

9405 & 9421 Dixie Hwy | Clarkston, MI 48348



Side by Side - Commercial Properties

**FOR
SALE**

OFFERED AT

“LET’S MAKE A DEAL”

- 2 Parcels, sold together or separate
- Income Property or Owner/User
- Zoned C2, 1 mile from I-75
- Almost 2 Acres together
- Great Visibility on Dixie Hwy
- 221’ Road Frontage Total
- Both Parcels w/ Curb cuts
- Sale for both would include 2 Commercial Buildings, house & garage
- Seller says “BRING OFFER”
- Land Contract possible

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



9405 Dixie Highway, Springfield Twp, Michigan 48348-4138

MLS#: **20261043370**
P Type: **Real Estate Only**
Status: **Active**

Area: **02071 - Springfield Twp**
DOM: **N/55/55**

Short Sale:
Trans Type:

**No
Sale
ERTS/FS**

LP: **\$349,900**
OLP: **\$399,900**

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: **1.22**
Rd/Wtr Frt Ft: **153 /**
Lot Dim: **153x332**

General Information

Year Blt/Rmd: **1979**
#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: **Commercial, Retail**
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: **0**
Annl Gross Inc: **0**
Annl Oper Exp: **0**

Access To / Distance To

Interstate:
Railroad:
Airport:
Waterway:

Square Footage

Bldg Area Tot: **3,167** (LP/SqFt: \$110.48)
Abv Gr Tot SF: **3,168**
Office Sqft:
Sqft Source: **Public Records**

Recent CH: **08/17/2026 : DOWN : \$399,900->\$349,900**

Listing Information

Listing Date: **06/24/2026**
Listing Exemptions:
Exclusions:
Terms Offered: **Cash, Conventional**
Access: **Appointment**

Off Mkt Date:
Protect Period: **365**

Pending Date:
ABO Date:
Possession: **Close Plus 30 Days**
MLS Source: **REALCOMP**
LB Location:

BMK Date:
Contingency Date:
Originating MLS# **20261043370**

Features

Arch Level: **2 Story**
Foundation: **Basement**
Exterior Feat:
Accessibility:
Heating Fuel: **Natural Gas**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Well (Existing)**

Exterior: **Vinyl**
Foundation Mtrl: **Block**
Roof Mtrl: **Metal**

Plant Heating:
Office Heating:
Sewer: **Septic Tank (Existing)**

Unit Information

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

Legal/Tax/Financial

Property ID: **0714402011**
Tax Summer: **\$4,173**
SEV: **213,690.00**
Legal Desc:

Tax Winter: **\$1,067**
Taxable Value: **\$105,540.00**

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

Occupant: **Tenant**

T4N, R8E, SEC 14 SUPERVISOR'S PLAT NO 6 PART OF LOT 12 BEG AT SE COR OF SD LOT 12, (ALSO BEING INTERSEC OF WLY R/W LI OF DIXIE HWY & NLY R/W LI OF OLD POND RD), TH S 30-34-20 W 331.73 FT, TH N 59-25-40 W 160.28 FT, TH N 31-50-23 E 344.91 FT, TH S 54- 31-23 E 153.21 FT TO BEG 6-1-12 FR 004
Subdivision: **Suprvrs 6 - Springfield Township**

Agent/Office/Contact Information

Listing Office:
Listing Agent:
Co-List Agent:
Contact Name:

List Ofc Ph:
List Agt Ph:
Co-List Agt Ph:
Contact Phone:

Remarks

Public Remarks: **9405 Dixie is a Free Standing 2 story Commercial Building with 3,168 SF total, situated on 1.22 Acres of C2 Land on Dixie Hwy with 153' Road frontage and Great visibility, Located on the corner of Dixie and Old Pond Drive with access to the large back STORAGE LOT. Currently being leased until October 31st then will be month to month at \$1,600 a month, Tenant is responsible for lawn & snow maintenance, gas, electric & trash. Property is Well/Septic. Metal Roof! 9421 Dixie Hwy is the property next door ALSO FOR SALE. 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 is 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. This 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. 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). BUY THEM BOTH would include; 2 Commercial Buildings, a House, 5 Car Garage and a Storage Lot FOR SALE on DIXIE HWY in CLARKSTON!!!! 9405 Dixie is asking \$349,900 9421 Dixie is asking \$319,900**

REALTOR® Remarks: **BATVAI. No lockbox. Showings only allowed within store operating hours: Mon-Fri 10am to 6 pm, Sat 9am - 2 pm. Closed on Sundays. The property next door also for sale for \$319,900. (see MLS #20261043391)**

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.

9421 Dixie Highway, Springfield Twp, Michigan 48348-4138
 MLS#: **20261043391** Area: **02071 - Springfield Twp** Short Sale: **No** LP: **\$319,900**
 P Type: **Real Estate Only** DOM: **N/55/55** Trans Type: **Sale** OLP: **\$349,900**
 Status: **Active**



<u>Location Information</u>		Side of Str:	<u>Lot Information</u>
County:	Oakland		Acres: 0.55
Township:	Springfield Twp		Rd/Wtr Frt Ft: 68 /
Mailing City:	Clarkston		Lot Dim: 68x345
School Dist:	Clarkston		
Location:	S of Davisburg, W of Dixie Hwy		
Directions:	S of Davisburg, W of Dixie Hwy		
<u>General Information</u>		<u>Business Information</u>	
Year Blt/Rmd:	1935	Zoning:	Commercial, Office
# Units/ % Lsd:	/ 100%	Current Use:	Medical/Dental, Residential, Service
# Loft Units:		Bus Type:	Medical, Residential
# Eff/Std Units:		Licenses:	
# 1 BR Units:		Rent Incl:	
# 2 BR Units:		Inv List:	
# 3 BR Units:		Inv Incl:	No
# 4 BR Units:		APOD Avail:	
Encroachments:		Zone Conform:	
<u>Income and Expenses</u>		Rent Cert'd:	
Monthly Sales:		Restrictions:	
Annl Net Inc:	0	<u>Access To / Distance To</u>	
Annl Gross Inc:	0	Interstate:	
Annl Oper Exp:	0	Railroad:	
		Airport:	
		Waterway:	
		<u>Square Footage</u>	
		Bldg Area Tot:	589 (LP/SqFt: \$543.12)
		Abv Gr Tot SF:	3,489
		Office Sqft:	589
		Sqft Source:	Public Records

Recent CH: **08/17/2026 : DOWN : \$349,900->\$319,900**

Listing Information

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

Features

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

Unit Information

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

Legal/Tax/Financial

Property ID:	0714402010	Ownership:	Standard (Private)
Tax Summer:	\$4,029	Oth/Sp Assmnt:	
SEV:	119,910.00	Existing Lease:	Yes
Legal Desc:	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		
Subdivision:	Suprvrs 6 - Springfield Township		
	Tax Winter:	\$1,030	Occupant:
	Taxable Value:	\$101,910.00	Tenant

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:	9421 Dixie Hwy. 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 is 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. This Property has a separate Well & Septic for house & the commercial building. New roof on front side of house & garage from peak down. Property is Zoned C2. 9405 Dixie is the property next door is a Free Standing 2 story Commercial Building with 3,168 SF total, situated on 1.22 Acres of C2 Land on Dixie Hwy with 153' Road frontage and Great visibility, Located on the corner of Dixie and Old Pond Drive with access to the large back STORAGE LOT. Currently being leased until October 31st then will be month to month at \$1,600 a month, Tenant is responsible for lawn & snow maintenance, gas, electric & trash. Property is Well/Septic. Metal Roof! 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). BUY THEM BOTH would include; 2 Commercial Buildings, a House, 5 Car Garage and a Storage Lot FOR SALE on DIXIE HWY in CLARKSTON!!!! 9405 Dixie is asking \$349,900 9421 Dixie is asking \$319,900
REALTOR® Remarks:	BATVAI. The property next door also for sale at \$349,900. (see MLS # 20261043370) ALL SHOWINGS REQUIRE A 24-HOUR NOTICE. SCHEDULE THROUGH SHOWINGTIME. TENANT OCCUPIED.

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.

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.

OAKLAND
Economic Development & Community Affairs
David Coulter
Oakland County Executive

Date Created: 6/24/202
NORTH

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	
Population						
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%	
2025 Population by Hispanic Origin	93		655		1,904	
2025 Population	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	
Households						
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%
2025 Households by HH Income	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%
2025 Avg Household Income	\$134,039		\$148,206		\$134,192	
2025 Med Household Income	\$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