

RETAIL PROPERTY // FOR SALE

3,000 SF RETAIL/APARTMENT BUILDING WITH 1,500 SF GARAGE

7669 HIGHLAND RD

WATERFORD, MI 48327



- 3,000 SF Two-story Retail Building w/ Second-Story Apartment
- 75% Occupied on MTM Basis- Immediate cash flow with additional leasing and revenue opportunities
- Existing rents are well below market, creating substantial income growth potential
- 1,500 SF Free-standing garage included in sale for storage or additional revenue stream
- 35' of frontage on Highland Rd with 1 curb curb and 13 parking spaces
- Prominent pylon sign and building was repainted in 2026
- Zoned BI - many uses possible
- High visibility location on Highland Rd (M-59) with 45,000 vehicles passing daily



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

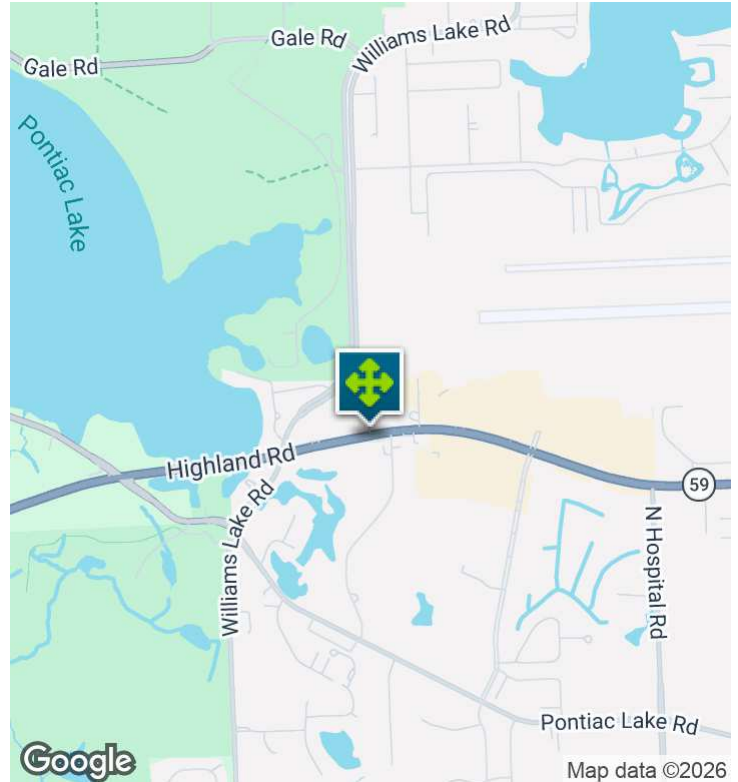
248.358.0100

pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

7669 HIGHLAND RD, WATERFORD, MI 48327 // FOR SALE

EXECUTIVE SUMMARY



Sale Price

\$399,000

OFFERING SUMMARY

Building Size: 4,500 SF

Lot Size: 0.36 Acres

Number of Units: 4

Price / SF: \$88.67

Year Built: 1947

Renovated: 2026

Zoning: BI

Market: Detroit

Submarket: Lakes Area

Traffic Count: 45,019

PROPERTY OVERVIEW

Positioned along the highly traveled Highland Rd (M-59) corridor, 7669 Highland Rd presents a compelling value-add investment opportunity in one of Waterford's most established commercial corridors. The property consists of a 3,000 SF free-standing mixed-use building featuring two street-level retail suites and a second-story apartment, plus a 1,500 SF detached garage offering additional income or owner storage potential.

Currently 75% occupied, the property generates immediate cash flow from two long-term tenants—both in place since 2008 and currently leasing on a month-to-month basis—while providing investors with significant upside through lease restructuring, market-rate rent increases, and lease-up of the vacant retail suite and detached garage. Existing rental rates are substantially below market, creating a clear path to increased NOI.

Situated directly on Highland Rd with approximately 45,000 vehicles passing daily, the property offers outstanding visibility, a prominent pylon sign, and convenient access to Oakland County International Airport, Pontiac Lake, and the surrounding Lakes Area. Recent exterior improvements completed in 2026 further enhance curb appeal, making this an attractive opportunity for investors seeking both stable income and long-term value creation.



P.A. COMMERCIAL
Corporate & Investment Real Estate

Mark Mamassian SENIOR ASSOCIATE

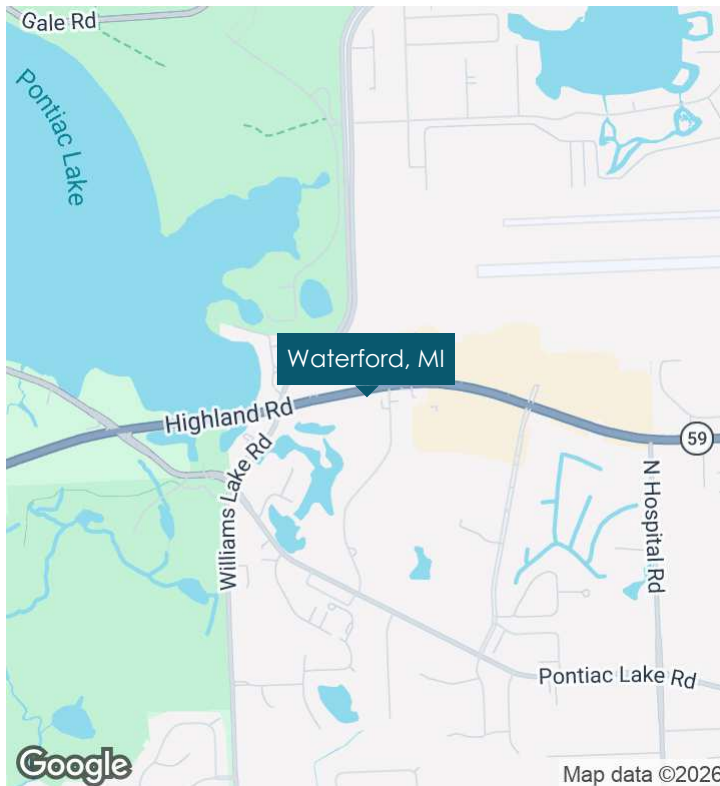
D: 248.801.9949 | C: 248.568.7358

mark@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

7669 HIGHLAND RD, WATERFORD, MI 48327 // FOR SALE

CITY INFORMATION



LOCATION DESCRIPTION

Nestled in a thriving commercial hub, this property is ideally located directly across from Oakland County International Airport, a hub for business and private aviation, and just steps from Pontiac Lake Recreation Area, a major regional attraction. The location also boasts an array of dining options, retail centers, and community services, providing a favorable environment for professionals and employees. With its strategic position and local charm, Waterford presents an enticing proposition for investors seeking a dynamic and vibrant locale for their next venture.



LOCATION DETAILS

Market	Detroit
Sub Market	Lakes Area
County	Oakland
Cross Streets	Highland Road and N Williams Lake Road W
Street Parking	Yes South Side of Street
Road Type	Paved
Market Type	Medium
Nearest Highway	M-59, I-75
Nearest Airport	Oakland County International Airport



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Mark Mamassian SENIOR ASSOCIATE

D: 248.801.9949 | C: 248.568.7358

mark@pacommercial.com

7669 HIGHLAND RD, WATERFORD, MI 48327 // FOR SALE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Mark Mamassian SENIOR ASSOCIATE

D: 248.801.9949 | C: 248.568.7358

mark@pacommercial.com

7669 HIGHLAND RD, WATERFORD, MI 48327 // FOR SALE

RETAILER MAP



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

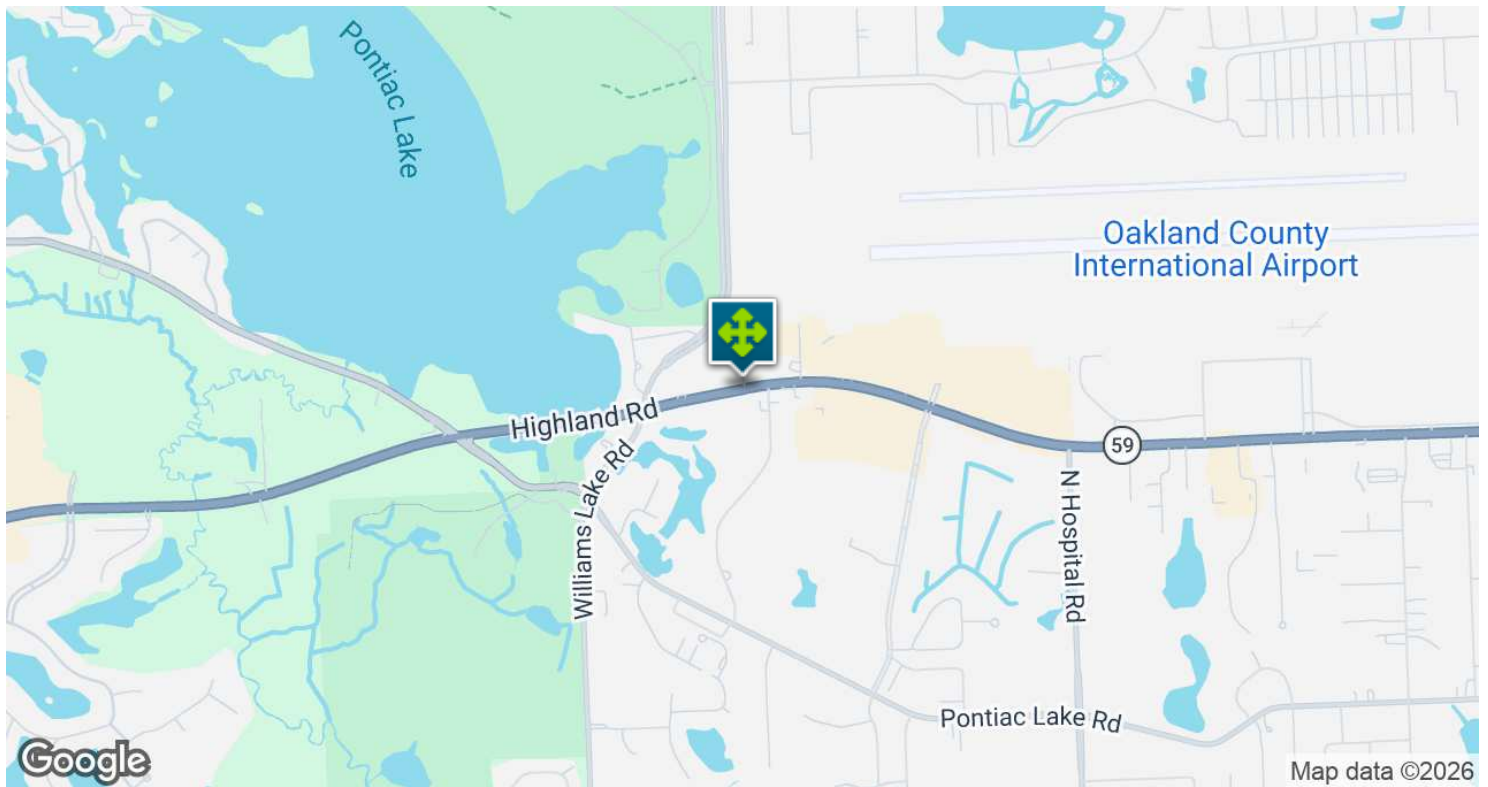
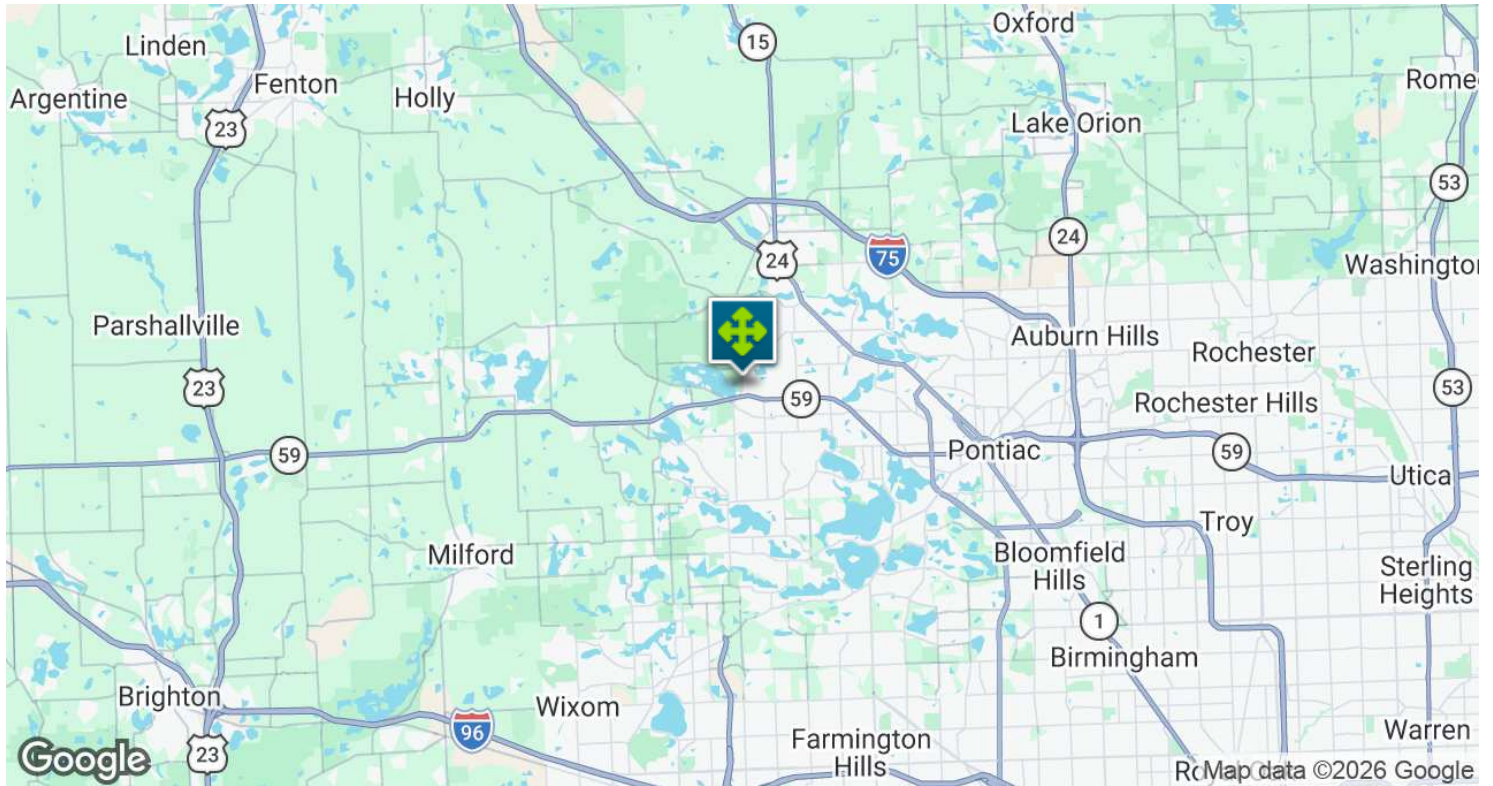
Mark Mamassian SENIOR ASSOCIATE

D: 248.801.9949 | C: 248.568.7358

mark@pacommercial.com

7669 HIGHLAND RD, WATERFORD, MI 48327 // FOR SALE

LOCATION MAP



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

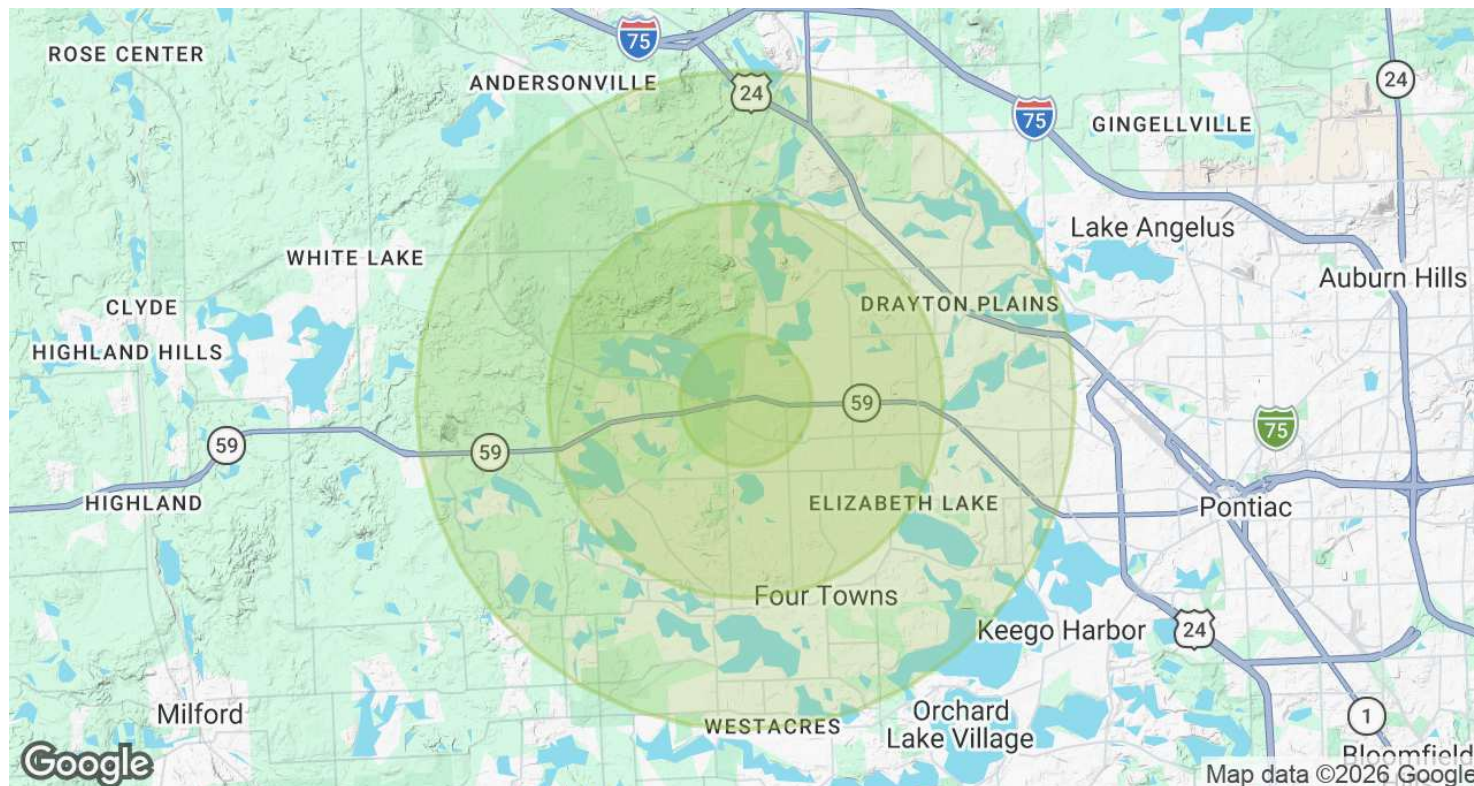
Mark Mamassian SENIOR ASSOCIATE

D: 248.801.9949 | C: 248.568.7358

mark@pacommercial.com

7669 HIGHLAND RD, WATERFORD, MI 48327 // FOR SALE

DEMOGRAPHICS MAP & REPORT



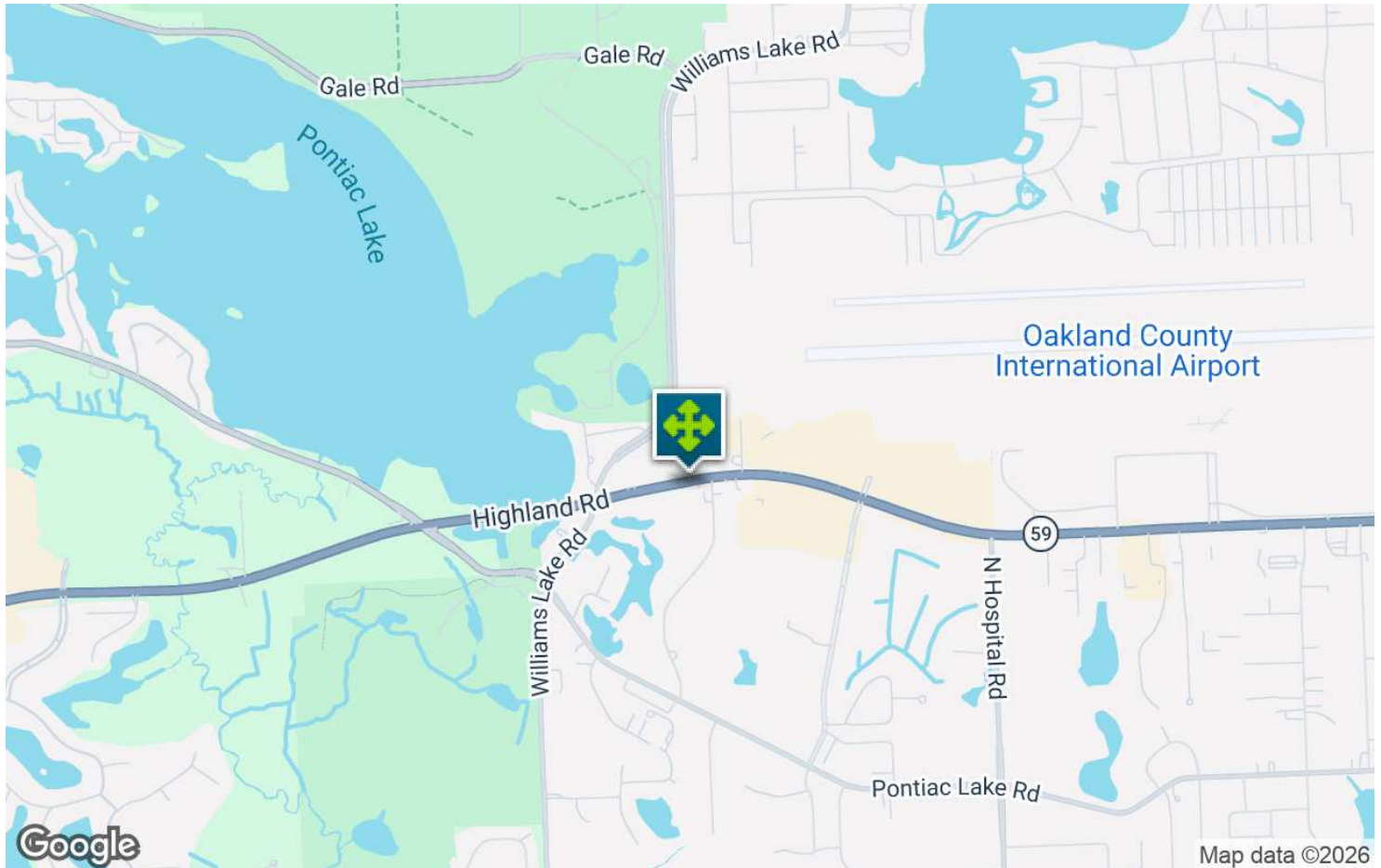
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,114	41,877	110,921
Average Age	50.0	44.6	44.3
Average Age (Male)	47.0	42.4	43.1
Average Age (Female)	51.9	45.9	44.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,518	18,000	46,534
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$101,884	\$100,149	\$111,304
Average House Value	\$288,067	\$280,947	\$303,175

2023 American Community Survey (ACS)

7669 HIGHLAND RD, WATERFORD, MI 48327 // FOR SALE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



Mark Mamassian

SENIOR ASSOCIATE

D: 248.801.9949

C: 248.568.7358

mark@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.