

4030 Dixie Hwy | Waterford, MI 48329



Commercial — MARINA

**FOR
SALE**
OFFERED AT
\$ 1,749,900

- Marina on all Sports LOON LAKE on 1.89 Acres
- 16 Boat Docks w/32 Slips
- Private Boat Launch
- Approx 12,500 SF Building
- Multiple Grad Level Doors
- Upgraded Electrical
- 358' Road Frontage on busy Dixie Hwy
- 955' Water Frontage
- Possible Land Contract
- Possible Storage Lease

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



4030 Dixie Highway, Waterford Twp, Michigan 48329-4277

MLS#: **20261021751**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **02131 - Waterford Twp**
 DOM: **N/4/4**

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

LP: **\$1,749,900**
 OLP: **\$1,749,900**



Location Information

County: **Oakland**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 School Dist: **Waterford**
 Location: **N of DIXIE HWY / W of HATCHERY**
 Directions: **N of DIXIE HWY / W of HATCHERY**

Side of Str:

Lot Information

Acres: **1.89**
 Rd/Wtr Frt Ft: **358 / 955**
 Lot Dim: **358X990X366.27X407.45**

General Information

Year Blt/Rmd: **1960**
 #Units/ % Lsd: / -%
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial, Office, Recreation**
 Current Use: **Commercial, VACANT**
 Bus Type: **Service, Retail**
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc: **\$62,000**
 Annl Gross Inc: **\$62,000**
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **10,468** (LP/SqFt: \$167.17)
 Est Sqft Main: **12,500**
 Est Sqft Ofc: **200**
 Sqft Source: **Estimated**

Recent CH: **04/03/2026 : New ->ACTV**

Listing Information

Listing Date: **04/03/2026** Off Mkt Date: Pending Date: BMK Date:
 Listing Exemptions: ABO Date: Contingency Date:
 Exclusions: Protect Period: **365** Possession: **At Close**
 Terms Offered: **Cash, Conventional** MLS Source: **REALCOMP** Originating MLS# **20261021751**
 Access: **Appointment/LockBox** LB Location: **Side Door**

Features

Arch Level: Exterior: **Brick, Metal Siding, Wood**
 Foundation: **Slab** Foundation Mtrl:
 Exterior Feat: **Fenced** Roof Mtrl: **Metal**
 Comm Ext Feat: **Doors 10-15 ft, Perimeter Fence, Overhead Door(s)**
 Accessibility: **Accessible Entrance**
 Fencing: **Fenced** Heating:
 Wtr Htr Fuel: **Natural Gas** Office Heating:
 Water Source: **Public (Municipal)** Sewer: **Sewer (Sewer-Sanitary)**
 Water Facilities: **Direct Water Frontage, Lake Front, Lake Privileges, Water Front** Water Features: **All Sports Lake, Boat Facilities, Dock Facilities, Sea Wall,**
 Soil Type: Water Name: **Loon Lake**

Unit Information

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

Property ID: **1310437012** Ownership: **Standard (Private)**
 Tax Summer: **\$10,198** Tax Winter: **\$3,982** Oth/Sp Assmnt:
 SEV: **321,790.00** Taxable Value: **\$261,720.00** Existing Lease: **No** Occupant: **Vacant**
 Legal Desc: **T3N, R9E, SEC 10 SUPERVISOR'S PLAT NO 22 PART OF LOTS 41 & 42 BEG AT SE COR LOT 41, TH N 70-27-00 W 358 FT, TH N 00-02-20 E 409.45 FT, TH ALG CEN LINE OF CLINTON RIVER S 75-42-00 E 97.24 FT & S 64-38-30 E 269.03 FT, TH S 00-02-20 W 390 FT TO BEG**
 Subdivision: **Suprvrs 22 - Waterford Township**

Agent/Office/Contact Information

Listing Office: List Ofc Ph:
 Listing Agent: List Agt Ph:
 Co-List Agent: Co-List Agt Ph:
 Contact Name: Contact Phone:

Remarks

Public Remarks: **Incredible investment opportunity on all-sports Loon Lake! This expansive Marina sits on nearly 2 acres and features 16 Boat Docks with 32 Boat Slips with a Private Boat Launch. Included is a 1960 Butler Style Building (Cold Storage) Building with Approx. 12,500 SF divided into 2 areas by a Firewall. Right Half of the building has approximately 7,500 SF, grade-level door, Set of Double Doors and a Service Man door with 2 Full bathrooms. The Left side is approx. 5,000 SF wide open space with 3 Grade Level Doors and a double service/Entry door. Electrical has been updated. Sits on a Concrete Slab. Private Gated Fenced Boat Launch and Dock Facility Area with brick pavers, Sea Wall, and Retaining wall. BEING SOLD AS-IS. FOR LEASE is an Option For STORAGE ONLY.**

REALTOR® Remarks: **BATVAI. Key Pad on Right side of building Code is 2628. On back side of building Garage keypad entrance Code is 72390. Boat Slips Gate Lockbox Code is 72390 to get key to open the gate. Boat Slip Income is 62,000 For the Season. BEING SOLD AS IS. FOR LEASE is an Option For STORAGE ONLY. Cannot run a Business out of here.**

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Map Pic.JPG



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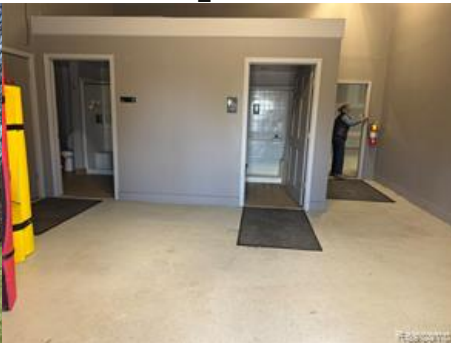
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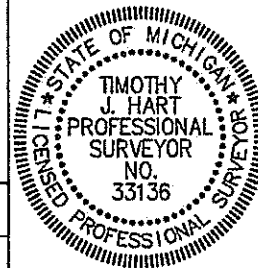
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5852 South Main Street, Ste #1
Clarkston, Michigan 48346
Tel: 248-625-5251
Fax: 248-625-7110
www.kiefteng.com

CERTIFICATE OF SURVEY



Survey for SARAH WOLF Date 3-31-17
Address 5095 PARVIEW DRIVE, CLARKSTON, MICHIGAN 48346 Job No. 2017.080

This is to certify that I, , a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

Land situated in the Township of Waterford, County of Oakland, State of Michigan (As Described in Commitment):

Parcel A:

Part of Lots 41 and 42, of "Supervisor's Plat No. 22", according to the plat thereof recorded in Liber 34 of Plats, Pages 56 and 56A, of Oakland County Records, described as beginning at the Southeast corner of said Lot 41, being the point of intersection of the Northerly right of way line of US-24 and East line of Section 10 of Waterford Township; thence North 70 degrees 27 minutes 00 seconds West 258.00 feet along the Southerly line of Lot 41, also being the Northerly right of way line of US-24; thence North 00 degrees 02 minutes 20 seconds East 294.26 feet parallel to the East line of Section 10, Town 3 North, Range 9 East to an iron 12 feet more or less from the edge of the Clinton River; thence continuing North 00 degrees 02 minutes 20 seconds East 124.63 feet to the centerline of the Clinton River; thence South 64 degrees 38 minutes 30 seconds East 269.03 feet along the centerline of the Clinton River to a point on the East line of Section 10, Town 3 North, Range 9 East, 390 feet Northerly of the Southeast corner of said Lot 41; thence South 00 degrees 02 minutes 20 seconds West 390.00 feet along the East line of Section 10 to the point of beginning.

Parcel B:

Part of Lots 41 and 42, of "Supervisor's Plat No. 22", according to the plat thereof as recorded in Liber 34 of Plats, Pages 56 and 56A, of Oakland County Records, described as beginning at a point on the Southerly line of Lot 41 also being the Northerly right of way line of US-24 located North 70 degrees 27 minutes 00 seconds West 258.00 feet from the Southeast corner of said Lot 41 being also the point of intersection of the Northerly right of way line of US-24 and the East line of Section 10 of Waterford Township; thence from said point of beginning North 70 degrees 27 minutes 00 seconds West 100.00 feet along the Southerly line of Lot 41 also being the Northerly right of way line of US-24; thence North 00 degrees 02 minutes 20 seconds East 305.45 feet parallel to the East line of Section 10, Town 3 North, Range 9 East to an iron 9 feet from the edge of the Clinton River; thence continuing North 00 degrees 02 minutes 20 seconds East 104.00 feet to the centerline of the Clinton River; thence South 75 degrees 42 minutes 00 seconds East 97.24 feet along the centerline of the Clinton River; thence South 00 degrees 02 minutes 20 seconds West 124.63 feet parallel to the East line of Section 10 to an iron 12 feet South of the edge of the Clinton River; thence continuing South 00 degrees 02 minutes 20 seconds West 294.26 feet to the point of beginning.

Total Parcel (As Surveyed):

Part of Lots 41 and 42, of "Supervisor's Plat No. 22", according to the plat thereof recorded in Liber 34 of Plats, Pages 56 and 56A, of Oakland County Records, described as beginning at the Southeast corner of said Lot 41, being the point of intersection of the Northerly right of way line of US-24 and East line of Section 10 of Waterford Township; thence North 70 degrees 27 minutes 00 seconds West 358.00 feet along the Southerly line of Lot 41, also being the Northerly right of way line of US-24; thence N 00 degrees 31 minutes 21 seconds East 305.84 feet (Rec. as North 00 degrees 02 minutes 20 seconds East 305.45 feet) to an iron 5 feet from the edge of the Clinton River; thence continuing N 00 degrees 31 minutes 21 seconds East 102.75 feet (Rec. as North 00 degrees 02 minutes 20 seconds East 104.00 feet) to the centerline of the Clinton River; thence South 75 degrees 42 minutes 00 seconds East 93.68 feet (Rec. as 97.24 feet) along the centerline of the Clinton River; thence South 64 degrees 38 minutes 30 seconds East 269.03 feet along the centerline of the Clinton River to a point on the East line of Section 10, Town 3 North, Range 9 East, 390 feet Northerly of the Southeast corner of said Lot 41; thence South 00 degrees 02 minutes 20 seconds West 390.00 feet along the East line of Section 10 to the point of beginning.

Commonly Known as: 4030 Dixie Highway

Parcel ID: 13-10-437-012

I CERTIFY THIS BOUNDARY SURVEY TO T & K LOON LAKE, LLC, LOON LAKE MARINA, LLC, ATA NATIONAL TITLE GROUP, LLC, SEAVER TITLE AGENCY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

Demographic Summary Report

Loon Lake Marina

4030 Dixie Hwy, Waterford, MI 48329

Building Type: **Specialty**
 Class: -
 RBA: **12,434 SF**
 Typical Floor: **12,434 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



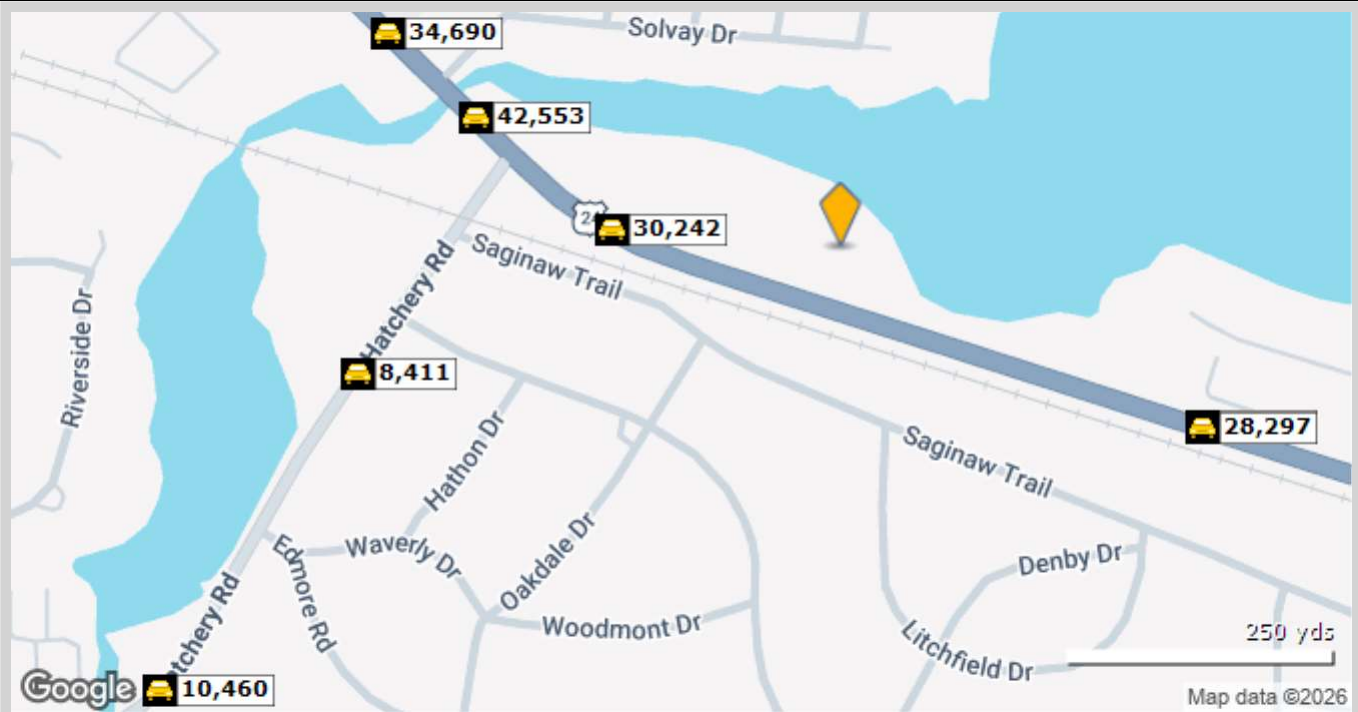
Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	6,583	57,285	149,961
2025 Estimate	6,500	56,313	146,674
2020 Census	6,632	56,346	143,357
Growth 2025 - 2030	1.28%	1.73%	2.24%
Growth 2020 - 2025	-1.99%	-0.06%	2.31%
2025 Population by Hispanic Origin	506	5,605	19,177
2025 Population	6,500	56,313	146,674
White	5,447 83.80%	42,993 76.35%	101,927 69.49%
Black	177 2.72%	4,426 7.86%	17,189 11.72%
Am. Indian & Alaskan	10 0.15%	92 0.16%	278 0.19%
Asian	121 1.86%	1,294 2.30%	3,774 2.57%
Hawaiian & Pacific Island	0 0.00%	25 0.04%	63 0.04%
Other	744 11.45%	7,483 13.29%	23,442 15.98%
U.S. Armed Forces	0	0	0
Households			
2030 Projection	2,689	25,158	62,858
2025 Estimate	2,654	24,708	61,466
2020 Census	2,707	24,678	60,146
Growth 2025 - 2030	1.32%	1.82%	2.26%
Growth 2020 - 2025	-1.96%	0.12%	2.19%
Owner Occupied	2,281 85.95%	16,656 67.41%	40,935 66.60%
Renter Occupied	373 14.05%	8,053 32.59%	20,530 33.40%
2025 Households by HH Income	2,654	24,708	61,465
Income: <\$25,000	331 12.47%	3,726 15.08%	8,838 14.38%
Income: \$25,000 - \$50,000	372 14.02%	4,887 19.78%	11,655 18.96%
Income: \$50,000 - \$75,000	534 20.12%	4,404 17.82%	10,808 17.58%
Income: \$75,000 - \$100,000	424 15.98%	3,483 14.10%	7,996 13.01%
Income: \$100,000 - \$125,000	307 11.57%	2,778 11.24%	7,018 11.42%
Income: \$125,000 - \$150,000	217 8.18%	1,530 6.19%	3,688 6.00%
Income: \$150,000 - \$200,000	317 11.94%	2,058 8.33%	5,443 8.86%
Income: \$200,000+	152 5.73%	1,842 7.46%	6,019 9.79%
2025 Avg Household Income	\$95,729	\$91,507	\$98,241
2025 Med Household Income	\$80,306	\$70,836	\$73,597

Traffic Count Report

Loon Lake Marina

4030 Dixie Hwy, Waterford, MI 48329

Building Type: **Specialty**
 Class: -
 RBA: **12,434 SF**
 Typical Floor: **12,434 SF**
 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 Hwy	Hatchery Rd	0.06 NW	2025	30,209	MPSI	.12
2	Dixie Hwy	Hatchery Rd	0.06 NW	2024	30,242	MPSI	.12
3	Dixie Hwy	Farner Ave	0.03 NW	2025	42,553	MPSI	.21
4	Dixie Hwy	Newport WayDr	0.35 E	2025	25,640	MPSI	.22
5	Dixie Hwy	Newport Way Dr	0.35 E	2020	28,297	MPSI	.22
6	Hatchery Rd	Edgevale Dr	0.04 NE	2024	8,465	MPSI	.27
7	Hatchery Rd	Edgevale Dr	0.04 NE	2025	8,411	MPSI	.27
8	Dixie Hwy	Farner Ave	0.04 SE	2024	34,665	MPSI	.27
9	Dixie Hwy	Farner Ave	0.04 SE	2025	34,690	MPSI	.27
10	Hatchery Rd	Georgeland Dr	0.19 W	2024	10,460	MPSI	.44