316 SF
Max Contiguous	2,316 SF
Asking Rent	Withheld
Frontage	140' on 14 Mile Rd
Parking Spaces	10.00/1,000 SF; 34 Surface Spaces



Property Details

Land Area	0.39 AC (16,988 SF)	Zoning	B-3 GEN
Building FAR	0.14	Parcel	25-02-101-060

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	2,316 SF	Asking Rent	Withheld
Max Contiguous	2,316 SF	Retail Available	2,316 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	2,316	2,316	2,316	Withheld	30 Days	Negotiable

Amenities

- Pylon Sign

Transportation

Parking Details	10.00/1,000 SF; 34 Surface Spaces
Traffic Volume	37,353 on Stephenson Hwy (2025); 15,987 on W 14 Mile Rd (2025); 21,351 on W 14 Mile Rd (2025); 35,721 on Stephenson Hwy (2023); 35,323 on Stephenson Hwy (2025); 31,434 on Lyons Dr (2025); 7,176 on W 14 Mile Rd (2025); 32,591 on I- 75 (2025); 20,893 on Stephenson Hwy (2025); 21,018 on Stephenson Hwy (2023)
Frontage	140' on 14 Mile Rd
Commuter Rail	10 min drive 9 min drive
Airport	Windsor International 43 min drive Detroit Metro Wayne County 46 min drive
Walk Score ®	Somewhat Walkable (60)



Royal Oak Commercial for Sale_February 2026

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tim Hortons	1	1,650	-	Aug 2025	-

Showing 1 of 1 Tenants

For Sale Summary

Asking Price	Withheld	Built	1994
Status	Active	On Market	8 Days
Sale Type	Investment or Owner User	Last Update	January 26, 2026
Land	0.39 AC		

Contacts

Type	Name	Location	Phone
Recorded Owner	Merdita Properties Llc	Troy, MI 48085	(407) 455-3257
True Owner	Merdita Properties Llc	Troy, MI 48085	(407) 455-3257
Contacts	Vilson Merditaj		
Sales	ICON Realty Experts, LLC	West Bloomfield, MI 48322	(248) 985-9961
Contacts	Joseph Jazrawy (586) 243-1641		

Property Notes

No Data Available



Royal Oak Commercial for Sale_February 2026

2

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)	Zoning	CBD
Building FAR	2.37	Parcel	25-21-239-002
Owner Occupied	No		

For Lease Summary

Number of Spaces	2	% Leased	53.2%
Smallest Space	2,014 SF	Asking Rent	\$25.00 SF/Year
Max Contiguous	5,000 SF	Service Type	Triple Net
Total Available	7,014 SF	Office Available	5,000 SF
Vacant	12,014 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



Royal Oak Commercial 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

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		

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		

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.



Royal Oak Commercial for Sale_February 2026

3

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	BI
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)
Commuter Rail	6 min walk 13 min drive
Airport	Windsor International 43 min drive Detroit Metro Wayne County 48 min drive



Royal Oak Commercial for Sale_February 2026

Transportation (Continued)

Walk Score ®

Walker's Paradise (97)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Clear2 Mortgage 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

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

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		

Property Notes

No Data Available



Royal Oak Commercial for Sale_February 2026

4

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)	Zoning	B1
Building FAR	1.64	Parcel	25-22-108-013

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	5,000 SF	Asking Rent	\$17.00 SF/Year
Max Contiguous	15,000 SF	Service Type	Triple Net
Vacant	15,000 SF	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
Airport	Detroit City 23 min drive Detroit Metro Wayne County 43 min drive
Walk Score ®	Walker's Paradise (98)



Royal Oak Commercial for Sale_February 2026

Tenants

No Data Available

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		

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 Petrous (248) 505-4400		
Sales	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Peter Vanderkaay (248) 321-7415, Marvin Petrous (248) 505-4400		

Property Notes

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



Royal Oak Commercial for Sale_February 2026

5

812 S Main St - Executive Office Building
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Office

Property Summary

RBA (% Leased)	9,051 SF (37.9%)
Built	2000
Stories	2
Elevators	None
Typical Floor	4,526 SF
Tenancy	Multiple
Available	3,431 - 9,051 SF
Max Contiguous	9,051 SF
Asking Rent	\$26.00 - 32.00 SF/Year/+ELEC
Parking Spaces	3.09/1,000 SF; 6 Covered Spaces; 22 Surface Spaces



Property Details

Land Area	0.31 AC (13,504 SF)	Owner Occupied	No
Building FAR	0.67	Zoning	BI
Slab to Slab	10'	Parcel	25-21-429-015

For Lease Summary

Number of Spaces	2	% Leased	37.9%
Smallest Space	3,431 SF	Asking Rent	\$26.00 - 32.00 SF/Year
Max Contiguous	9,051 SF	Service Type	Plus Electric
Vacant	5,620 SF	Office Available	9,051 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	3,431	3,431	9,051	\$26.00 +ELEC	30 Days	Negotiable
E 2	-	Office	Direct	5,620	5,620	9,051	\$32.00 +ELEC	Vacant	Negotiable

Amenities

- Air Conditioning
 - Signage
- Air Conditioning
- Air Conditioning
- Bus Line

Transportation

Parking Details	3.09/1,000 SF; 6 Covered Spaces; 22 Surface Spaces
Traffic Volume	768 on W 7th St (2025); 11,009 on W Hudson Ave (2025); 11,102 on W Hudson Ave (2024); 636 on W 6th St (2025); 719 on S Lafayette Ave (2025); 729 on S Lafayette Ave (2023); 760 on W 6th St (2025); 382 on S Troy St (2024); 358 on S Troy St (2020); 362 on S Troy St (2025)
Commuter Rail	9 min walk 13 min drive



Royal Oak Commercial for Sale_February 2026

Transportation (Continued)

Airport	Windsor International	42 min drive
	Detroit Metro Wayne County	46 min drive
Walk Score ®	Walker's Paradise (96)	

Tenants

No Data Available

For Sale Summary

Asking Price	\$3,500,000 (\$386.70/SF)	Land	0.31 AC
Status	Active	Built	2000
Sale Type	Investment	On Market	347 Days
RBA (% Leased)	9,051 SF (37.9%)	Last Update	January 29, 2026

Contacts

Type	Name	Location	Phone
Recorded Owner	812 S Main Ro Llc	Orchard Lake, MI 48323	-
True Owner	Canton Michigan Ave Develop Llc	Westland, MI 48186	(248) 388-8998
Contacts	Fawwaz Jarbou (248) 388-8998		
Primary Leasing	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	Daniel Canvasser (248) 231-7556, Wade Lorimer (248) 912-2861, Jack Bergmann (248) 275-9644		
Sales	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	Daniel Canvasser (248) 231-7556, Wade Lorimer (248) 912-2861, Jack Bergmann (248) 275-9644		

Property Notes

Suites built to tenant specifications. Individually controlled utilities. Great access to I-696 and I-75.

Newer 2-story building in the heart of downtown Royal Oak. Walking distance to area amenities cornered parking.



Royal Oak Commercial for Sale_February 2026

6

28000 Woodward Ave

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

★★★★☆

Office

Property Summary

RBA (% Leased)	14,778 SF (100%)
Built	1990
Stories	2
Typical Floor	7,389 SF
Tenancy	Multiple
Available	6,356 - 14,778 SF
Max Contiguous	8,422 SF
Asking Rent	\$24.00 SF/Year/NNN
Parking Spaces	2.17/1,000 SF; 32 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.69 AC (30,056 SF)	Owner Occupied	No
Building FAR	0.49	Zoning	B-1
Core Factor	10%	Parcel	25-17-280-005
Slab to Slab	10'		

For Lease Summary

Number of Spaces	2	% Leased	100%
Smallest Space	6,356 SF	Asking Rent	\$24.00 SF/Year
Max Contiguous	8,422 SF	Service Type	Triple Net
Vacant	0 SF	Office Available	14,778 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	6,356	6,356	6,356	\$24.00 NNN	30 Days	Negotiable
E 2	-	Office	Direct	8,422	8,422	8,422	\$24.00 NNN	30 Days	Negotiable

Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Security System
• Security System	• Security System	• Signage	

Transportation

Parking Details	2.17/1,000 SF; 32 Surface Spaces; Covered Spaces Available
Traffic Volume	8,213 on Woodward Ave (2025); 61,232 on Catalpa Dr (2025); 58,088 on Woodward Ave (2025); 67,795 on Sunset Blvd (2025); 7,835 on Woodcrest Dr (2025); 7,885 on Woodcrest Dr (2024); 64,033 on Beverly Blvd (2024); 66,384 on Beverly Blvd (2025); 72,921 on Beverly Blvd (2020); 57,765 on Alfred Ave (2025)
Commuter Rail	5 min drive 10 min drive



Royal Oak Commercial for Sale_February 2026

Transportation (Continued)

Airport	Windsor International	44 min drive
	Detroit Metro Wayne County	49 min drive
Walk Score ®	Very Walkable (78)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Woodward One Media, Inc.	2	3,086	3	Aug 2013	-
HealthCall	1	3,000	7	Apr 2013	-
Todd J. Stearn	2	733	-	Apr 2012	-
Steve Lehto Law Office	2	600	4	Jul 2016	-
Iscg	1	500	-	Oct 2024	-

Showing 5 of 6 Tenants

For Sale Summary

Asking Price	Withheld	Land	0.69 AC
Status	Active	Built	1990
Sale Type	Owner User	On Market	137 Days
RBA (% Leased)	14,778 SF (100%)	Last Update	January 21, 2026

Contacts

Type	Name	Location	Phone
Recorded Owner	JELS Properties, LLC	-	-
True Owner	HealthCall	Royal Oak, MI 48067	(248) 395-3777
Contacts	Sanford Szirtes (248) 395-3777		
Primary Leasing	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	JP Champine (313) 622-3634, Mike Valant (248) 885-1395		
Sales	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	JP Champine (313) 622-3634, Mike Valant (248) 885-1395		

Property Notes

Signage on Woodward Avenue available.



Royal Oak Commercial for Sale_February 2026

7

30178 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

Property Summary

GLA (% Leased)	4,570 SF (0.0%)
Built	1964
Tenancy	Single
Available	1,500 - 4,570 SF
Max Contiguous	4,570 SF
Asking Rent	\$38.00 SF/Year/NNN
Frontage	121' on Glenwood Rd
Frontage	142' on Woodward Ave
Parking Spaces	5.47/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.30 AC (13,068 SF)	Zoning	B1
Building FAR	0.35	Parcel	25-08-177-029

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,500 SF	Asking Rent	\$38.00 SF/Year
Max Contiguous	4,570 SF	Service Type	Triple Net
Vacant	4,570 SF	Retail Available	4,570 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,500 - 4,570	4,570	4,570	\$38.00 NNN	Vacant	Negotiable

Amenities

- Signage

Transportation

Parking Details	5.47/1,000 SF; 25 Surface Spaces
Traffic Volume	69,705 on Bembridge Rd (2025); 4,343 on Benjamin Ave (2025); 21,164 on Trafford Rd (2025); 20,855 on W Webster Rd (2025); 13,985 on Merrill Ave (2025); 16,994 on Edwards Ave (2025); 59,732 on Coolidge Hwy (2025); 19,959 on Woodward Ave (2024); 21,461 on Woodward Ave (2025); 16,447 on Coolidge Hwy (2024)
Frontage	121' on Glenwood Rd; 142' on Woodward Ave
Commuter Rail	7 min drive
	7 min drive
Airport	Windsor International 48 min drive
	Detroit Metro Wayne County 50 min drive
Walk Score ®	Very Walkable (78)



Royal Oak Commercial for Sale_February 2026

Tenants

No Data Available

For Sale Summary

Asking Price	\$2,100,000 (\$459.52/SF)	Built	1964
Status	Active	On Market	334 Days
Sale Type	Investment or Owner User	Last Update	January 19, 2026
Land	0.30 AC		

Contacts

Type	Name	Location	Phone
Recorded Owner	Sea Investment Group Llc	Royal Oak, MI 48067	-
Primary Leasing	Landmark Commercial RE Services	Farmington Hills, MI 48334	(248) 488-2620
Contacts	Louis Ciotti (313) 570-2026, Andrew Luckoff (248) 310-2800		
Sales	Landmark Commercial RE Services	Farmington Hills, MI 48334	(248) 488-2620
Contacts	Louis Ciotti (313) 570-2026, Andrew Luckoff (248) 310-2800		

Property Notes

No Data Available



Royal Oak Commercial for Sale_February 2026

8

32128 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

Property Summary

GLA (% Leased)	8,528 SF (0.0%)
Built	1962
Tenancy	Single
Available	8,528 SF
Max Contiguous	8,528 SF
Asking Rent	\$17.50 SF/Year/NNN
Frontage	135' on Woodward Ave
Parking Spaces	1.88/1,000 SF; 16 Surface Spaces



Property Details

Land Area	0.30 AC (13,068 SF)	Zoning	GB
Building FAR	0.65	Parcel	25-06-252-011

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	8,528 SF	Asking Rent	\$17.50 SF/Year
Max Contiguous	8,528 SF	Service Type	Triple Net
Vacant	8,528 SF	Retail Available	8,528 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	8,528	8,528	8,528	\$17.50 NNN	Vacant	Negotiable

Amenities

- Signage

Transportation

Parking Details	1.88/1,000 SF; 16 Surface Spaces
Traffic Volume	64,368 on Normandy Rd (2025); 64,886 on Rockingham Rd (2018); 23,294 on Robinwood Ave (2025); 22,507 on Robinwood Ave (2024); 22,338 on Robinwood Ave (2020); 23,909 on Robinwood Ave (2022); 21,565 on Tonawanda Ave (2025); 76,954 on E 14 Mile Rd (2025); 60,069 on E 14 Mile Rd (2020); 64,727 on E 14 Mile Rd (2025)
Frontage	135' on Woodward Ave
Airport	Windsor International48 min drive
	Detroit Metro Wayne County49 min drive
Walk Score ®	Very Walkable (79)



Royal Oak Commercial for Sale_February 2026

Tenants

No Data Available

For Sale Summary

Asking Price	\$2,125,000 (\$249.18/SF)	Built	1962
Status	Active	On Market	753 Days
Sale Type	Investment or Owner User	Last Update	February 2, 2026
Land	0.30 AC		

Contacts

Type	Name	Location	Phone
Recorded Owner	B & M Real Estate, LLC	Troy, MI 48083	(248) 582-1084
True Owner	B & M Real Estate, LLC	Troy, MI 48083	(248) 582-1084
Contacts	Brian Bourlier (248) 582-1084		
Sales	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Jason Capitani (586) 212-5270, Mason Capitani (248) 212-7795		

Property Notes

No Data Available



Royal Oak Commercial for Sale_February 2026

9

4310 Delemere Blvd

Royal Oak, Michigan 48073 (Oakland County) - Troy Area West Submarket

★★★★☆

Manufacturing

Property Summary

RBA (% Leased)	10,850 SF (0.0%)
Built	1961
Tenancy	Multiple
Available	4,853 - 10,850 SF
Max Contiguous	5,997 SF
Asking Rent	\$15.50 SF/Year/NNN
Clear Height	13'
Drive Ins	4 total/10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.50/1,000 SF; 28 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.52 AC (22,651 SF)	Power	1,000a/240v Heavy
Building FAR	0.48	Zoning	II
Crane	None	Parcel	25-05-182-004

For Lease Summary

Number of Spaces	2	% Leased	0.0%
Smallest Space	4,853 SF	Asking Rent	\$15.50 SF/Year
Max Contiguous	5,997 SF	Service Type	Triple Net
Vacant	10,850 SF	Industrial Available	10,850 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	5,997	5,997	\$15.50 NNN	Vacant	2 - 10 Years	-	-
B	Industrial	Direct	4,853	4,853	\$15.50 NNN	Vacant	2 - 10 Years	-	-

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	2.50/1,000 SF; 28 Surface Spaces; Covered Spaces Available
Traffic Volume	4,570 on Delemere Ct (2025); 7,455 on Benjamin Ave (2025); 8,869 on Elmhurst Ave (2023); 8,846 on Elmhurst Ave (2025); 7,048 on Samoset Rd (2025); 7,123 on Samoset Rd (2023); 22,273 on Mansfield Ave (2025); 19,563 on Starr Rd (2025); 4,076 on Parmenter Blvd (2025); 25,279 on Coolidge Hwy (2024)
Commuter Rail	5 min drive 10 min drive



Royal Oak Commercial for Sale_February 2026

Transportation (Continued)

Airport	Windsor International	49 min drive
	Detroit Metro Wayne County	51 min drive
Walk Score ®	Somewhat Walkable (63)	

Tenants

No Data Available

For Sale Summary

Asking Price	Withheld	Land	0.52 AC
Status	Active	Built	1961
Sale Type	Investment or Owner User	On Market	197 Days
RBA	10,850 SF (0.0%)	Last Update	January 20, 2026

Contacts

Type	Name	Location	Phone
Recorded Owner	Think Tank 4 Llc	Ferndale, MI 48220	-
True Owner	Gerard G. Phillips	Ferndale, MI 48220	(248) 549-4069
Contacts	Gerard Phillips (313) 861-0066		
Primary Leasing	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	Joe Royer (248) 535-9594, Paul Gyarmati (248) 766-0392, Bryan Barnas (810) 623-8013		
Sales	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	Joe Royer (248) 535-9594, Paul Gyarmati (248) 766-0392, Bryan Barnas (810) 623-8013		

Property Notes

4800 sqft of the 10,850 is available for occupancy. The balance of the space 6050 has a tenant in place exposure.

Taxes: \$.95



Royal Oak Commercial for Sale_February 2026

10

1026 W Eleven Mile Rd

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

★★★★☆

Office

Property Summary

RBA (% Leased)	11,175 SF (19.7%)
Built/Renovated	1950/2007
Stories	2
Elevators	None
Typical Floor	5,588 SF
Tenancy	Multiple
Available	1,094 - 8,974 SF
Max Contiguous	3,195 SF
Asking Rent	\$23.00 SF/Year/NNN
Parking Spaces	3.31/1,000 SF; 37 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.14 AC (49,658 SF)	Owner Occupied	No
Building FAR	0.23	Zoning	BI
Slab to Slab	10'	Parcel	25-16-380-032

For Lease Summary

Number of Spaces	4	% Leased	19.7%
Smallest Space	1,094 SF	Asking Rent	\$23.00 SF/Year
Max Contiguous	3,195 SF	Service Type	Triple Net
Total Available	8,974 SF	Office Available	5,779 SF
Vacant	11,175 SF	Office/Medical Available	3,195 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E LL	Lower Level	Office	Direct	1,800	1,800	1,800	\$23.00 NNN	Vacant	Negotiable
P 1	B	Office/Medical	Direct	3,195	3,195	3,195	\$23.00 NNN	Vacant	Negotiable
P 1	A	Office	Direct	2,885	2,885	2,885	\$23.00 NNN	Vacant	Negotiable
P 1	C	Office	Direct	1,094	1,094	1,094	\$23.00 NNN	Vacant	Negotiable

Amenities

No Data Available



Royal Oak Commercial for Sale_February 2026

Transportation

Parking Details	3.31/1,000 SF; 37 Surface Spaces; Covered Spaces Available		
Traffic Volume	11,708 on Oak St (2023); 11,686 on Oak St (2024); 11,651 on Oak St (2025); 10,695 on Oak St (2025); 15,985 on Baker St (2025); 12,335 on Oakdale St (2025); 8,898 on Oakdale St (2025); 7,130 on Oakdale St (2022); 55,319 on 11 Mile Rd (2025); 57,765 on Alfred Ave (2025)		
Commuter Rail			11 min walk
			11 min drive
Airport	Windsor International		43 min drive
	Detroit Metro Wayne County		48 min drive
Walk Score ®	Somewhat Walkable (68)		

Tenants

No Data Available

For Sale Summary

Asking Price	\$2,100,000 (\$187.92/SF)	Land	1.14 AC
Status	Active	Built/Renovated	1950/2007
Sale Type	Investment or Owner User	On Market	488 Days
RBA (% Leased)	11,175 SF (19.7%)	Last Update	February 2, 2026

Contacts

Type	Name	Location	Phone
Recorded Owner	Versa Real Estate	Royal Oak, MI 48067	(248) 996-1081
True Owner	Versa Real Estate	Royal Oak, MI 48067	(248) 996-1081
Contacts	Todd Wyett (248) 770-8484		
Primary Leasing	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Mason Capitani (248) 212-7795, Aaron Smith (989) 860-7115		
Sales	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Aaron Smith (989) 860-7115, Mason Capitani (248) 212-7795		

Property Notes

*Available for Lease or Sale, perfect owner user setting with income stream.

*Current law office suite available with six (6) private offices, admin area and impressive conference room with fireplace.

*Great street presence and abundant parking.

*Negotiable rate and terms.



Royal Oak Commercial for Sale_February 2026

11

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	BI
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 City22 min drive Detroit Metro Wayne County41 min drive
Walk Score ®	Walker's Paradise (98)



Royal Oak Commercial 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

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

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		

Property Notes

Excellent Retail Exposure in Downtown Royal Oak
S. Main Street / 3rd Street Location
Adjacent to Starbucks



Royal Oak Commercial for Sale_February 2026

12

628 E Parent Ave

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

★★★★☆

Office

Property Summary

RBA (% Leased)	14,200 SF (94.8%)
Built/Renovated	1942/2010
Stories	1
Elevators	None
Typical Floor	14,200 SF
Tenancy	Multiple
Available	150 - 740 SF
Max Contiguous	200 SF
Asking Rent	\$43.56 - 44.16 SF/Year/FS
Parking Spaces	1.20/1,000 SF; 20 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.68 AC (29,621 SF)	Zoning	Mixed Use 1
Building FAR	0.48	Parcel	25-22-377-010
Owner Occupied	No		

For Lease Summary

Number of Spaces	4	% Leased	94.8%
Smallest Space	150 SF	Asking Rent	\$43.56 - 44.16 SF/Year
Max Contiguous	200 SF	Service Type	Full Service
Vacant	740 SF	Office Available	740 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	109	Office	Direct	200	200	200	\$43.56 FS	Vacant	Negotiable
P 1	107	Office	Direct	200	200	200	\$43.56 FS	Vacant	Negotiable
P 1	103	Office	Direct	190	190	190	\$44.16 FS	Vacant	Negotiable
P 1	202	Office	Direct	150	150	150	\$44.04 FS	Vacant	Negotiable

Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Conferencing Facility
• Security System	• Security System	• Security System	• Signage

Transportation

Parking Details	1.20/1,000 SF; 20 Surface Spaces; Covered Spaces Available
Traffic Volume	1,723 on Barber Ave (2025); 1,756 on Barber Ave (2023); 200,138 on Maryland Club Dr (2025); 1,750 on Barber Ave (2020); 168,304 on E 10 Mile Rd (2025); 164,892 on Barber Ave (2023); 181,145 on E 10 Mile Rd (2020); 1,627 on Delaware Ave (2025); 1,629 on Delaware Ave (2024); 1,641 on Delaware Ave (2023)



Royal Oak Commercial for Sale_February 2026

Transportation (Continued)

Airport	Windsor International	41 min drive
	Detroit Metro Wayne County	45 min drive
Walk Score ®	Somewhat Walkable (63)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
G4 Holdings LLC	1	4,947	33	Jul 2002	-
Chris George	Unkwn	3,000	-	Dec 2017	-
Noel George	Unkwn	3,000	-	Dec 2017	-
Scavone Property Solutions	Unkwn	3,000	-	Feb 2010	-
Fete Industries, Inc.	1	500	-	Apr 2005	-

Showing 5 of 12 Tenants

For Sale Summary

Asking Price	\$3,200,000 (\$225.35/SF)	Land	0.68 AC
Status	Active	Built/Renovated	1942/2010
Sale Type	Investment	On Market	302 Days
RBA (% Leased)	14,200 SF (94.8%)	Last Update	January 22, 2026

Contacts

Type	Name	Location	Phone
Recorded Owner	628 Padres Llc	Aliso Viejo, CA 92656	-
Recorded Owner	628 Padres Llc	-	-
True Owner	Deborah Nickles	Royal Oak, MI 48073	(248) 506-1287
Contacts	Deborah Nickles (239) 777-9393		
Sales	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	Ryan Brittain (248) 765-5227		
Sales	AERES Real Estate	Birmingham, MI 48009	(248) 971-0306
Contacts	Megan Zurvalec (989) 245-2233, Angela Thomas (810) 650-9000, Erica Dunlap (248) 705-3924		

Property Notes

Multi tenant office building right at ramps to I-696 and I-75 expressways.

Located 10 minutes from Downtown Detroit and 20 minutes from Airport.

Renovated and updated office building with space for 23 tenants. Features soundproof units, conference area, and kitchen. Each unit will have its own flat screen TV. Everything is included in price including utilities and parking.

There are, also, two residential condos.



Royal Oak Commercial for Sale_February 2026

13

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)



Royal Oak Commercial 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

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		

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		

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



Royal Oak Commercial for Sale_February 2026

14

915 S Washington Ave

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

★★★★☆

Retail

Property Summary

GLA (% Leased)	3,270 SF (50.0%)
Built	1960
Tenancy	Multiple
Available	1,635 SF
Max Contiguous	1,635 SF
Asking Rent	\$22.50 SF/Year/TBD
Frontage	Washington Ave
Parking Spaces	1.53/1,000 SF; 5 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.10 AC (4,356 SF)	Zoning	MIXED USE 2
Building FAR	0.75	Parcel	25-21-428-005

For Lease Summary

Number of Spaces	1	% Leased	50.0%
Smallest Space	1,635 SF	Asking Rent	\$22.50 SF/Year
Max Contiguous	1,635 SF	Service Type	TBD
Vacant	1,635 SF	Retail Available	1,635 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,635	1,635	1,635	\$22.50 TBD	Vacant	Negotiable

Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Smoke Detector	• Smoke Detector	• Storage Space	• Storage Space
• Tenant Controlled HVAC			

Transportation

Parking Details	1.53/1,000 SF; 5 Surface Spaces; Covered Spaces Available
Traffic Volume	11,009 on W Hudson Ave (2025); 11,102 on W Hudson Ave (2024); 10,247 on W Harrison Ave (2025); 768 on W 7th St (2025); 3,212 on W 7th St (2024); 3,310 on W 7th St (2021); 3,202 on W 7th St (2023); 3,167 on W 7th St (2025); 729 on S Lafayette Ave (2023); 719 on S Lafayette Ave (2025)
Commuter Rail	9 min walk 13 min drive
Airport	Windsor International 42 min drive Detroit Metro Wayne County 46 min drive



Royal Oak Commercial for Sale_February 2026

Transportation (Continued)

Walk Score ®	Walker's Paradise (94)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wah Lee Laundry & Cleaners	1	-	2	Jan 2011	-

Showing 1 of 1 Tenants

For Sale Summary

Asking Price	\$1,030,000 (\$314.99/SF)	Built	1960
Status	Active	On Market	340 Days
Sale Type	Investment	Last Update	February 2, 2026
Land	0.10 AC		

Contacts

Type	Name	Location	Phone
Recorded Owner	Michigan Real Estate And Investment Inc	Rochester Hills, MI 48307	-
Sales	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Aaron Smith (989) 860-7115, Michael Elle (586) 665-6453		

Property Notes

No Data Available



Royal Oak Commercial for Sale_February 2026

15

1212 S Washington Ave

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

★★★★☆

Office

Property Summary

RBA (% Leased)	2,800 SF (0.0%)
Built/Renovated	1915/2002
Stories	2
Elevators	None
Typical Floor	1,400 SF
Tenancy	Multiple
Available	2,800 SF
Max Contiguous	2,800 SF
Asking Rent	\$19.50 SF/Year/MG
Parking Spaces	2.85/1,000 SF; 8 Surface Spaces



Property Details

Land Area	0.17 AC (7,405 SF)	Owner Occupied	No
Building FAR	0.38	Zoning	B1
Slab to Slab	10'	Parcel	25-21-434-016

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,800 SF	Asking Rent	\$19.50 SF/Year
Max Contiguous	2,800 SF	Service Type	Modified Gross
Vacant	2,800 SF	Office Available	2,800 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	2,800	2,800	2,800	\$19.50 MG	Vacant	Negotiable

Amenities

- Bus Line
- Signage

Transportation

Parking Details	2.85/1,000 SF; 8 Surface Spaces
Traffic Volume	10,247 on W Harrison Ave (2025); 58,946 on Harrison Ave (2025); 16,164 on Woodward Ave (2020); 18,729 on Woodward Ave (2023); 11,102 on W Hudson Ave (2024); 11,009 on W Hudson Ave (2025); 62,525 on W 10 Mile Rd (2025); 22,142 on I- 696 (2025); 6,256 on Woodward Ave (2025); 14,115 on Woodward Ave (2025)
Commuter Rail	13 min walk 12 min drive
Airport	Windsor International 41 min drive Detroit Metro Wayne County 46 min drive
Walk Score ®	Very Walkable (87)



Royal Oak Commercial for Sale_February 2026

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Offices of Craig A. Aronoff, PLLC	1-2	2,800	-	Oct 2020	-
Michigan Divorce Helper	Unkwn	300	2	Sep 2016	-
Abrams Mediation	Unkwn	150	1	Jul 2016	-
Special D Events Inc	Unkwn	-	-	Feb 2019	-

Showing 4 of 4 Tenants

For Sale Summary

Asking Price	\$650,000 (\$232.14/SF)	Land	0.17 AC
Status	Active	Built/Renovated	1915/2002
Sale Type	Owner User	On Market	308 Days
RBA	2,800 SF (0.0%)	Last Update	January 5, 2026

Contacts

Type	Name	Location	Phone
Recorded Owner	Elina & Daniel Costello	Royal Oak, MI 48067	(248) 808-4318
True Owner	Elina & Daniel Costello	Royal Oak, MI 48067	(248) 808-4318
Contacts	Elina Costello (248) 808-4318		
Primary Leasing	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Jeffrey Trepeck (248) 987-8737, Christopher Monsour (313) 363-1010		
Sales	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Jeffrey Trepeck (248) 987-8737, Christopher Monsour (313) 363-1010		

Property Notes

CUSTOM BUILT, COMPLETELY UPDATED, UNIQUE 2 STORY OFFICE BUILDING W/3RD STORY ADD. 300 SQ. FT. LOFT OFFICE. GREAT, HIGH VISIBILITY & LOCATION! 8 TOTAL OFFICES PLUS CONFERENCE RM & KIT. EXCELLENT, MOVE IN CONDITION! JUST S. OF DWN TOWN ROYAL OAK. ZONED CM. 8+ ONSITE PARKING SPACES. FULL BSMT FOR ADD. STORAGE (NOT INCLUDED IN SQ. FT.) LANDLORD TO PROVIDE EXTERIOR MAINTENANCE & SNOW REMOVAL. BUYER/AGENT TO VERIFY ALL INFOR. LOFT SPACE AVAIL FOR SEP. LEASE



Royal Oak Commercial for Sale_February 2026

16

32778-32782 Woodward Ave - 32778 - 32782 Woodward Ave
Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	12,100 SF (13.2%)
Built/Renovated	1946/1972
Tenancy	Multiple
Available	4,000 - 10,500 SF
Max Contiguous	6,500 SF
Asking Rent	\$22.00 SF/Year/NNN
Frontage	69' on Woodward Ave
Parking Spaces	2.47/1,000 SF; 30 Surface Spaces



Property Details

Land Area	0.57 AC (24,829 SF)	Zoning	BI
Building FAR	0.49	Parcel	25-06-128-004

For Lease Summary

Number of Spaces	2	% Leased	13.2%
Smallest Space	4,000 SF	Asking Rent	\$22.00 SF/Year
Max Contiguous	6,500 SF	Service Type	Triple Net
Vacant	10,500 SF	Retail Available	10,500 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	32778	Retail	Direct	6,500	6,500	6,500	\$22.00 NNN	Vacant	Negotiable
P 1	-	Retail	Direct	4,000	4,000	4,000	Withheld	Vacant	Negotiable

Amenities

- Bus Line
- Corner Lot
- Signage

Transportation

Parking Details	2.47/1,000 SF; 30 Surface Spaces
Traffic Volume	76,954 on E 14 Mile Rd (2025); 60,069 on E 14 Mile Rd (2020); 64,278 on E 14 Mile Rd (2023); 64,727 on E 14 Mile Rd (2025); 22,507 on Robinwood Ave (2024); 23,294 on Robinwood Ave (2025); 22,338 on Robinwood Ave (2020); 23,909 on Robinwood Ave (2022); 20,283 on E 14 Mile Rd (2024); 19,158 on E 14 Mile Rd (2021)
Frontage	69' on Woodward Ave
Commuter Rail	6 min drive 10 min drive
Airport	Windsor International 49 min drive Detroit Metro Wayne County 49 min drive



Royal Oak Commercial for Sale_February 2026

Transportation (Continued)

Walk Score ®	Very Walkable (85)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dry Clean Depot	1	3,663	10	Jul 2010	-
Savin Thach Nails	Unkwn	1,500	-	Apr 2018	-
Mister Vapor	1	-	2	Sep 2016	-
Vin Beauty Nails & Spa	1	-	2	Nov 2018	-

Showing 4 of 4 Tenants

For Sale Summary

Asking Price	\$2,500,000 (\$206.61/SF)	Built/Renovated	1946/1972
Status	Active	On Market	382 Days
Cap Rate	9.2%	Last Update	January 26, 2026
Sale Type	Investment	Sale Conditions	Lease Option
Land	0.57 AC		

Contacts

Type	Name	Location	Phone
Recorded Owner	Royal Oak Kitchens	Royal Oak, MI 48073	(248) 549-2944
True Owner	Royal Oak Kitchens	Royal Oak, MI 48073	(248) 549-2944
Contacts	Tim Holton (248) 549-2944		
Sales	Keystone Commercial Real Estate	Farmington Hills, MI 48334	(248) 356-8000
Contacts	Jason Orow (248) 217-5544		

Property Notes

12,100 square foot building part of strip center in Royal Oak



Royal Oak Commercial for Sale_February 2026

17

28454-28478 Woodward Ave

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

★★★★☆

Office

Property Summary

RBA (% Leased)	6,594 SF (100%)
Built	1954
Stories	1
Typical Floor	6,594 SF
Tenancy	Multiple
Available	6,594 SF
Max Contiguous	6,594 SF
Asking Rent	Withheld
Parking Spaces	3.60/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.31 AC (13,504 SF)	Zoning	BI
Building FAR	0.49	Parcel	25-17-276-003 (+1 more)
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	6,594 SF	Asking Rent	Withheld
Max Contiguous	6,594 SF	Office Available	6,594 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	6,594	6,594	6,594	Withheld	30 Days	Negotiable

Amenities

No Data Available

Transportation

Parking Details	3.60/1,000 SF; 25 Surface Spaces
Traffic Volume	67,795 on Sunset Blvd (2025); 61,232 on Catalpa Dr (2025); 8,213 on Woodward Ave (2025); 66,384 on Beverly Blvd (2025); 64,033 on Beverly Blvd (2024); 72,921 on Beverly Blvd (2020); 16,531 on Linwood Ave (2025); 73,633 on 12 Mile Rd (2025); 70,205 on Northwood Blvd (2025); 16,923 on Brookline St (2025)
Commuter Rail	5 min drive 9 min drive
Airport	Windsor International 44 min drive Detroit Metro Wayne County 49 min drive
Walk Score ®	Very Walkable (74)



Royal Oak Commercial for Sale_February 2026

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
M.C.H. LLC	1	2,000	13	May 2016	-
Stonefield	1	600	100	Sep 2016	-
1260 Library St Llc	1	-	3	Apr 2016	-
Curis Co	Unkwn	-	-	Jul 2016	-
Hospital Food Enterprises	1	-	4	Apr 2016	-

Showing 5 of 6 Tenants

For Sale Summary

Asking Price	Withheld	Land	0.31 AC
Status	Active	Built	1954
Sale Type	Owner User	On Market	137 Days
RBA (% Leased)	6,594 SF (100%)	Last Update	January 12, 2026

Contacts

Type	Name	Location	Phone
Primary Leasing	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	JP Champine (313) 622-3634, Mike Valant (248) 885-1395		
Sales	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	JP Champine (313) 622-3634, Mike Valant (248) 885-1395		

Property Notes

No Data Available

