

9669 HIGHLAND RD | WHITE LAKE, MI 48386



Commercial Land w/ Building

**FOR
SALE**

OFFERED AT
\$ 499,900

- Commercial Land
- Zoned General Business
- 2.45 Acres
- 307 FT Road Frontage
- Value is in the Land
- Located on Busy M59
- 1,800 SF Building
- 5 Offices, 2 Baths
- City Water & Sewer
- Includes 2 Parcels

For more information: **Wilhelm & Associates (248) 625-9500 | www.wilhelmrealtors.com**



9669 Highland Road, White Lake Twp, Michigan 48386-2315

MLS#: **20240090851**
P Type: **Real Estate Only**
Status: **Active**

Area: **02121 - White Lake Twp**
DOM: **N/55/55**

Short Sale:
Trans Type:

No
Sale
ERTS/FS

LP: **\$499,900**
OLP: **\$549,900**

Location Information

County: **Oakland**
Township: **White Lake Twp**
Mailing City: **White Lake**
School Dist: **Huron Valley**
Location: **S of Highland/W of Fisk**
Directions: **M-59 LOCATED SOUTH SIDE 2 DOORS FROM MCDONALDS**

Side of Str: **N**

Lot Information

Acres: **2.45**
Rd/Wtr Frt Ft: **307 /**
Lot Dim: **307X308X400X319**

General Information

Year Blt/Rmd: **2010**
#Units/ % Lsd: **0 / 0%**
Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments:

Business Information

Zoning: **Commercial**
Current Use: **Commercial, VACANT**
Bus Type: **Service, Medical, Retail, Wholesale**
Licenses:
Rent Incl:
Inv List:
Inv Incl: **No**
APOD Avail:
Zone Conform:
Rent Cert'd:
Restrictions:

Income and Expenses

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

Access To / Distance To

Interstate: **/ 0**
Railroad:
Airport:
Waterway:

Square Footage

Est Sqft Ttl: **1,800** (LP/SqFt: \$277.72)
Est Sqft Main: **1,800**
Est Sqft Ofc:
Sqft Source: **Owner**

Recent CH:

Listing Information

Listing Date: **12/06/2024** Off Mkt Date: Pending Date: BMK Date:
Exclusions: ABO Date: Contingency Date:
Terms Offered: **Cash, Conventional** Possession: **At Close** Originating MLS# **20240090851**
Access: **Appointment/LockBox** MLS Source: **REALCOMP**
LB Location: **Front Door**

Features

Arch Level: **1 Story** Exterior: **Aluminum, Wood**
Foundation: **Slab** Foundation Mtrl: **Poured**
Exterior Feat: Roof Mtrl: **Asphalt**
Accessibility: **Accessible Doors, Accessible Entrance, Accessible Hallway(s)**
Fencing: Heating: **Forced Air**
Heating Fuel: **Natural Gas** Plant Heating: **Forced Air**
Wtr Htr Fuel: **Natural Gas** Office Heating: **Central Air, Forced Air, Zoned**
Water Source: **Public (Municipal)** Sewer: **Public Sewer (Sewer-Sanitary)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
-----------	-------	------	-----------	-----------	----------------	------

Legal/Tax/Financial

Property ID: **1223128028** Ownership: **Standard (Private)**
Tax Summer: **\$5,147** Tax Winter: **\$1,211** Oth/Sp Assmnt:
SEV: **221,300.00** Taxable Value: **\$109,680.00** Existing Lease: **No** Occupant: **Vacant**
Legal Desc: **T3N, R8E, SEC 23 PART OF NW 1/4 BEG AT INTER OF W 1/8 LINE & SLY LINE OF M-59 HWY, TH NELY ALG SD LINE 200 FT, TH S 400 FT, TH S**

Agent/Office/Contact InformationRemarks

Public Remarks: **LAND ZONED GENERAL BUSINESS. VALUE IN THE LAND OF ALMOST 2.5 ACRES, OWNER SAYS BRING ALL OFFERS. IMMEDIATE POSSESSION, Currently the Building has 5 Offices w/2 Bathrooms. WATER & SEWER. SALE INCLUDES TWO PARCELS ID# 12-23-128-028 & 12-23-128-001.**

REALTOR® Remarks: **LAND ZONED GENERAL BUSINESS. VALUE IN THE LAND OF ALMOST 2.5 ACRES, OWNER SAYS BRING ALL OFFERS. IMMEDIATE POSSESSION, Currently the Building has 5 Offices w/2 Bathrooms. WATER & SEWER. SALE INCLUDES TWO PARCELS ID# 12-23-128-028 & 12-23-128-001. PLEASE MAKE SURE ALL LIGHTS ARE TURNED OFF!!!**

Notices and Disclaimers

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.

2. Broker commissions are not set by law and are fully negotiable.

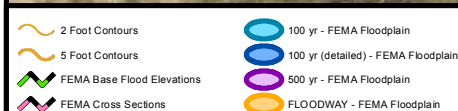
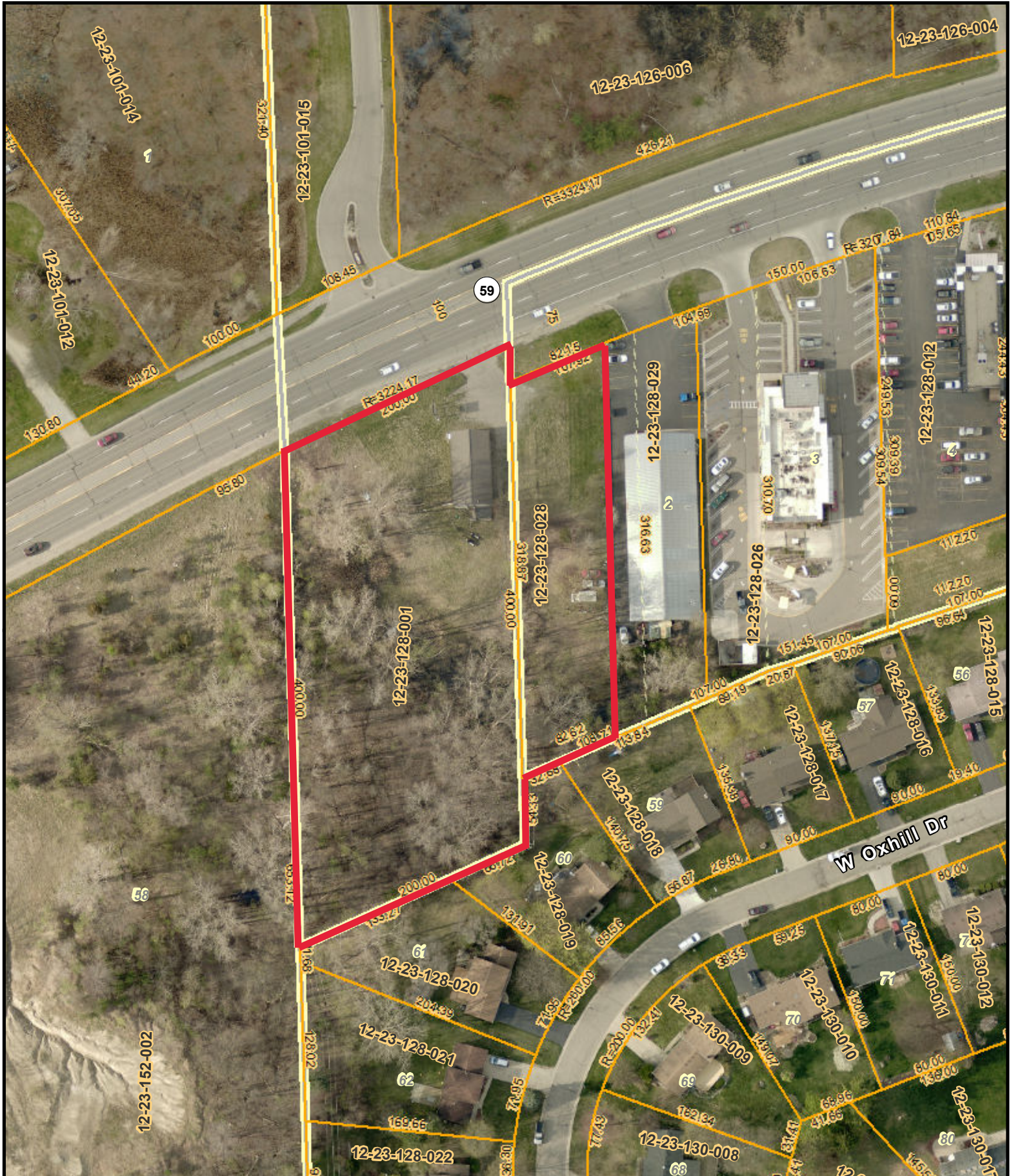
3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.

Copyright© Realcomp II Ltd All Rights Reserved.



Search Criteria
Status is one of 'Active', 'Contingent - CCS', 'Accepting Backup Offers', 'Coming Soon'
List Office MUI is 12561
Selected 1 of 48 results.

9669 Highland Rd



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



L. Brooks Patterson
Oakland County Executive

Date Created: 5/9/2019

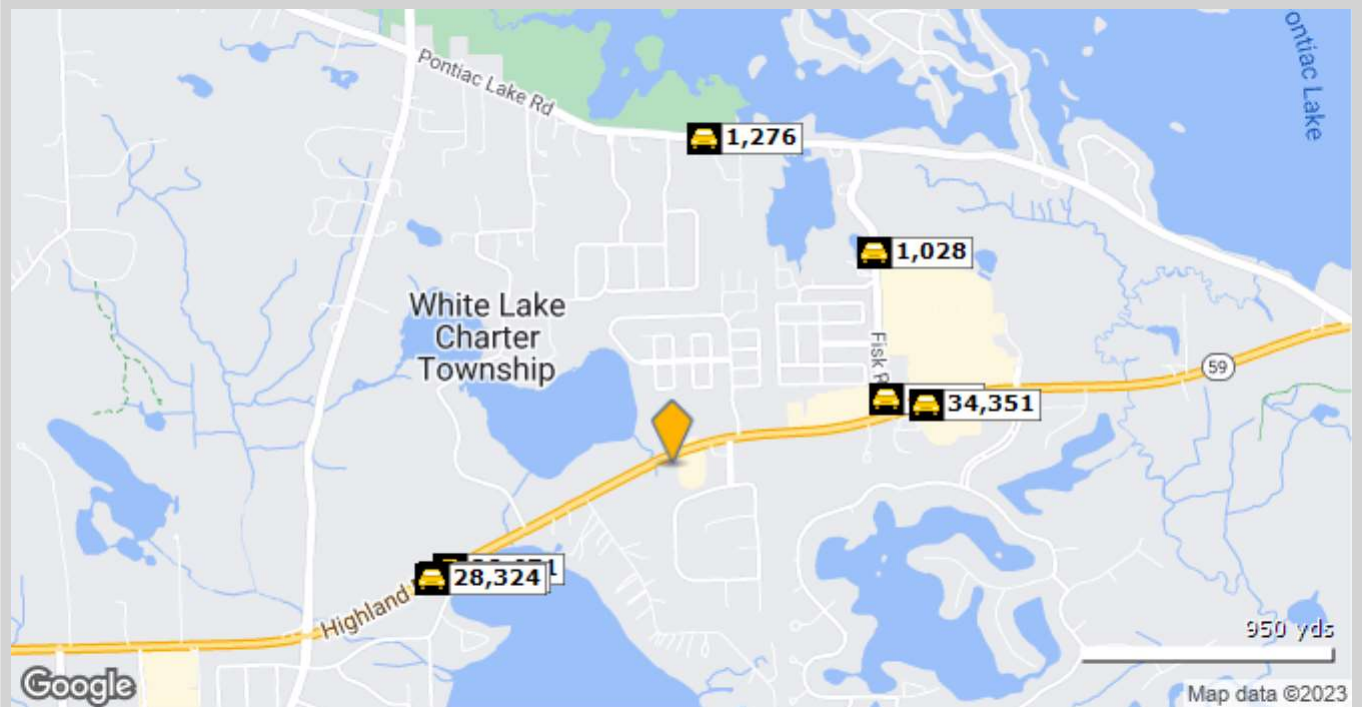


1 inch = 100 feet

Traffic Count Report

9669 Highland Rd, White Lake, MI 48386

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,800 SF**
 Year Built: **1977**
 Total Available: **1,800 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Fisk Rd	Highland Rd	0.04 SE	2022	4,989	MPSI	.50
2	Highland Rd	Lakeside Dr	0.02 SW	2022	28,671	MPSI	.53
3	Highland Road	Lakeside Dr	0.03 NE	2019	27,917	AADT	.56
4	Highland Rd	Lakeside Dr	0.03 NE	2022	28,324	MPSI	.57
5	Highland Rd	Fisk Rd	0.08 W	2018	31,815	MPSI	.58
6	Highland Rd	Fisk Rd	0.08 W	2022	32,448	MPSI	.58
7	Highland Rd	Fisk Rd	0.08 W	2020	34,351	MPSI	.58
8	Fisk Rd	Jaclyn Blvd	0.06 S	2022	968	MPSI	.65
9	Fisk Rd	Jaclyn Blvd	0.06 S	2020	1,028	MPSI	.65
10	Pontiac Lake Rd	Auten Ln	0.08 E	2022	1,276	MPSI	.72

Demographic Summary Report

9669 Highland Rd, White Lake, MI 48386

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,800 SF**
 Year Built: **1977**

Total Available: **1,800 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		2 Mile		5 Mile	
Population						
2028 Projection	3,980		13,115		91,603	
2023 Estimate	3,964		13,042		91,128	
2010 Census	3,840		12,533		87,780	
Growth 2023 - 2028	0.40%		0.56%		0.52%	
Growth 2010 - 2023	3.23%		4.06%		3.81%	
2023 Population by Hispanic Origin	241		573		4,433	
2023 Population	3,964		13,042		91,128	
White	3,691	93.11%	12,245	93.89%	84,359	92.57%
Black	86	2.17%	244	1.87%	2,333	2.56%
Am. Indian & Alaskan	21	0.53%	64	0.49%	396	0.43%
Asian	78	1.97%	249	1.91%	2,183	2.40%
Hawaiian & Pacific Island	4	0.10%	6	0.05%	20	0.02%
Other	83	2.09%	234	1.79%	1,838	2.02%
U.S. Armed Forces	0		3		22	
Households						
2028 Projection	1,662		5,232		35,505	
2023 Estimate	1,653		5,197		35,267	
2010 Census	1,588		4,963		33,676	
Growth 2023 - 2028	0.54%		0.67%		0.67%	
Growth 2010 - 2023	4.09%		4.71%		4.72%	
Owner Occupied	1,436	86.87%	4,410	84.86%	29,272	83.00%
Renter Occupied	217	13.13%	787	15.14%	5,995	17.00%
2023 Households by HH Income	1,651		5,198		35,267	
Income: <\$25,000	139	8.42%	455	8.75%	3,951	11.20%
Income: \$25,000 - \$50,000	379	22.96%	939	18.06%	5,880	16.67%
Income: \$50,000 - \$75,000	249	15.08%	669	12.87%	5,279	14.97%
Income: \$75,000 - \$100,000	284	17.20%	800	15.39%	4,861	13.78%
Income: \$100,000 - \$125,000	145	8.78%	669	12.87%	4,712	13.36%
Income: \$125,000 - \$150,000	85	5.15%	429	8.25%	2,979	8.45%
Income: \$150,000 - \$200,000	208	12.60%	620	11.93%	3,860	10.95%
Income: \$200,000+	162	9.81%	617	11.87%	3,745	10.62%
2023 Avg Household Income	\$103,763		\$113,025		\$107,928	
2023 Med Household Income	\$80,149		\$91,749		\$87,978	