

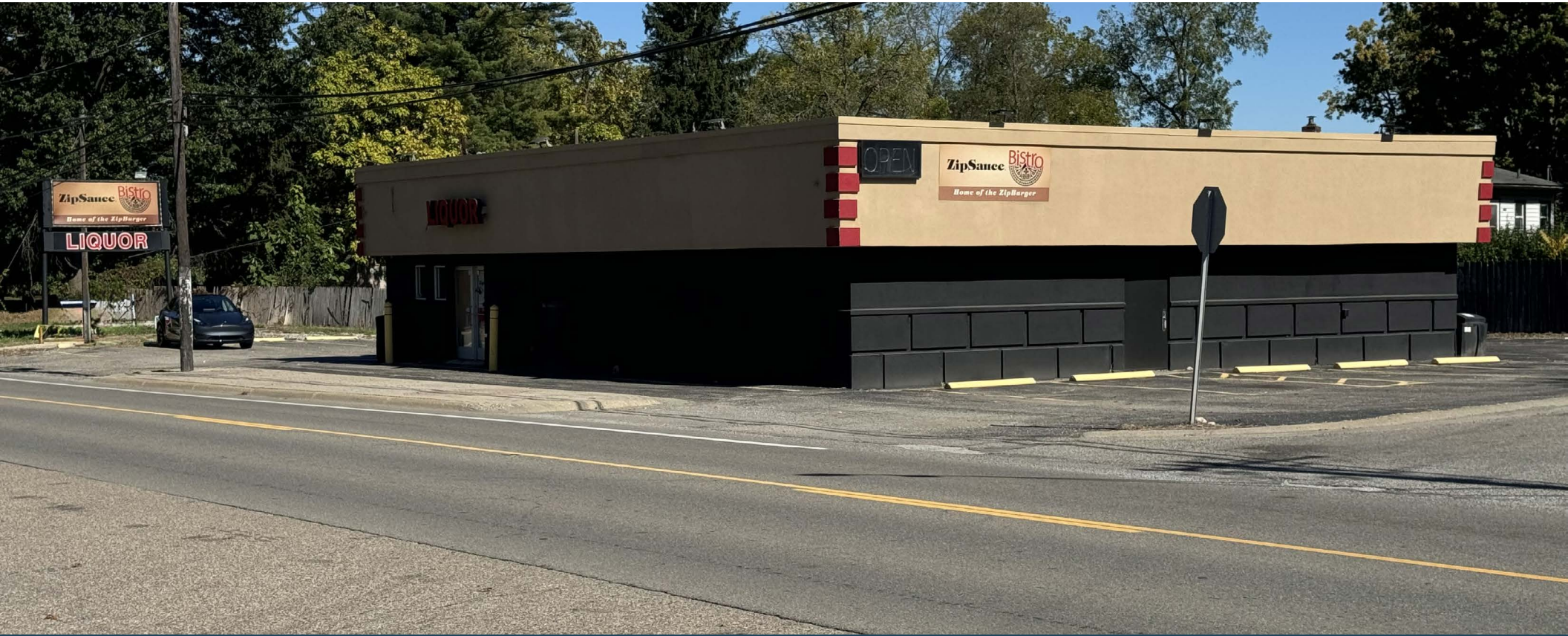
# FREESTANDING BUILDING

*WITH FULLY BUILT-OUT KITCHEN*

4210 Sashabaw Road  
Waterford Twp., MI 48329



**SALE PRICE**  
**\$599,000**



**Retail Opportunity**  
3,727 ± SF

**FOR SALE**

## Description

Whether you're looking to expand, relocate, or start fresh, this property offers unparalleled opportunity. Save time and capital with a ready-to-use kitchen perfect for restaurants, catering services, or other culinary ventures. This property is in the heart of a thriving and friendly neighborhood of Waterford Township adjacent to Independence Township.

## Address

4210 Sashabaw Road  
Waterford Twp., MI 48329

## Features

- **0.45 Acres**
- **Fully Built-Out Kitchen**
- **Multiple Curb Cuts**
- **Great Accessibility**
- **Zoned Neighborhood Commercial**

## Sale Price

\$599,000

## Traffic Counts

Sashabaw Rd - 18,396+ cpd  
Walton Blvd - 23,992+ cpd

## Demographics

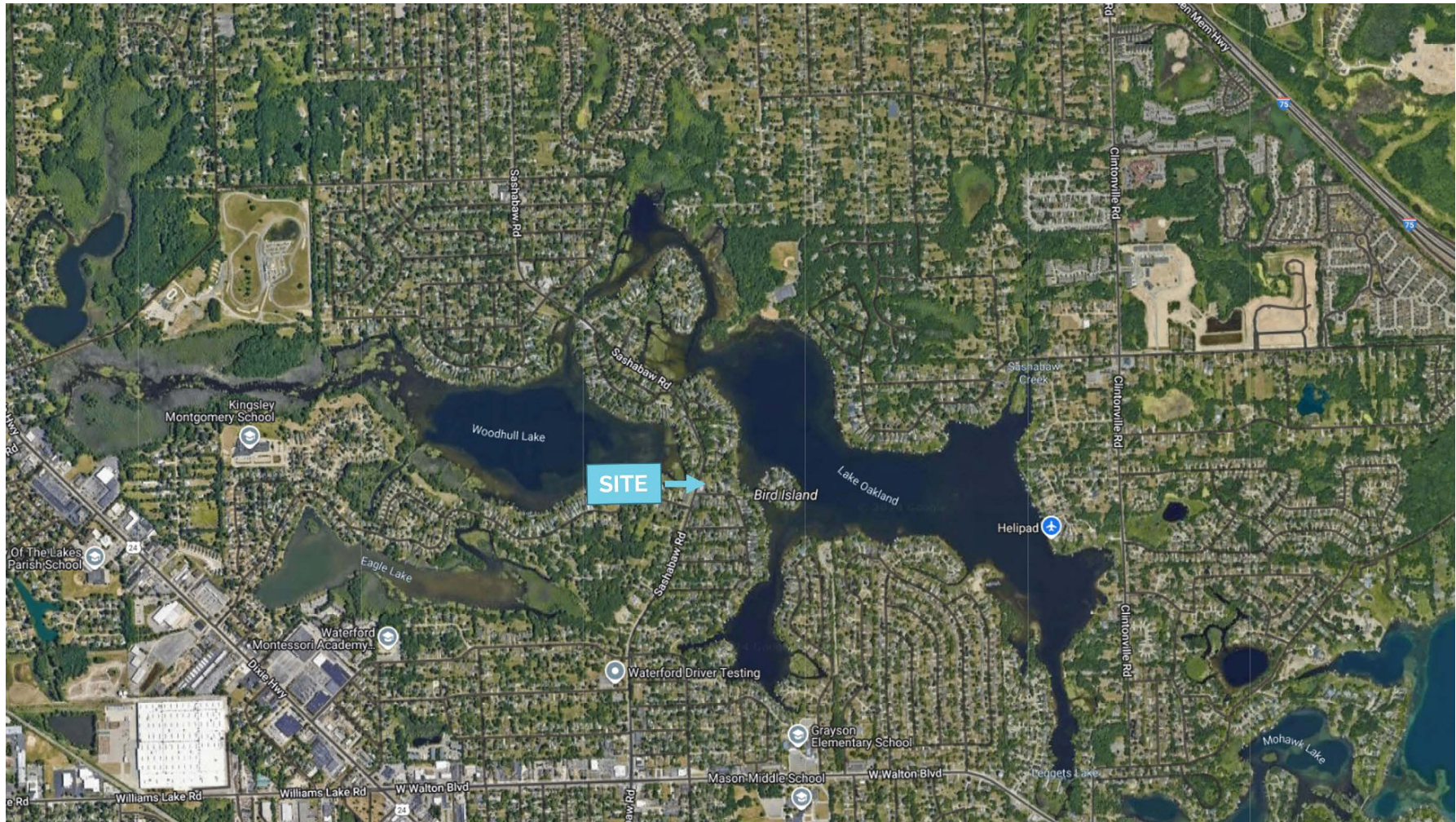
	1 MILE	3 MILES	5 MILES
POPULATION:	6,942	48,669	123,675
HOUSEHOLDS:	2,977	20,794	51,732
AVG. HOUSEHOLD INCOME:	\$120,601	\$120,174	\$115,618
DAYTIME POPULATION:	3,708	28,336	82,488

# MICRO AERIAL



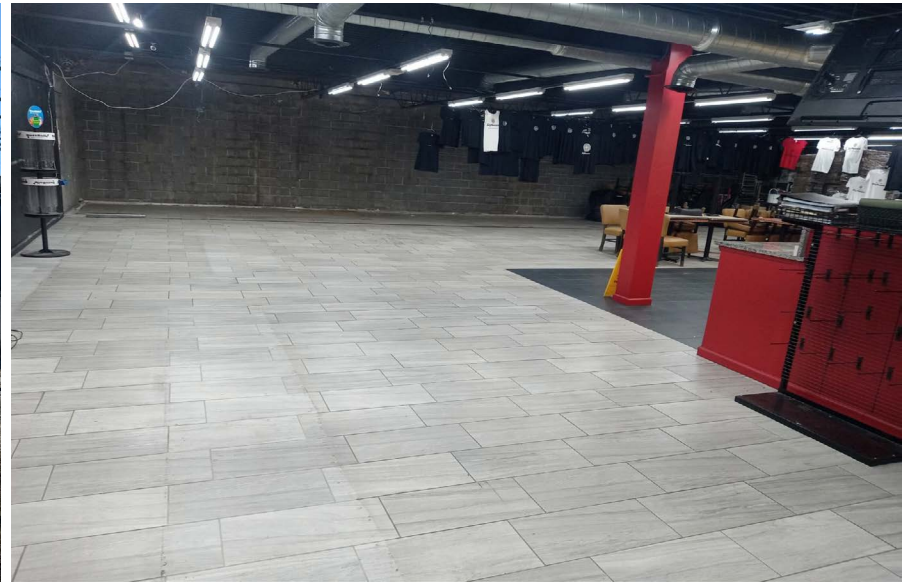
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# MACRO AERIAL



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## EQUIPMENT INCLUDED:

- MIDDLEBY MARSHALL DOUBLE STACK NATURAL GAS SPLIT BELT PIZZA CONVEYOR WITH HOOD & MAKE UP AIR
- (2) DEEP FRYERS w/4 FT HOOD
- ANSUL FIRE SUPPRESSION SYSTEM
- TWO (2) THREE COMPARTMENT SINKS
- HOBART 50 QT DOUGH MIXER
- TWO (2) 3 FT WARMERS
- 6FT PIZZA PREP STATION
- (2) DOUBLE DOOR REACH IN FREEZERS
- (1) DOUBLE DOOR REACH IN COOLER
- 4 FT SUB PREP STATION

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OnQ  
COMMERCIAL  
REAL ESTATE

**JOE QONJA**

Principal

C: (248) 977-7799

O: (248) 712-3300

E: [joe@onqcre.com](mailto:joe@onqcre.com)

**LEO ALLUS**

Associate

C: (248) 321-3325

O: (248) 712-3300

E: [leo@onqcre.com](mailto:leo@onqcre.com)

100 W. Long Lake Rd. Suite 122 Bloomfield Hills, MI 48304

**[www.onqcre.com](http://www.onqcre.com)**

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