

Commercial Full

4564-4568 W Walton Boulevard, Waterford Twp, Michigan 48329-4077

MLS#: **20261069511**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **02131 - Waterford Twp**
 DOM: **N/1/1**

Short Sale:
 Trans Type:

No Sale
ERTS/FS

LP: **\$570,000**
 OLP: **\$570,000**

Location Information

County: **Oakland**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 School Dist: **Waterford**
 Location: **East of Dixie Hwy and west of Sashabaw Rd.**
 Directions: **Dixie Hwy to east on Walton**

Side of Str: **N**Lot Information

Acres: **0.82**
 Rd/Wtr Frt Ft: **130 /**
 Lot Dim: **130X275**

General Information

Year Blt/Rmd: **1953/2011**
 #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: **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: **\$39,988**
 Annl Gross Inc: **\$69,600**
 Annl Oper Exp: **\$29,612**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Bldg Area Tot: **5,238** (LP/SqFt: \$108.82)
 Abv Gr Tot SF: **5,238**
 Office Sqft:
 Sqft Source: **Owner**

Recent CH: **09/03/2026 : New : ->ACTV**Listing Information

Listing Date: **09/03/2026**
 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# **20261069511**

Features

Arch Level: **1 Story**
 Foundation: **Basement**
 Exterior Feat:
 Comm Feat: **Smoke Alarm, Programmable Thermostat**
 Comm Ext Feat: **Outside Lighting**
 Accessibility:
 Fencing:
 Heating Fuel: **Natural Gas**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Public (Municipal)**

Exterior: **Block, Vinyl**
 Foundation Mtrl: **Block, Poured**
 Roof Mtrl: **Asphalt**

Heating: **Forced Air**
 Plant Heating:
 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: **1303379015**
 Tax Summer: **\$13,269**
 SEV: **340,530.00**
 Legal Desc: **T3N, R9E, SEC 3 EYSTER'S WOODHULL LAKE FARMS LOT 136 EXC W 10.0 FT, ALSO EXC E 10.0 FT**
 Subdivision: **Eysters Woodhull Lake Farms**

Tax Winter: **\$5,443**
 Taxable Value: **\$340,530.00**

Ownership: **Standard (Private)**
 Oth/Sp Assmnt:
 Existing Lease: **Yes**
 Occupant: **Tenant**

Agent/Office/Contact Information

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

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

Remarks

Public Remarks: **Excellent investment opportunity featuring two buildings with 100% occupancy and long-term tenants. Strong income-producing property with established rental history and stable tenancy. Ideal for investors seeking immediate cash flow and long-term income potential. The 4 unit has full basements with egress windows, 2 basements are finished and they are legal work spaces. The 4 unit plaza was built in 2006. Don't miss this opportunity.**

REALTOR® Remarks: **Call Ernie with questions or if you would like to make an appointment. 248-420-2929**

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