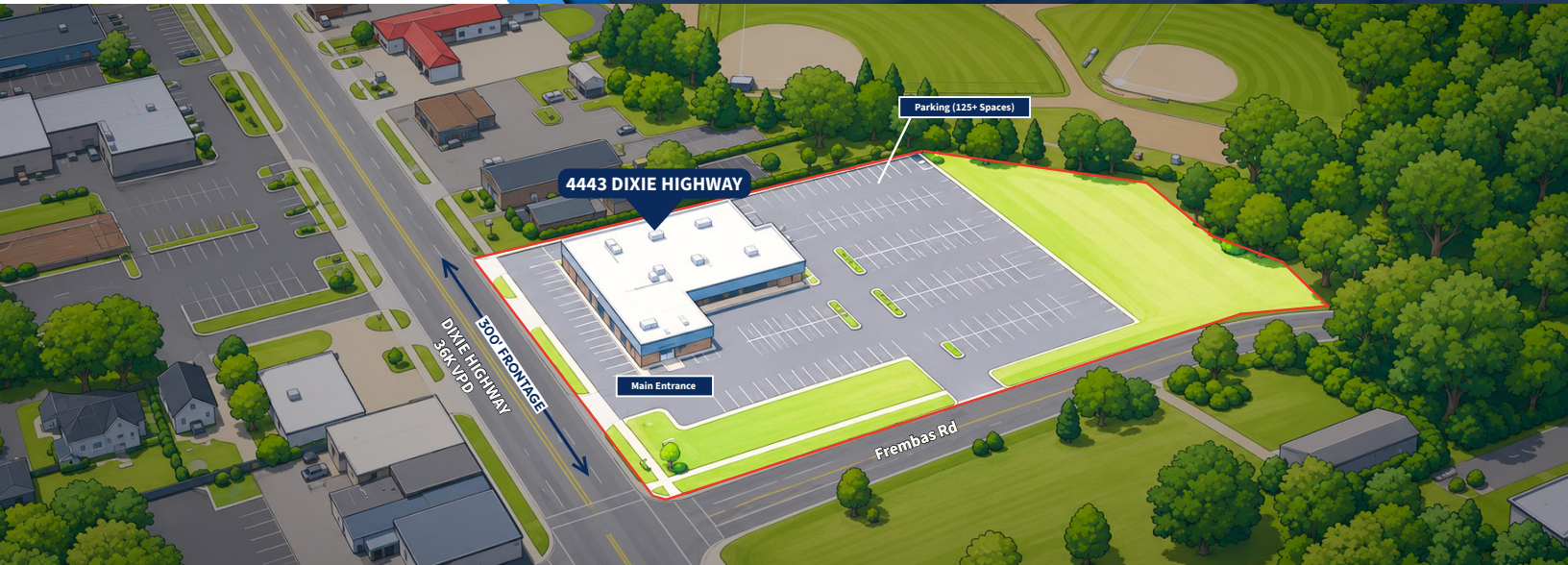
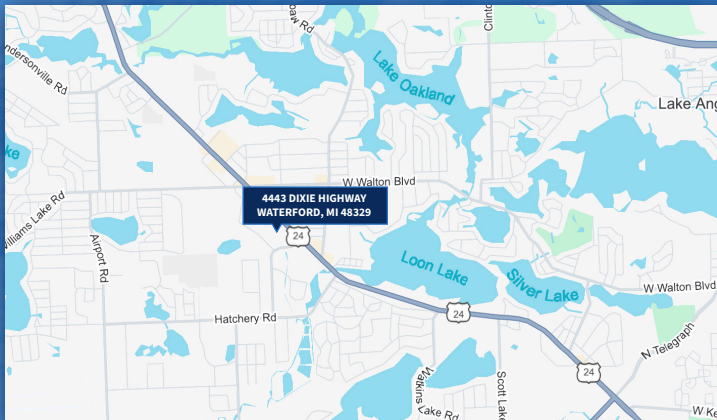




4443 DIXIE HIGHWAY WATERFORD TOWNSHIP, MI 48329



PROMINENT
EXPOSURE



GREAT
VISIBILITY



ESTABLISHED
CORRIDOR



FLEXIBLE FLEX
SPACE

OFFERED AT
\$1,350,000

For more information, please contact:

BRIAN CRAWFORD

(248) 561-9586

crawford@crabillco.com

PROPERTY HIGHLIGHTS



Expansive Clear-Span Interior

13,763 SF column-free building offering maximum layout flexibility



Generous 3.23-Acre Site

Large commercial parcel with excellent parking and circulation



Outstanding Dixie Highway Visibility

Approximately 300 feet of frontage along the busy M-59 corridor



Abundant On-Site Parking

Spacious lot designed to accommodate customers, employees, and visitors



Flexible Reuse Opportunity

Well suited for retail, recreation, fitness, showroom, entertainment, or specialty commercial uses



Prominent Roadside Presence

Highly visible building and signage location along a major commercial route



Established Commercial Corridor

Positioned within a heavily traveled business and retail area



Convenient Regional Access

Easy connection to M-59, US-24, and nearby major roadways

ADDITIONAL HIGHLIGHTS

**FORMER
BOWLING ALLEY**

**KITCHEN
IN PLACE**

**GREAT
DEVELOPMENT
OPPORTUNITY**

CRABILL & COMPANY

(734) 261-8200

33640 Schoolcraft Rd.
Livonia, MI 48150



PRIME WATERFORD COMMERCIAL SPACE AVAILABLE



300'
FRONTAGE



GREAT
VISIBILITY



DIRECT HIGHWAY
ACCESS



FLEXIBLE FLEX
SPACE

13,763 SF

AVAILABLE FOR LEASE



3.23
ACRES TOTAL



AMPLE PARKING
125 PARKING SPACES



36,000
VPD

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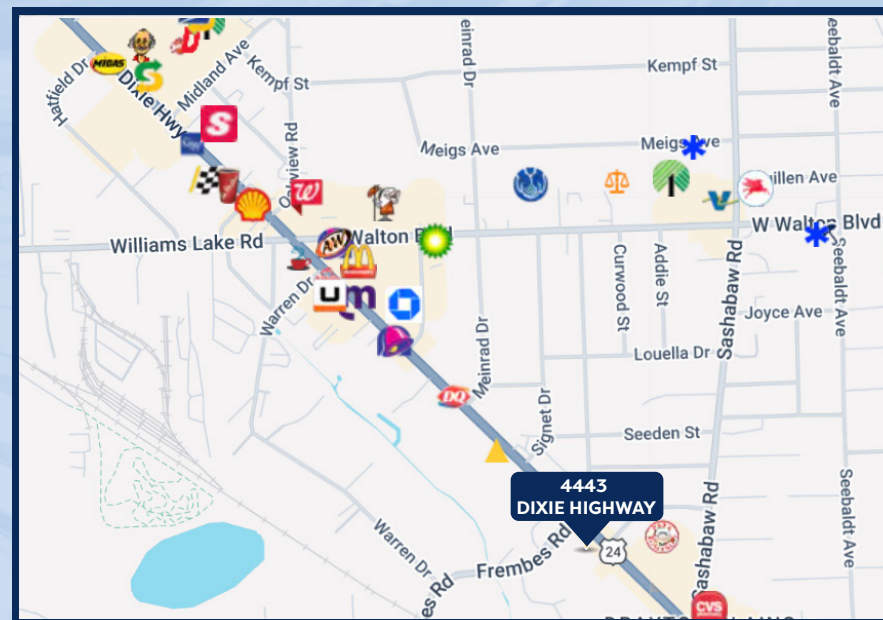
AERIAL SITE PLAN



PROPERTY SPECIFICATIONS

-  **Building Size**
13,763 SF commercial building
-  **Site Area**
3.23-acre property
-  **Building Layout**
Open, clear-span interior
-  **Road Frontage**
Approximately 300 feet on Dixie Highway
-  **Parking**
Large on-site parking lot
-  **Former Use**
Previously operated as a bowling alley
-  **Visibility**
Prominent exposure along M-59
-  **Location**
Established Oakland County commercial corridor
-  **Property Type**
Flexible commercial reuse opportunity

RETAIL MAP



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