

MIXED USE BUILDING



INVESTMENT SALE



117 W 4th Street

Royal Oak, Michigan 48067

Property Highlights

- Prime Location in Downtown Royal Oak, MI
- Investment Sale
- Mixed Use 100% Occupied
- High Visibility on W 4th St
- Accessible Elevator for Tenant Convenience
- High-Quality Finishes and Fixtures
- Ample Area Parking for Employees and Clients
- Close Proximity to Dining and Amenities
- Shared Access to 3 Conference Rooms and a Comfortable Reception Area for Clients
- 6.83% Cap Rate

OFFERING SUMMARY

Sale Price:	Contact Listing Agent(s)
Number of Units:	4
Lot Size:	6,316 SF
Building Size:	15,000 SF
NOI:	\$341,662.73
Cap Rate:	6.83%

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	537	2,864	9,080
Total Population	875	4,695	17,408
Average HH Income	\$107,980	\$123,665	\$144,401

[VIEW PROPERTY VIDEO](#)



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Rick Ax

Associate Broker | 248.351.6319
ax@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

MIXED USE BUILDING



INVESTMENT SALE



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Rick Ax
Associate Broker | 248.351.6319
ax@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

MIXED USE BUILDING



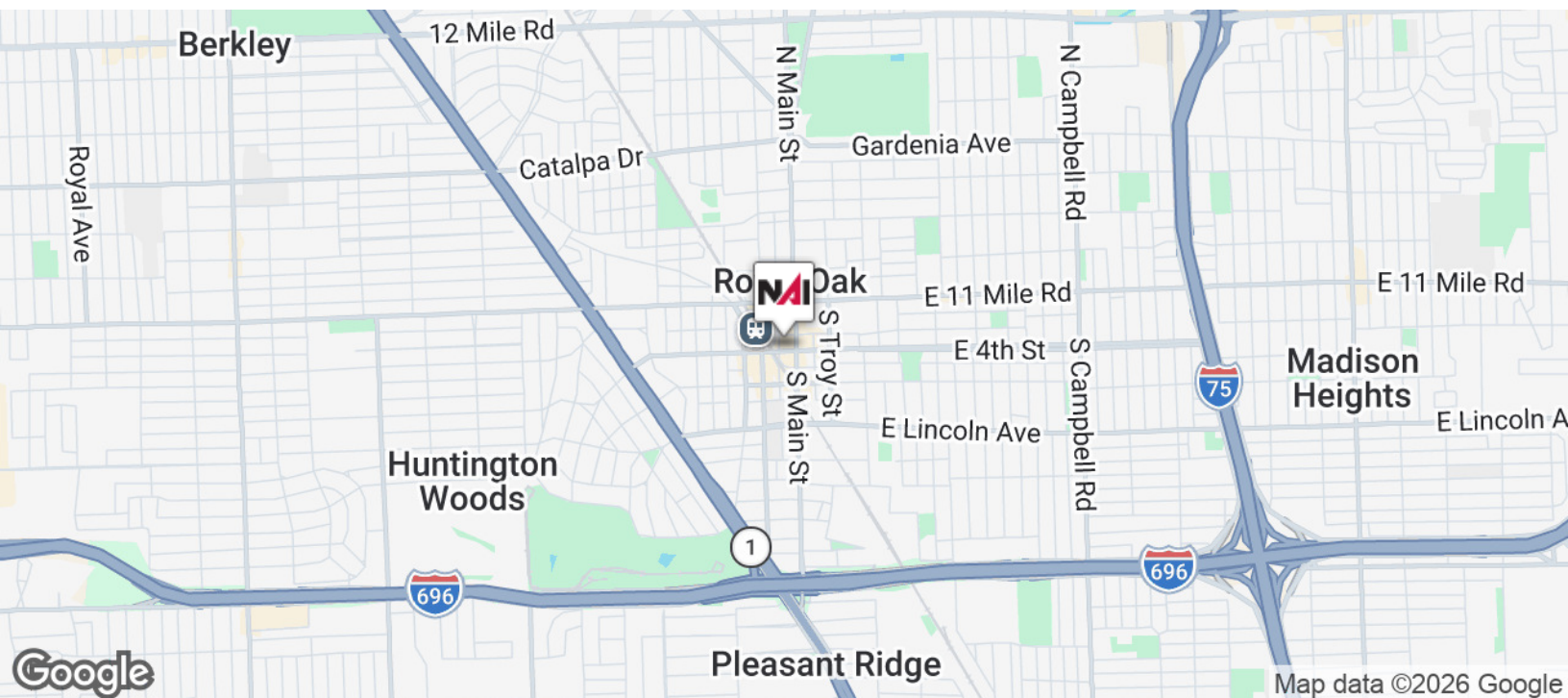
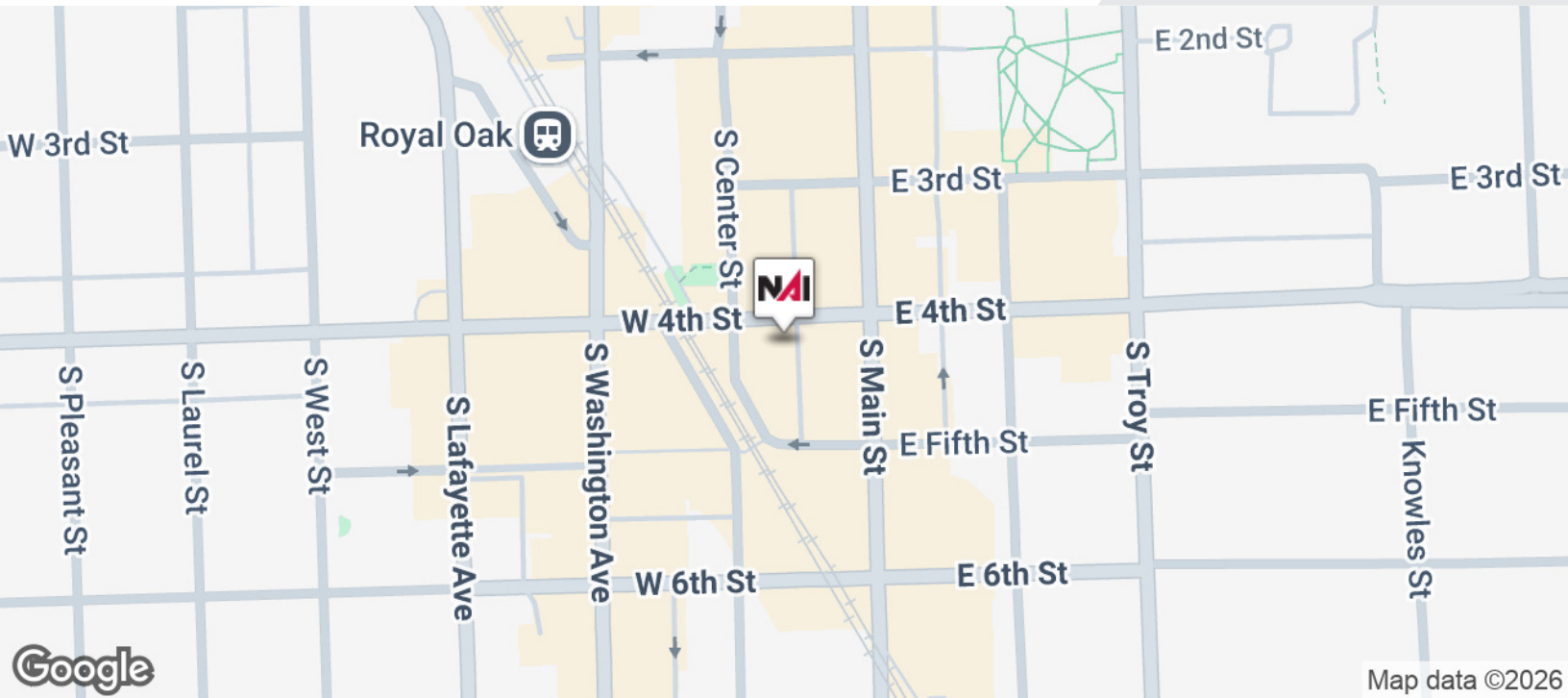
INVESTMENT SALE



MIXED USE BUILDING



INVESTMENT SALE



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Rick Ax

Associate Broker | 248.351.6319

ax@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

MIXED USE BUILDING



INVESTMENT SALE



Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Rick Ax

Associate Broker | 248.351.6319

ax@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.