

9669 HIGHLAND RD | WHITE LAKE, MI 48386



Commercial

**FOR
SALE**
OFFERED AT
\$ 299,900

- Commercial Land
- Zoned General Business
- 1.66 Acres
- 200 FT Road Frontage
- Prime Location on Busy M-59
- 1,800 SF Building
- 5 Offices, 2 Baths
- Current Well & Septic
- City Water & Sewer at street
- Grinding Station Installed & Ready for Hook Up
- Extra Lot available

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



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

MLS#: **20261036764**
P Type: **Real Estate Only**
Status: **Active**

Area: **02121 - White Lake Twp**
DOM: **N/531/531**

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

LP: **\$299,900**
OLP: **\$299,900**

Location Information

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

Side of Str: **N**

Lot Information

Acres: **1.66**
Rd/Wtr Frt Ft: **200 /**
Lot Dim: **200X400X200X400**

General Information

Year Blt/Rmd: **2010**
#Units/ % Lsd: **/ 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, 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: \$166.61)
Est Sqft Main: **1,800**
Est Sqft Ofc:
Sqft Source: **Owner**

Recent CH: **05/21/2026 : New : -->ACTV**

Listing Information

Listing Date: **05/20/2026**
Listing Exemptions:
Exclusions:
Terms Offered: **Cash, Conventional**
Access: **Appointment/LockBox**

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

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

BMK Date:
Contingency Date:
Originating MLS# **20261036764**

Features

Arch Level: **1 Story**
Foundation: **Slab**
Exterior Feat:
Accessibility: **Accessible Doors, Accessible Entrance, Accessible Hallway(s)**
Fencing:
Heating Fuel: **Natural Gas**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Well (Existing), Water at Street**

Exterior: **Aluminum, Wood**
Foundation Mtrl: **Poured**
Roof Mtrl: **Asphalt**
Heating: **Forced Air**
Plant Heating: **Forced Air**
Office Heating: **Central Air, Forced Air, Zoned**
Sewer: **Septic Tank (Existing), Sewer at Street**

Unit Information

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

Property ID: **1223128001**
Tax Summer: **\$5,147**
SEV: **221,300.00**
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**

Tax Winter: **\$1,211**
Taxable Value: **\$109,680.00**

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

Agent/Office/Contact InformationRemarks

Public Remarks: **Prime Location located on Busy M-59 across from Home Depot & Walmart in White Lake. Land Zoned General Business. Value is in the Land!! Land Contract Is Possible!!! IMMEDIATE POSSESSION. Currently, the Building has 5 Offices with 2 bathrooms. CITY WATER & SEWER at Street, Grinding Station Already Installed and ready for Hook Up! Extra Parcel adjacent listed For Sale Separately for \$199,900 (see MLS #20261036789).**

REALTOR® Remarks: **BATVAI. Extra Parcel adjacent listed For Sale Separately MLS #20261036789**

Notices and Disclaimers

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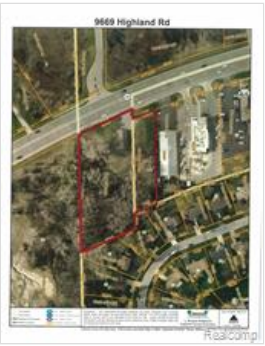
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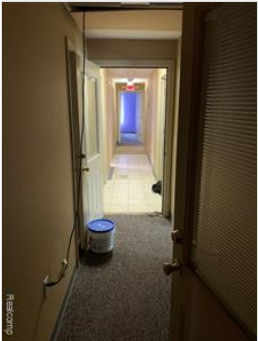
all_floors_9669_highland_road_white_lake_...



Map - Building Only Parcel.jpg



Map - Both Parcels.jpg



Inside pic 2.jpg

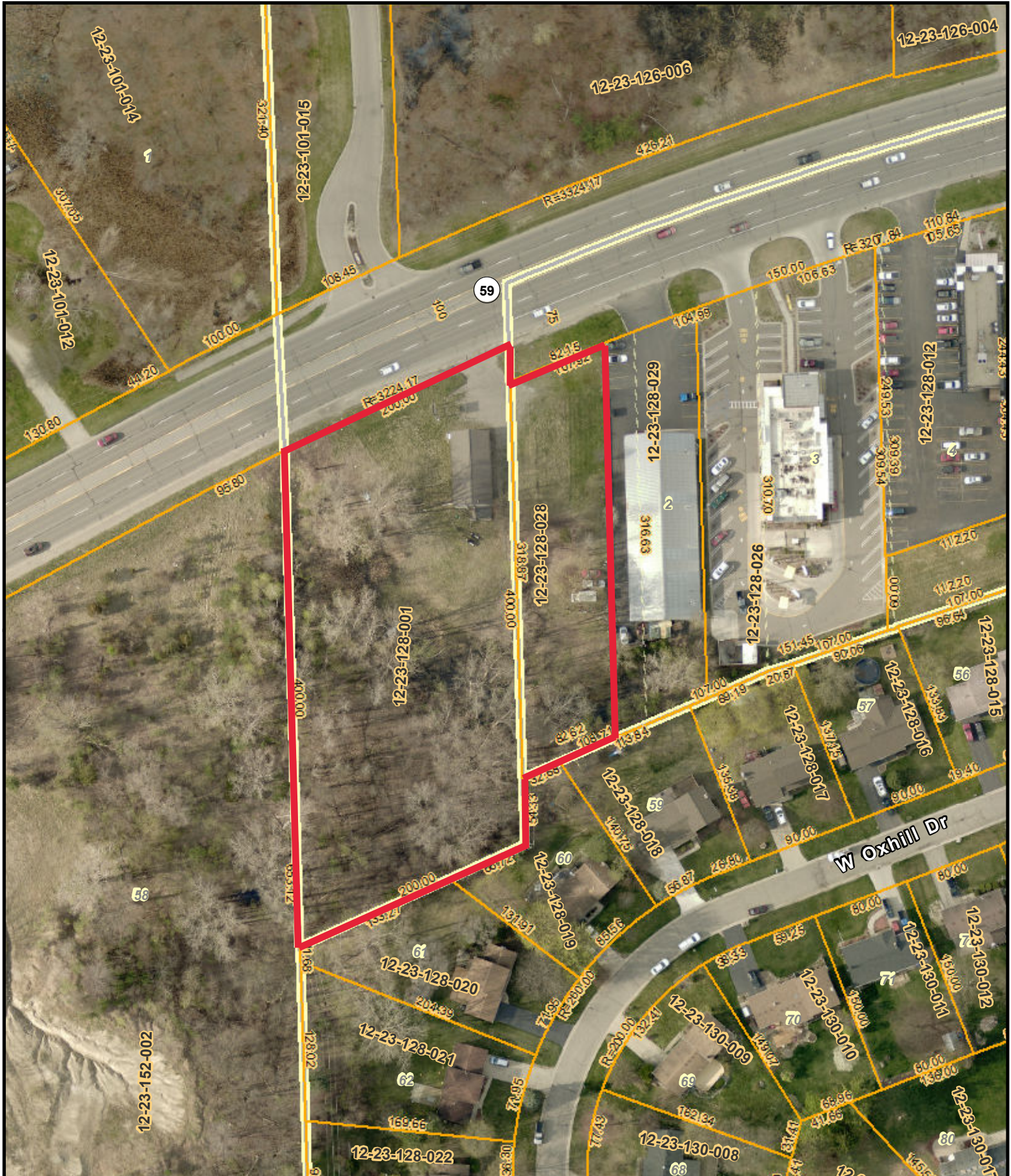


Inside pic 3.jpg



BuildingPhoto - Copy.jpg

9669 Highland Rd



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

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.

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs
L. Brooks Patterson
Oakland County Executive

Date Created: 5/9/2019

NORTH
1 inch = 100 feet

0 Highland



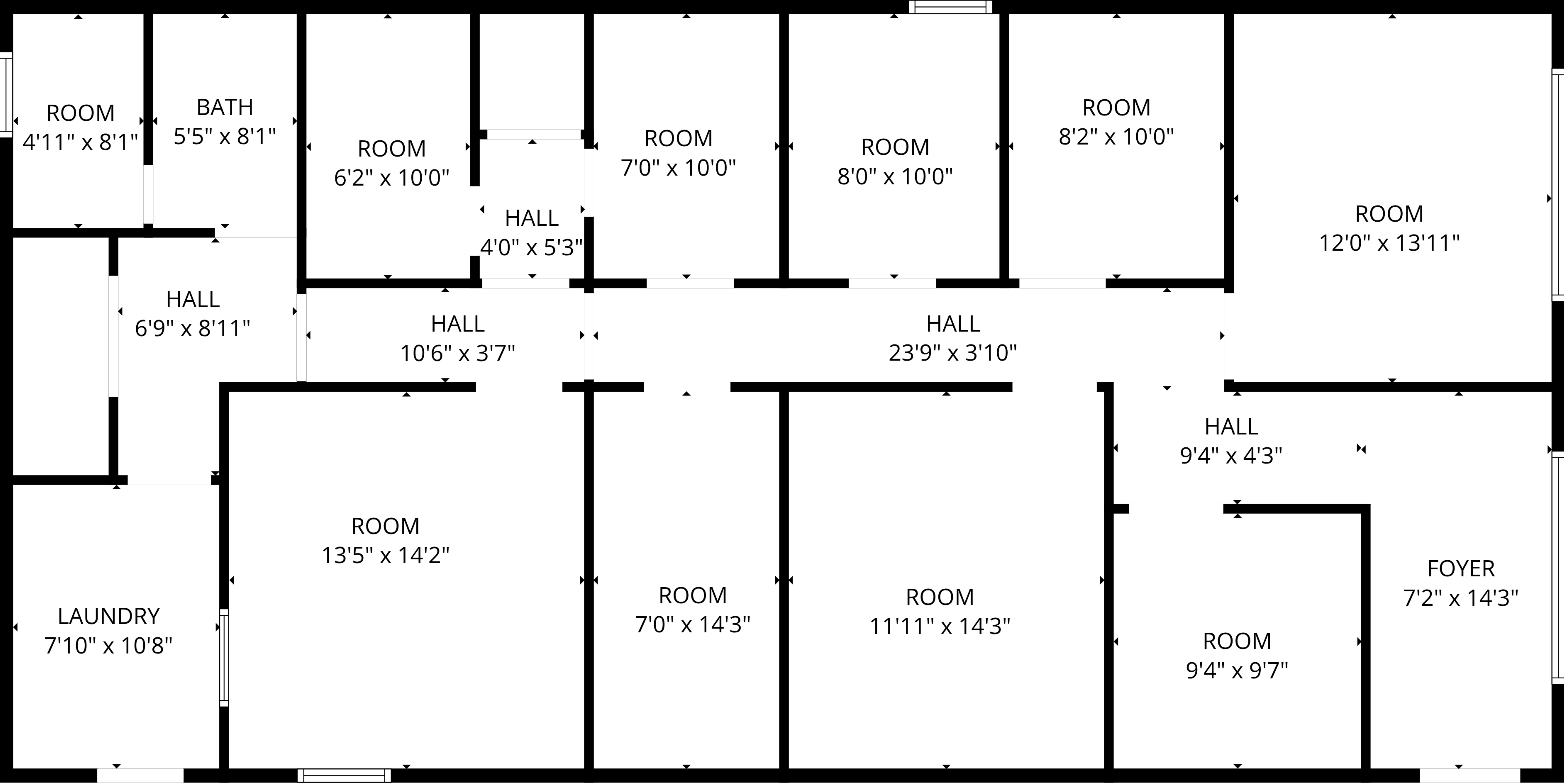
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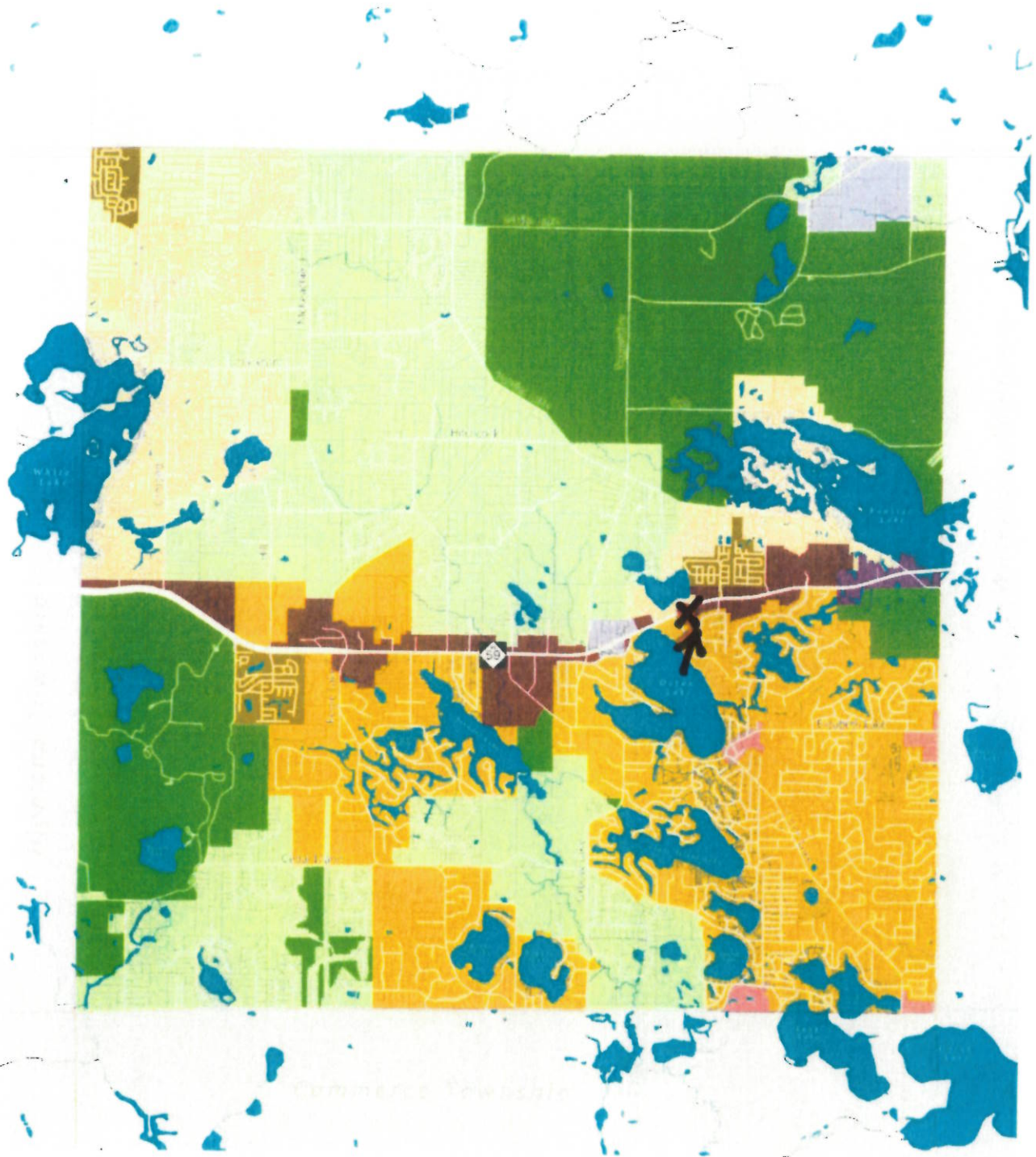
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OAKLAND
 COUNTY EXECUTIVE
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 5/20/2026

 NORTH
 1 inch = 100 feet





Future Land Use Framework

Sources: Michigan Open Data Portal, Oakland County, White Lake Township

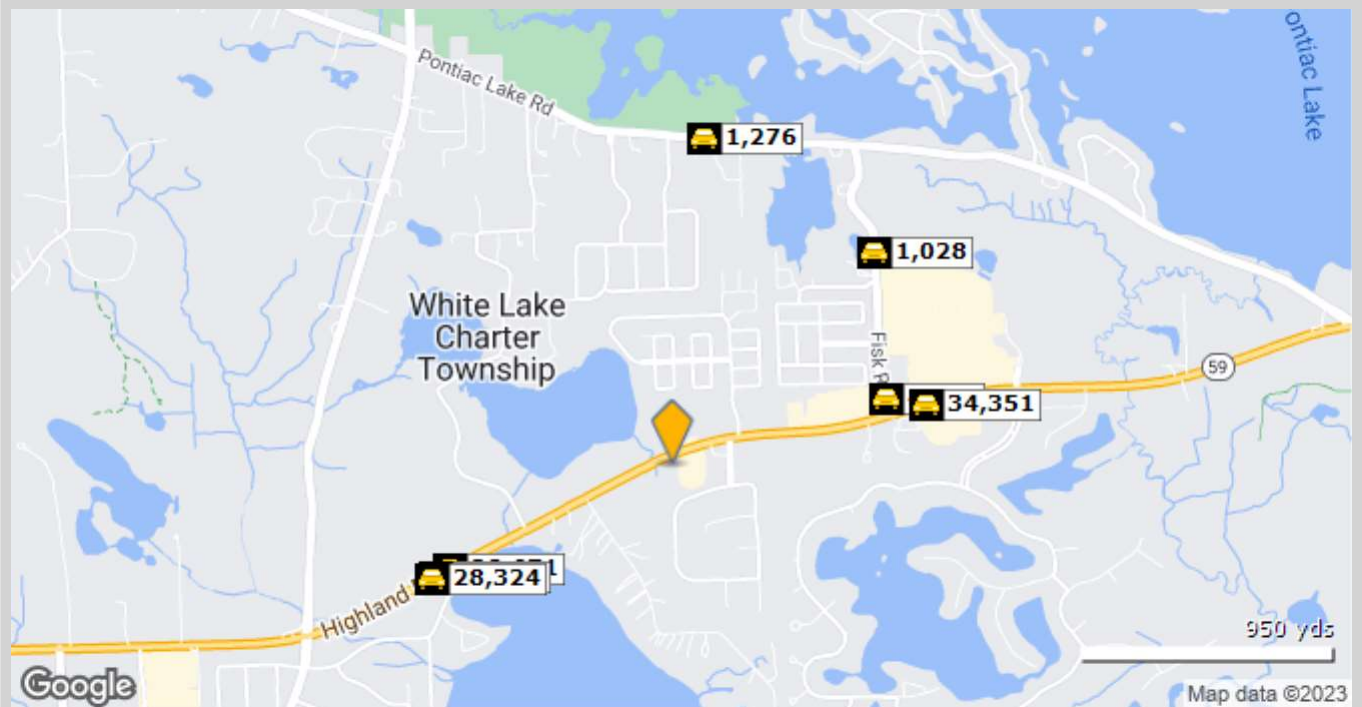
3,000 Feet
Beckett & Reeder, Inc.

- | | |
|---|---|
| Recreation / Open Space | Neighborhood Commercial |
| Agriculture / Rural Residential | Commercial Corridor |
| Suburban Residential | Pontiac Lake Gateway |
| Neighborhood Residential | Production / Technology |
| Manufactured Residential | |

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

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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	