

9421 Dixie Hwy | Clarkston, MI 48348



## Commercial w/ Residential House

**FOR  
SALE**  
OFFERED AT  
**\$ 349,900**

- Zoned C2
- 68' x 601' Lot Size
- Almost 1 Acre
- Great Visibility on Dixie Hwy
- Included in sale are Building, House & Garage all separate Leases MO. to MO.
- Use as Rentals or Owner-User Live/Work
- Property next door also for Sale. Seller will "Make a Deal" for both!
- Seller says "BRING OFFER"
- Land Contract possible

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



## Commercial Full

**9421 Dixie Highway, Springfield Twp, Michigan 48348-4138**

MLS#: **20261043391**  
 P Type: **Real Estate Only**  
 Status: **Active**

Area: **02071 - Springfield Twp**  
 DOM: **/0/0**

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

LP: **\$349,900**  
 OLP: **\$349,900**



Location Information

County: **Oakland**  
 Township: **Springfield Twp**  
 Mailing City: **Clarkston**  
 School Dist: **Clarkston**  
 Location: **S of Davisburg, W of Dixie Hwy**  
 Directions: **S of Davisburg, W of Dixie Hwy**

Side of Str:

Lot Information

Acres: **0.55**  
 Rd/Wtr Frt Ft: **68 /**  
 Lot Dim: **68x345**

General Information

Year Blt/Rmd: **1935**  
 #Units/ % Lsd: / **100%**  
 # Loft Units:  
 # Eff/Std Units:  
 # 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:  
 Encroachments:

Business Information

Zoning: **Commercial, Office**  
 Current Use: **Medical/Dental, Residential, Service**  
 Bus Type: **Medical, Residential**  
 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

Est Sqft Ttl: **589** (LP/SqFt: \$594.06)  
 Est Sqft Main: **3,489**  
 Est Sqft Ofc: **589**  
 Sqft Source: **Public Records**

Recent CH: **06/24/2026 : New : ->ACTV**

Listing Information

|  |                            |                                       |                                     |
|--|----------------------------|---------------------------------------|-------------------------------------|
| Listing Date: <b>06/24/2026</b>          | Off Mkt Date:              | Pending Date:                         | BMK Date:                           |
| Listing Exemptions:                      | Protect Period: <b>365</b> | ABO Date:                             | Contingency Date:                   |
| Exclusions:                              |                            | Possession: <b>Close Plus 30 Days</b> | Originating MLS# <b>20261043391</b> |
| Terms Offered: <b>Cash, Conventional</b> |                            | MLS Source: <b>REALCOMP</b>           |                                     |
| Access: <b>Appointment</b>               |                            | LB Location:                          |                                     |

Features

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| Arch Level: <b>1 Story</b>           | Exterior: <b>Aluminum, Vinyl</b>     |
| Foundation: <b>Basement</b>          | Foundation Mtrl: <b>Block</b>        |
| Exterior Feat:                       | Roof Mtrl: <b>Asphalt</b>            |
| Accessibility:                       | Plant Heating:                       |
| Heating Fuel: <b>Natural Gas</b>     | Office Heating:                      |
| Wtr Htr Fuel: <b>Natural Gas</b>     | Sewer: <b>Septic Tank (Existing)</b> |
| Water Source: <b>Well (Existing)</b> |                                      |

Unit Information

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

Legal/Tax/Financial

|  |                                      |
|--|--------------------------------------|
| Property ID: <b>0714402010</b>   | Ownership: <b>Standard (Private)</b> |
| Tax Summer: <b>\$4,029</b>   | Oth/Sp Assmnt:                       |
| SEV: <b>119,910.00</b>   | Existing Lease: <b>Yes</b>           |
| Legal Desc: <b>T4N, R8E, SEC 14 SUPERVISOR'S PLAT NO 6 PART OF LOT 11 BEG AT SE COR OF SD LOT 11, THE S 31-50-23 W 344.91 FT, TH N 59-25-40 W 68.04 FT, TH N 31-47-43 E 350.76 FT, TH S 54-31-23 E 68.44 FT TO BEG 6-1-12 FR 003</b> | Occupant: <b>Tenant</b>              |
| Subdivision: <b>Suprvrs 6 - Springfield Township</b>   |                                      |

Remarks

Public Remarks: **This Property Offers a combination of 3 rental opportunities or Owner-User Live/Work!!! This unique setup features a prime, free-standing 589 SF commercial building positioned directly on Dixie Highway—perfect for maximum retail or office exposure. Located right behind it is a charming 1,500 SF, 2-bedroom, 1-bath residential home with a basement and a 5-car garage. House and a 5 Car garage is currently being leased separately from the house tenant. Commercial building (Currently operating as an Acupuncture facility leased at \$700 month), The Total Combined rental income of all 3 Lease Spaces is \$1,850 month. All Leases are month-to-month. Tenants are responsible for their own lawn & snow maintenance, gas, electric & trash. Property has a separate Well & Septic for house & the commercial building. Front side of roof on house & garage from peak down being replaced. Property is Zoned C2. The property next door also for sale (9405 Dixie) for \$349,900 MLS# 20261043370. Both Properties are owned by same owner, buy both for a better deal and expand your growing business. Seller says Bring all offers! Land Contract is possibly with no set terms (Make Offer).**

REALTOR® Remarks: **BATVAI. The property next door also for sale at \$399,900. (see MLS # 20261043370) ALL SHOWINGS REQUIRE A 24-HOUR NOTICE. SCHEDULE THROUGH SHOWINGTIME. TENANT OCCUPIED.**

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# 9421 Dixie Hwy



-  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.

  
**David Coulter**  
 Oakland County Executive

Date Created: 6/10/2026  
  
 NORTH  
 1 inch = 100 feet

# Demographic Summary Report

9421 Dixie Hwy, Clarkston, MI 48348

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **2,787 SF**      Rent/SF/Yr: -  
 Year Built: **1979**

| Radius                                    | 1 Mile       | 3 Mile        | 5 Mile        |
|---|--------------|---------------|---------------|
| <b>Population</b>                         |              |               |               |
| 2030 Projection                           | 2,825        | 16,856        | 42,963        |
| 2025 Estimate                             | 2,784        | 16,423        | 41,856        |
| 2020 Census                               | 2,814        | 15,775        | 40,183        |
| Growth 2025 - 2030                        | 1.47%        | 2.64%         | 2.64%         |
| Growth 2020 - 2025                        | -1.07%       | 4.11%         | 4.16%         |
| <b>2025 Population by Hispanic Origin</b> | 93           | 655           | 1,904         |
| <b>2025 Population</b>                    | 2,784        | 16,423        | 41,856        |
| White                                     | 2,495 89.62% | 14,655 89.23% | 37,084 88.60% |
| Black                                     | 28 1.01%     | 196 1.19%     | 610 1.46%     |
| Am. Indian & Alaskan                      | 4 0.14%      | 21 0.13%      | 48 0.11%      |
| Asian                                     | 50 1.80%     | 244 1.49%     | 624 1.49%     |
| Hawaiian & Pacific Island                 | 0 0.00%      | 4 0.02%       | 15 0.04%      |
| Other                                     | 207 7.44%    | 1,303 7.93%   | 3,474 8.30%   |
| U.S. Armed Forces                         | 0            | 0             | 7             |
| <b>Households</b>                         |              |               |               |
| 2030 Projection                           | 1,092        | 6,114         | 16,488        |
| 2025 Estimate                             | 1,076        | 5,953         | 16,061        |
| 2020 Census                               | 1,085        | 5,715         | 15,446        |
| Growth 2025 - 2030                        | 1.49%        | 2.70%         | 2.66%         |
| Growth 2020 - 2025                        | -0.83%       | 4.16%         | 3.98%         |
| Owner Occupied                            | 910 84.57%   | 5,311 89.22%  | 13,617 84.78% |
| Renter Occupied                           | 165 15.33%   | 642 10.78%    | 2,444 15.22%  |
| <b>2025 Households by HH Income</b>       | 1,076        | 5,954         | 16,060        |
| Income: <\$25,000                         | 122 11.34%   | 413 6.94%     | 1,237 7.70%   |
| Income: \$25,000 - \$50,000               | 187 17.38%   | 660 11.08%    | 2,067 12.87%  |
| Income: \$50,000 - \$75,000               | 154 14.31%   | 743 12.48%    | 2,341 14.58%  |
| Income: \$75,000 - \$100,000              | 113 10.50%   | 627 10.53%    | 1,730 10.77%  |
| Income: \$100,000 - \$125,000             | 27 2.51%     | 610 10.25%    | 1,970 12.27%  |
| Income: \$125,000 - \$150,000             | 70 6.51%     | 556 9.34%     | 1,422 8.85%   |
| Income: \$150,000 - \$200,000             | 155 14.41%   | 890 14.95%    | 2,174 13.54%  |
| Income: \$200,000+                        | 248 23.05%   | 1,455 24.44%  | 3,119 19.42%  |
| <b>2025 Avg Household Income</b>          | \$134,039    | \$148,206     | \$134,192     |
| <b>2025 Med Household Income</b>          | \$91,592     | \$121,884     | \$108,312     |

# Traffic Count Report

9421 Dixie Hwy, Clarkston, MI 48348

Building Type: **General Retail**  
 Secondary: -  
 GLA: **2,787 SF**  
 Year Built: **1979**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



|    | Street                   | Cross Street   | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|--------------------------|----------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | Dixie Highway            | M E Cad Blvd   | 0.03 SE        | 2023       | 19,483           | MPSI        | .17                     |
| 2  | DIXIE HWY                | M E Cad Blvd   | 0.00           | 2024       | 19,574           | MPSI        | .17                     |
| 3  | 0.9 MILE SE OF DAVISBURG | M E Cad Blvd   | 0.00           | 2021       | 20,507           | AADT        | .17                     |
| 4  | Dixie Highway            | M E Cad Blvd   | 0.00           | 2025       | 19,422           | MPSI        | .17                     |
| 5  | Dixie Hwy                | Ridgevalley Dr | 0.03 NW        | 2022       | 17,410           | MPSI        | .19                     |
| 6  | Dixie Hwy                | Ridgevalley Dr | 0.03 NW        | 2025       | 21,517           | MPSI        | .19                     |
| 7  | Cobblestone Ln           | Lake Shore Dr  | 0.04 SW        | 2025       | 531              | MPSI        | .24                     |
| 8  | Cobblestone Ln           | Lake Shore Dr  | 0.04 SW        | 2024       | 531              | MPSI        | .24                     |
| 9  | Cobblestone Ln           | Lake Shore Dr  | 0.04 SW        | 2020       | 540              | MPSI        | .24                     |
| 10 | Dixie Hwy                | Davisburg Rd   | 0.09 N         | 2025       | 19,777           | MPSI        | .68                     |