

4139 W Walton Boulevard, Waterford Twp, Michigan 48329-4187

MLS#: **20261066477**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **02131 - Waterford Twp**
 DOM: **/0/0**

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

LP: **\$650,000**
 OLP: **\$650,000**

Location Information

County: **Oakland**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 School Dist: **Waterford**
 Location: **Dixie Hwy and Sashabaw Rd.**
 Directions: **From Dixie Hwy go east on Walton.**

Side of Str: **S**Lot Information

Acres: **0.81**
 Rd/Wtr Frt Ft: **80 /**
 Lot Dim: **80X442.75**

General Information

Year Blt/Rmd: **1999**
 #Units/ % Lsd: **/ 100%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **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: **\$51,000**
 Annl Gross Inc: **\$95,958**
 Annl Oper Exp: **\$45,000**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Bldg Area Tot: **7,452** (LP/SqFt: \$87.22)
 Abv Gr Tot SF: **7,452**
 Office Sqft:
 Sqft Source:

Recent CH: **08/21/2026 : New : ->ACTV**Listing Information

Listing Date: **08/21/2026**
 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# **20261066477**

Features

Arch Level: **1 Story**
 Foundation: **Basement**
 Exterior Feat:
 Comm Feat: **Smoke Alarm, Programmable Thermostat**
 Accessibility: **Accessible Approach with Ramp, Common Area**
 Fencing:
 Heating Fuel: **Natural Gas**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Public (Municipal)**

Exterior: **Brick**
 Foundation Mtrl: **Poured**
 Roof Mtrl: **Asphalt**

Heating: **Forced Air**
 Plant Heating:
 Office Heating: **Central Air, Forced Air**
 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: **1310226043**
 Tax Summer: **\$7,826**
 SEV: **267,760.00**
 Legal Desc: **T3N, R9E, SEC 10 OAKLAND COUNTY CONDOMINIUM PLAN NO 1032 4141 OFFICE PARK UNIT 3 L 16983 P 095 2-13-97 FR 039**
 Subdivision: **4141 Office Park Occpn 1032**

Tax Winter: **\$3,140**
 Taxable Value: **\$200,840.00**

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

Agent/Office/Contact Information

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

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

Remarks

Public Remarks: **INCOME-PRODUCING OFFICE CONDO – INVESTMENT OPPORTUNITY! Well-positioned commercial office condo in Waterford. This property offers an attractive opportunity for investors seeking an income-producing asset in an established commercial corridor. Professional office configuration with existing occupancy provides potential for immediate cash flow and long-term investment upside. Convenient location with easy access to major roads and surrounding business districts. Ideal addition to a commercial portfolio or potential owner-user investment with rental income to help offset expenses.**

REALTOR® Remarks: **Call Ernie for all showings or questions (248) 420-2929.**

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