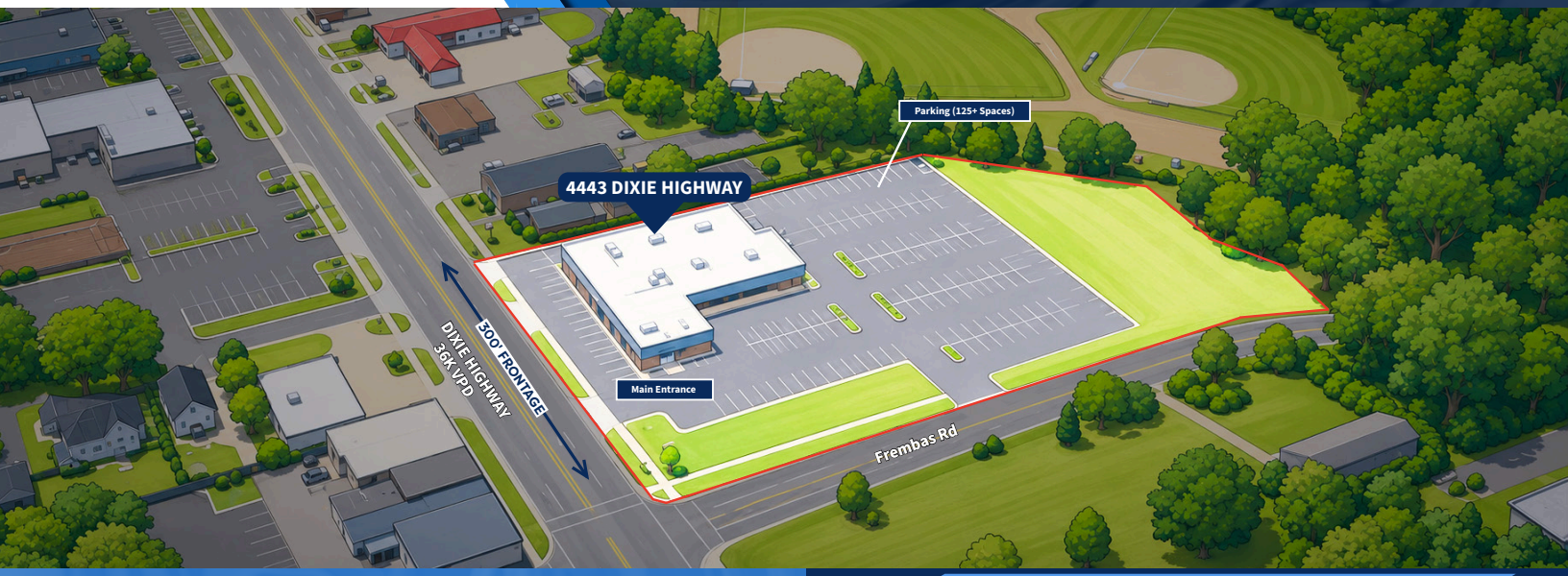
Crabill & Company

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

OFFERED AT
$1,350,000

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

For more information, please contact:

BRIAN CRAWFORD
(248) 561-9586
crawford@crabillco.com

CRABILL & COMPANY
(734) 261-8200
33640 Schoolcraft Rd.
Livonia, MI 48150

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 Price and terms are subject to change and listing withdrawn without notice.

Crabill & Company

4443 DIXIE HIGHWAY
WATERFORD, MI 48329



PRIME WATERFORD
COMMERCIAL SPACE AVAILABLE

- **300' FRONTAGE**
- **GREAT VISIBILITY**
- **DIRECT HIGHWAY ACCESS**
- **FLEXIBLE FLEX SPACE**

13,763 SF
AVAILABLE FOR SALE

3.23
ACRES TOTAL

AMPLE PARKING
125 PARKING SPACES

36,000
VPD

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4443 DIXIE HIGHWAY | WATERFORD, MI 48329

300' FRONTAGE - APPROX. 13,763 SF COMMERCIAL SPACE

AERIAL SITE PLAN

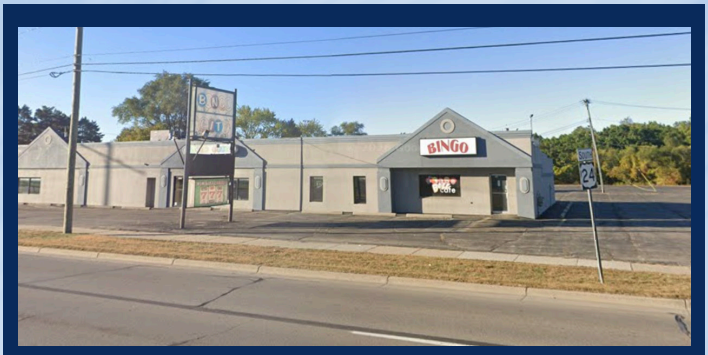


PROPERTY SPECIFICATIONS

- **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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