



PILOT

PROPERTY GROUP

22757 WOODWARD, FERNDAL, MI 48220

PROPERTY OVERVIEW:

- The most prominent corner in Ferndale - 9 Mile and Woodward Ave. 47,000 VPD on Woodward Ave.
- Professionally managed and immaculately maintained historic building. Award winning property - Woodward Avenue Action Association for façade improvements and restoration.
- Abundant nearby municipal parking.
- Join new Building Tenants - Jim Shaffer and Associates and Woodward Market Convenience Store.
- Flexible available square footages - 410, 790, 1,061 SF, 2,510 SF, 3,167 SF and 4,228 SF.
- Previous Occupant was Grasshopper Underground Night Club; 3 built-out bars in place, **garage door, patio zone service window, signage on Woodward Ave**, and many other value add fixtures in place for similar uses.
- Liquor License is available for purchase - Endorsements on license; extended hours, dance/entertainment, and Sunday sales.
- Spaces could also be repurposed for retail/office.
- **Second Floor Office Spaces:** Absolute gross lease rates and flexible terms. Turnkey suites, efficient layouts, cool finishes.
 - Suite 210 790 SF - \$1,250.00/Month
 - Suite 240 410 SF - \$750.00/Month

Property Type: Bar/Office/Retail
Cross Streets: Woodward and 9 Mile
Building Name: Professional Building
Total Square Footage: 12,433
Minimum Sq. Ft. Available: 1,061 SF
Maximum Sq. Ft. Available: 4,228 SF
Lot Size: 69' x 77'
Parcel Size: 0.14
Year Built: 1926
Zoning: Central Business District
Parking Spaces: Municipal
Property Taxes: 2025 - \$29,346.45
Lease Rate: \$18.95- \$22.95 PSF
Lease Type: NNN



AGENT CONTACT INFO

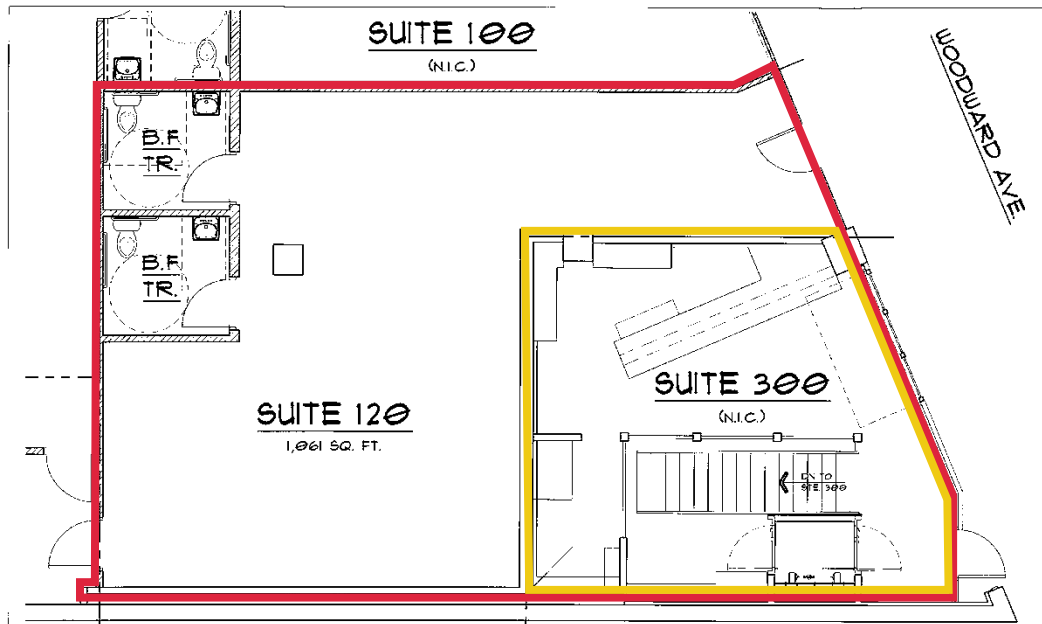
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Matching the right people to the right place.

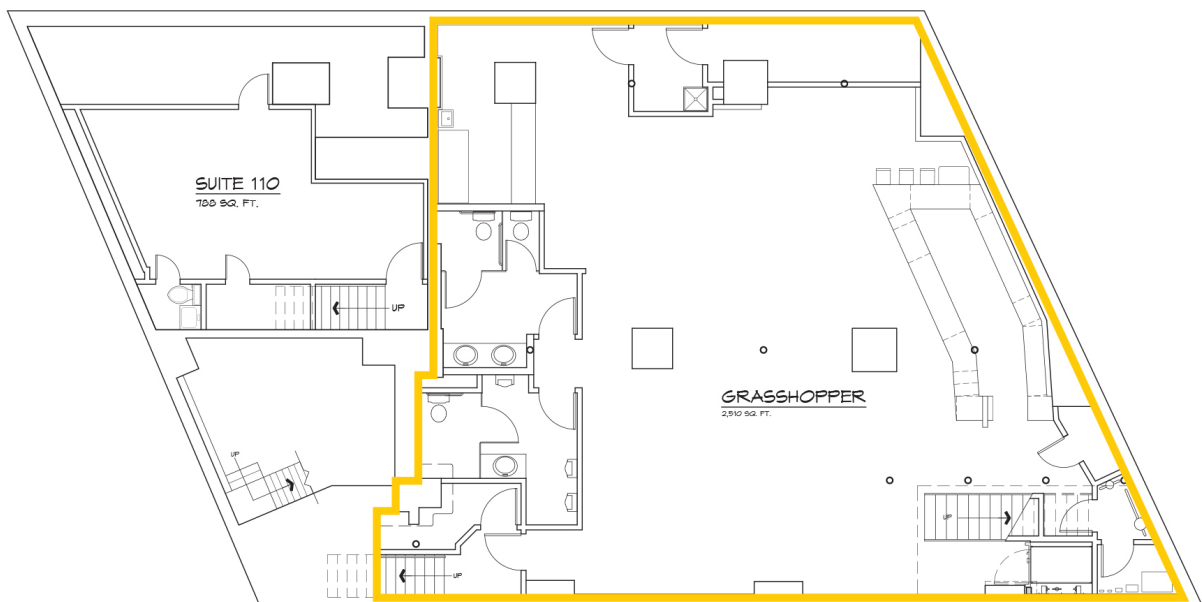
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FIRST FLOOR



SUITE 120 CAN BE COMBINED WITH SUITE 300 (INCLUDING LOWER LEVEL) OR LEASED SEPARATELY.

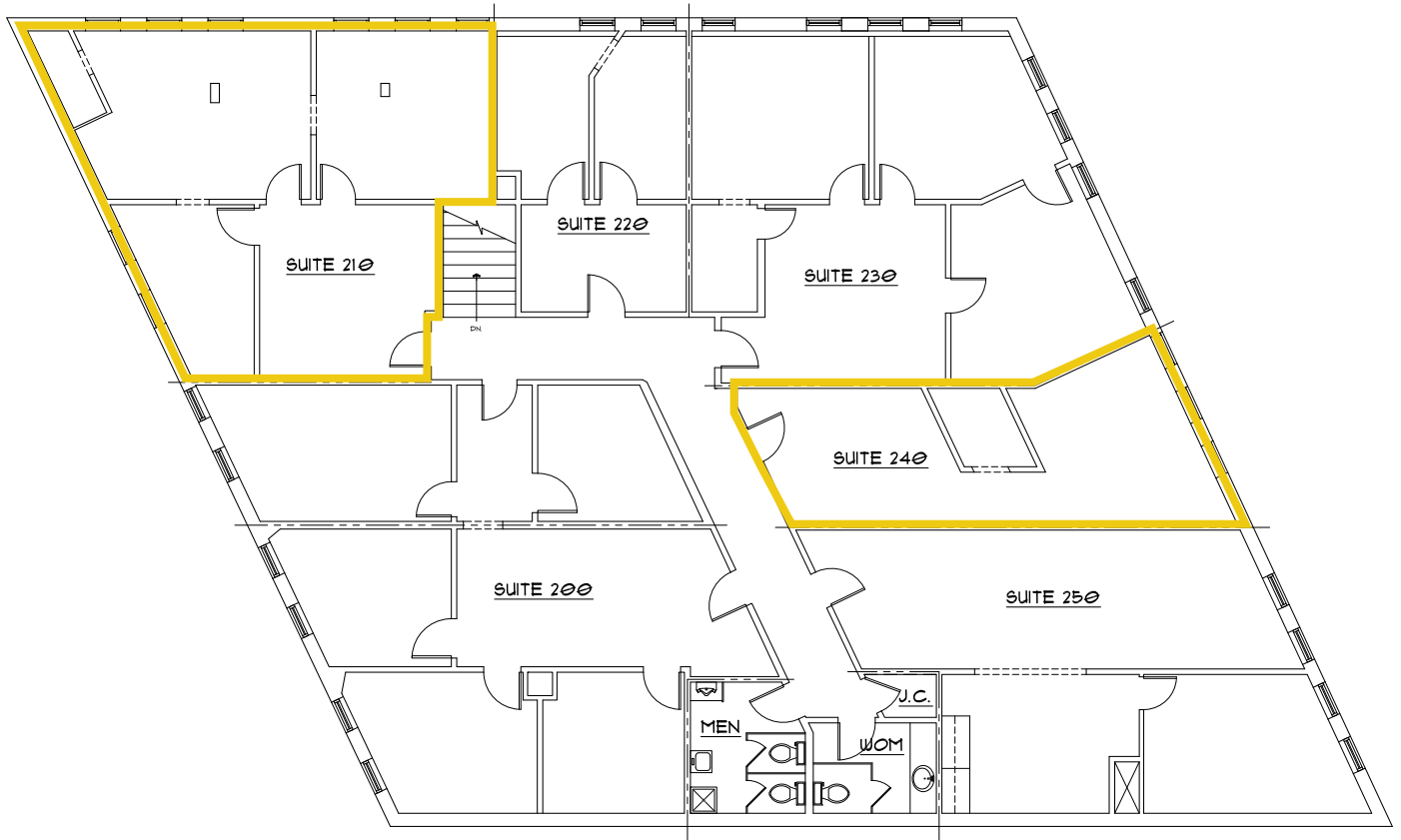
LOWER LEVEL



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SECOND FLOOR



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



SERVICE WINDOW GARAGE DOOR



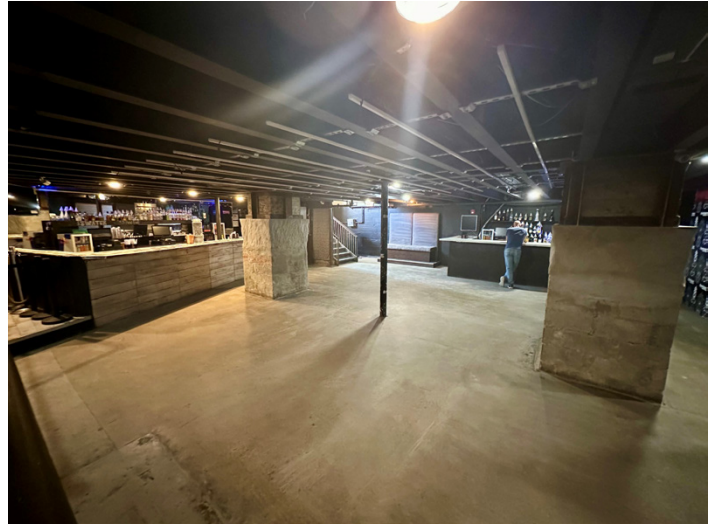
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ADDITIONAL PHOTOS



MAIN FLOOR BAR



LOWER LEVEL SPACE



LOWER LEVEL BAR (1 OF 2)



LOWER LEVEL BAR (2 OF 2)

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