



**FOR SALE**

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# FOR SALE

2688 Coolidge

2688 Coolidge Hwy Berkley, MI 48072



Sale Price: \$360,000

## DESCRIPTION

2,118 SF two-unit retail building for sale on Coolidge Hwy in Berkley.

## PROPERTY HIGHLIGHTS

- Outstanding location
- Dedicated parking
- First time offered for sale
- Near signalized intersection
- Turn-key bakery in one unit; ideal for owner/user
- Additional city owned parking available

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### BUILDING INFORMATION

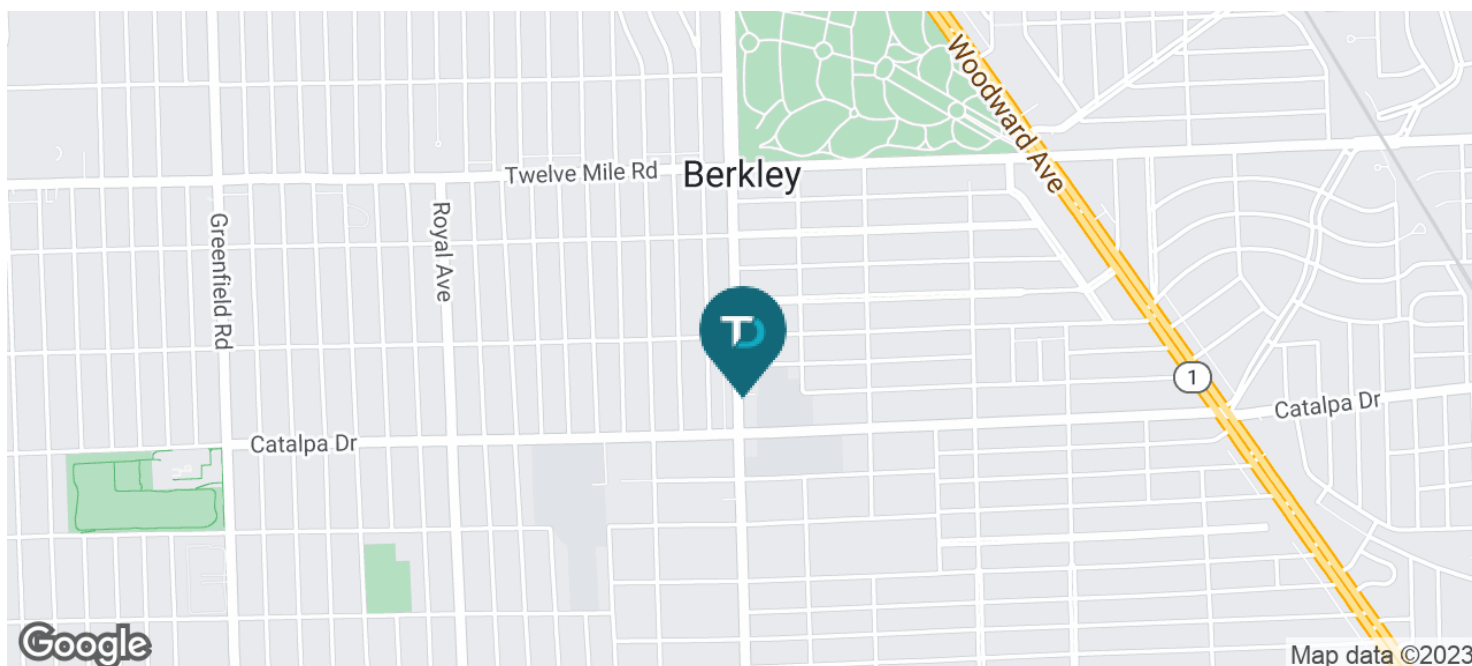
Price/SF:	\$169.97
Building Size:	2,118 SF
Year Built:	1968
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	6 on site with additional city parking immediately behind building

### PROPERTY INFORMATION

Lot Size:	0.12 AC
Property Type:	Retail
Property Subtype:	Strip Center
2022 Summer Tax:	\$4,361.35
2021 Winter Tax:	\$136.47
Zoning	B1 (Local Business)
Traffic Count:	22,011 Vehicles/Day (Costar, 2018)
Legal Description:	Available upon request
APN:	25-17-155-030

### LOCATION INFORMATION

Located on the east side of Coolidge Hwy, one block north of Catalpa Dr

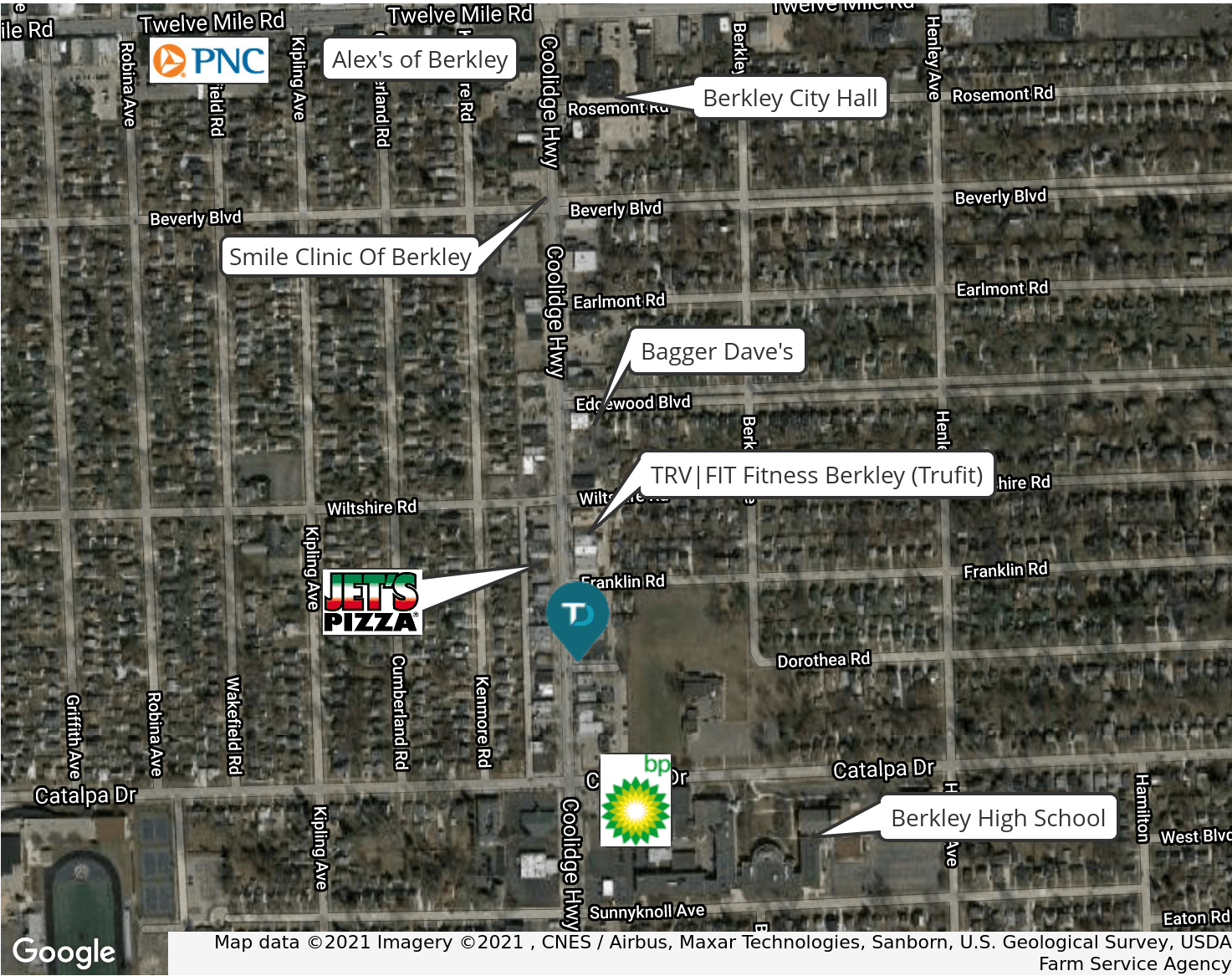




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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	17,080	140,896	357,150
Median age	39.5	40.3	39.9
Total households	7,327	62,063	155,525
Average HH income	\$81,087	\$75,093	\$75,954
Average house value	\$222,765	\$212,674	\$199,840