

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

3515 TWELVE MILE RD

3515 Twelve Mile Rd, Berkley, MI 48072



FOR SALE/LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 3515 Twelve Mile Rd | Berkley, MI 48072



PROPERTY OVERVIEW

Positioned in the heart of Downtown Berkley, this operating tunnel car wash sits on approximately 0.50 acres. The property would benefit from an equipment refresh and modern membership based programs to take the business to the next level.

OFFERING SUMMARY

Sale Price:	\$1,385,000
Building Size:	2,274 SF
Price / SF:	\$609.06
Year Built:	1989
Zoning:	GC - Gateway Corridor District

PROPERTY HIGHLIGHTS

- Desirable Downtown Berkley location
- 2,274 SF tunnel car wash on 0.49 acre lot
- Peco equipment and 13 vacuum stations
- Excellent signage
- Seller would consider leasing - call broker for details
- PLEASE DO NOT approach or discuss the sale with employees

BUILDING/PROPERTY INFORMATION: 3515 Twelve Mile Rd | Berkley, MI 48072

BUILDING INFORMATION

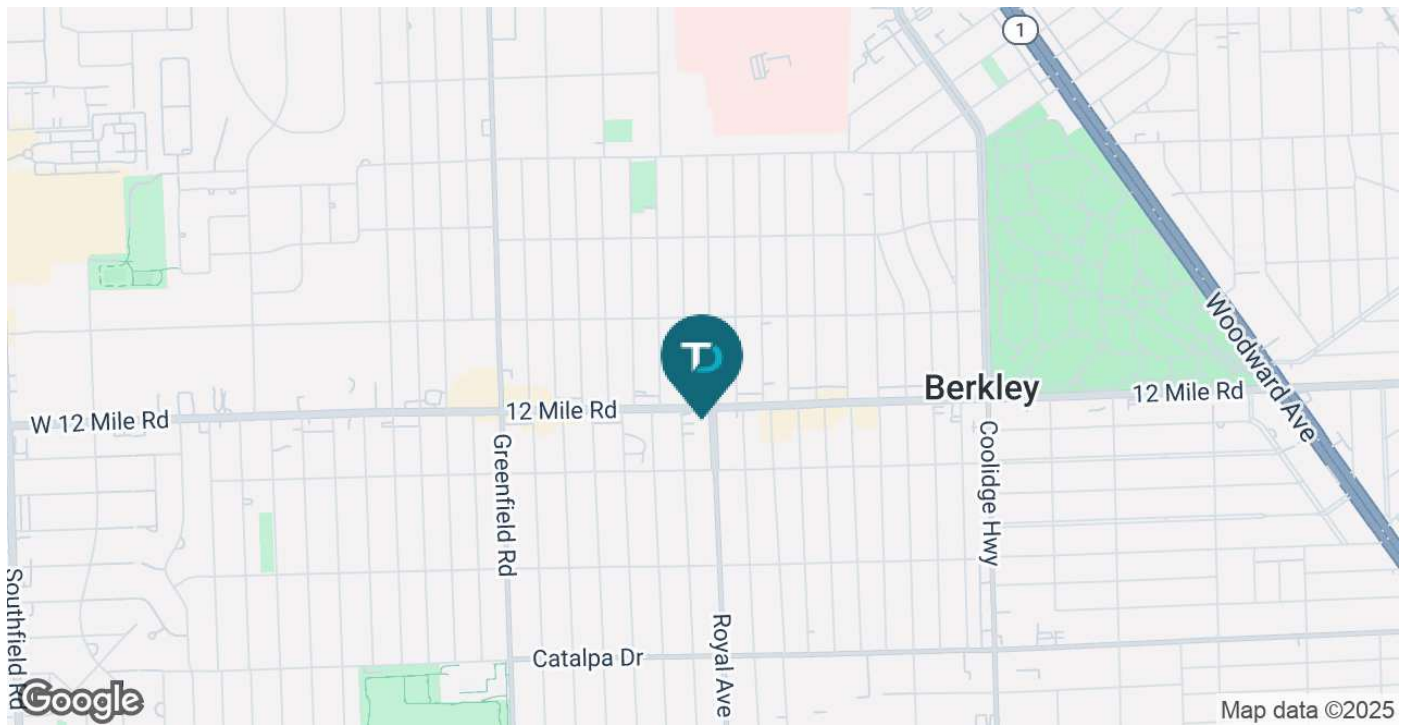
Building Size: 2,274 SF
 Year Built: 1989
 Number of Floors: 1
 Utilities: City water and sewer
 Parking Ratio: 20 spaces

PROPERTY INFORMATION

Lot Size: 0.49 AC
 Property Type: Retail
 Property Subtype: Vehicle Related
 2025 Summer Tax (total): \$7,798.16
 2024 Winter Tax (total): \$272.51
 Zoning: GC - Gateway Corridor Distric
 Traffic Count: 15,556 Vehicles/Day (Costar, 2024)
 Legal Description: Available upon request
 APN: 25-18-128-025; 25-18-128-013; 18-128-002

LOCATION INFORMATION

Located on the south side of Twelve Mile Rd between Greenfield Rd and Coolidge Hwy in Berkley, MI.

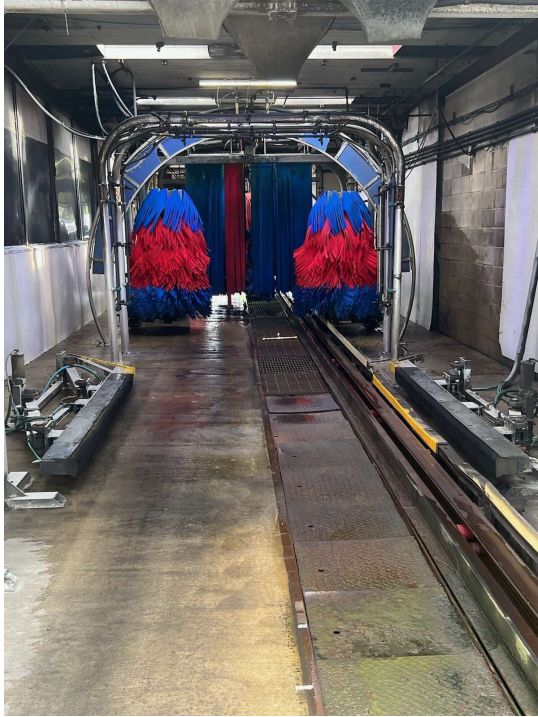




ADDITIONAL PHOTOS: 3515 Twelve Mile Rd | Berkley, MI 48072



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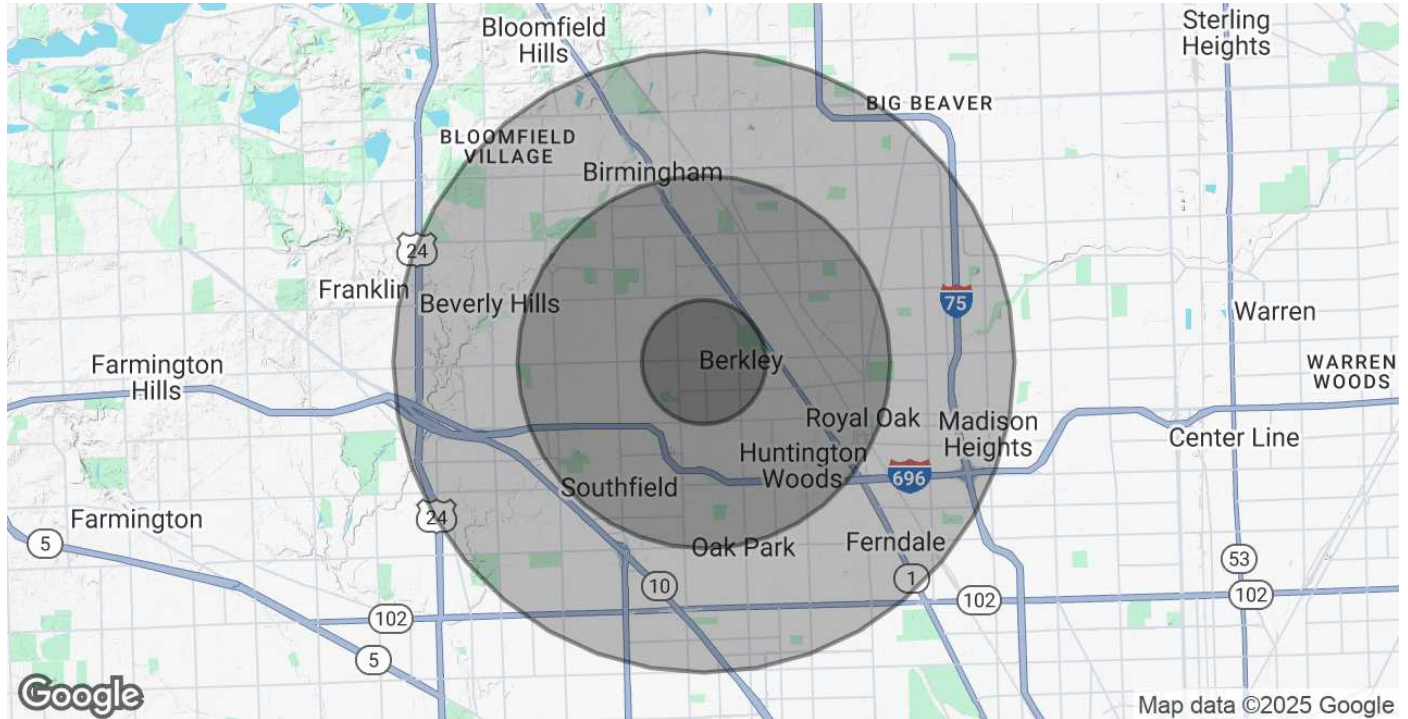


AERIAL: 3515 Twelve Mile Rd | Berkley, MI 48072



RETAILER MAP: 3515 Twelve Mile Rd | Berkley, MI 48072



DEMOGRAPHICS MAP & REPORT: 3515 Twelve Mile Rd | Berkley, MI 48072


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,610	127,114	310,862
Average Age	40	42	42
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,939	57,387	140,455
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$111,578	\$123,055	\$118,201
Average House Value	\$305,376	\$358,491	\$340,733

Demographics data derived from AlphaMap