

4721 Dixie Highway, Waterford Twp, Michigan 48329-3565

MLS#: **20261071653**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **02131 - Waterford Twp**
 DOM: **/0/0**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$325,000**
 OLP: **\$325,000**

Location Information

County: **Oakland**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 School Dist: **Waterford**
 Location: **SASHABAW AND WALTON BLVD.**
 Directions: **FROM SASHABAW NORTH ON DIXIE HWY**

Side of Str: **W**Lot Information

Acres: **0.28**
 Rd/Wtr Frt Ft: **60 /**
 Lot Dim: **60X188**

General Information

Year Blt/Rmd: **1954/2010**
 #Units/ % Lsd: **/ -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial**
 Current Use: **Medical/Dental, Office**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc: **0**
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Bldg Area Tot: **2,663** (LP/SqFt: \$122.04)
 Abv Gr Tot SF: **2,612**
 Office Sqft:
 Sqft Source: **Public Records**

Recent CH: **09/08/2026 : New : ->ACTV**Listing Information

Listing Date: **09/08/2026**
 Listing Exemptions:
 Exclusions:
 Terms Offered: **Cash, Conventional**
 Access: **Appointment**

Off Mkt Date:
 Protect Period: **180**

Pending Date:
 ABO Date:
 Possession: **At Close**
 MLS Source: **REALCOMP**
 LB Location:

BMK Date:
 Contingency Date:
 Originating MLS# **20261071653**

Features

Arch Level: **1 Story**
 Foundation: **Slab**
 Exterior Feat:
 Accessibility:
 Fencing: **Fence Allowed**
 Wtr Htr Fuel: **Electric**
 Water Source: **Public (Municipal)**

Exterior: **Stone, Vinyl**
 Foundation Mtrl:
 Roof Mtrl: **Rubber**
 Heating: **Hot Water**
 Office Heating:
 Sewer: **Sewer (Sewer-Sanitary)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **1310176087**
 Tax Summer: **\$3,797**
 SEV: **123,660.00**
 Legal Desc: **T3N, R9E, SEC 10 FAIRPLAINS SUB SWLY 206 FT OF NELY 223 FT OF LOT 34**
 Subdivision: **Fairplains**

Tax Winter: **\$1,561**
 Taxable Value: **\$97,450.00**

Ownership: **Standard (Private)**
 Oth/Sp Assmnt:
 Existing Lease: **No**
 Occupant: **Vacant**

Agent/Office/Contact Information

Listing Office: **Real Estate One**
 Listing Agent: **ERNEST L GAVRILIDES**
 Contact Name: **ERNIE GAVRILIDES**

List Ofc Ph: **(248) 625-0200**
 List Agt Ph: **(248) 625-0200**
 Contact Phone: **(248) 420-2929**

Remarks

Public Remarks: **Medical office featuring two suites in a busy, convenient area. Currently configured as a dental office, with a flexible layout suitable for a variety of medical, professional, or general office uses. Great opportunity for an owner-user or investor.**

REALTOR® Remarks: **Call Ernie for showings or questions. 248-420-2929**

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