



PRIME COMMERCIAL SPACE FOR SALE

13,763 SF | 3.23 ACRES AVAILABLE



4443 DIXIE HIGHWAY
WATERFORD TOWNSHIP, MI 48329



**PROMINENT
EXPOSURE**



**GREAT
VISIBILITY**



**ESTABLISHED
CORRIDOR**



**FLEXIBLE FLEX
SPACE**

13,763 SF
AVAILABLE FOR SALE

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 Oakland County business and retail area



Convenient Regional Access

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

For more information, please contact:

BRIAN CRAWFORD

(248) 561-9586

crawford@crabillco.com

CRABILL & COMPANY

(734) 261-8200

33640 Schoolcraft Rd.
Livonia, MI 48150



4443 DIXIE HIGHWAY
WATERFORD, MI 48329

6460 DIXIE HGHWAY
CLARKSTON, MI

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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Information is subject to verification and no liability or omissions is assumed. Price and terms are subject to change and listing withdrawn without notice.

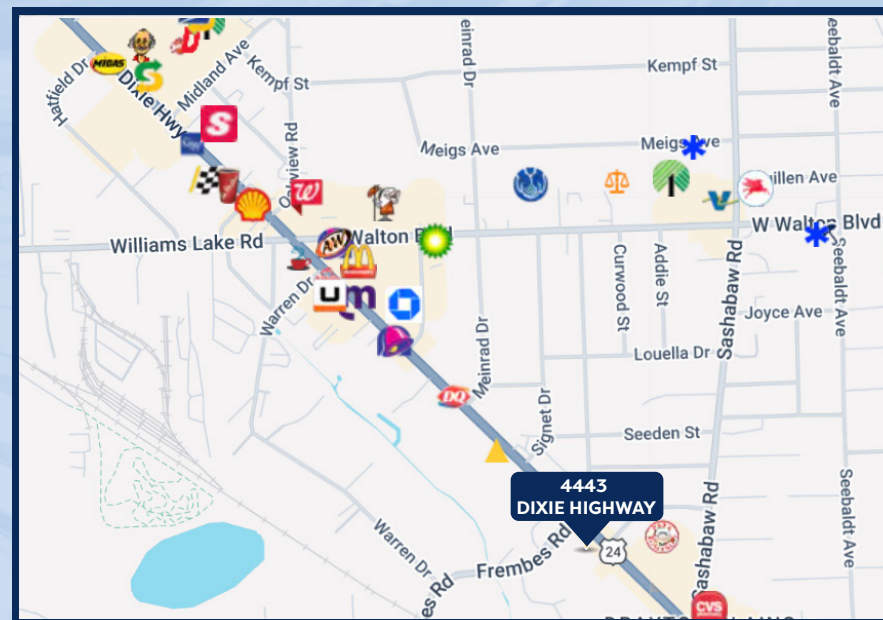
AERIAL SITE PLAN



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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