

5619 HIGHLAND ROAD | WATERFORD, MICHIGAN

Freestanding Professional Office | M-59 / Highland Road

PROPERTY TYPE

Office - Professional Office

EXECUTIVE SUMMARY

Rare opportunity to own a small, freestanding professional office directly on the M-59/Highland Road commercial corridor in Waterford Township. Approximately 1,000 SF with an exceptionally efficient floor plan, abundant on-site parking and prominent road frontage.

The interior offers three private offices, a large vaulted reception/waiting area with potential to create a fourth office, kitchenette and restroom. Multiple windows, substantial oak trim and doors, and extensive lighting create a warm, established professional environment that is ready for immediate use.

Particularly well suited to an owner-user seeking the independence and identity of a freestanding building without the overhead of substantially larger commercial space.

PROPERTY HIGHLIGHTS

- Approximately 1,000 SF freestanding professional office
- Approximately 100 feet of frontage on Highland Road/M-59
- High-visibility commercial corridor
- Three private offices
- Large vaulted reception/waiting area
- Potential fourth office
- Kitchenette and restroom

PROPERTY HIGHLIGHTS — CONTINUED

- Approximately 17 on-site parking spaces
- 12' x 26' storage building with built-in shelving
- Backup generator
- Privacy fencing
- Keyless interior office access
- Approximately one mile from Oakland County International Airport
- Excellent owner-user opportunity

PROPERTY DESCRIPTION

5619 Highland Road combines the visibility of a major commercial corridor with the privacy and functionality of a freestanding professional office.

The approximately 1,000-square-foot building is exceptionally well configured, with three substantial private offices and an oversized reception/waiting area featuring a vaulted ceiling. The reception space provides flexibility for continued use as an open reception area or possible reconfiguration to create an additional private office.

Approximately 17 parking spaces provide an unusually strong parking ratio for a building of this size.

Potential uses include professional office, counseling or therapy, legal, accounting, insurance, real estate, financial services, consulting and other service-oriented businesses, subject to zoning and governmental approvals.