

Retail | Commercial | Multifamily

9531 Main St, Whitmore Lake, MI 48189



FOR SALE



LOCATION DESCRIPTION

Whitmore Lake is a vibrant year-round community in Northfield Township, just minutes from US-23 with easy access to Ann Arbor, Brighton, and Metro Detroit. The 667-acre lake at the center of town is a major draw for residents and visitors, offering summer activities like boating, swimming, water-skiing, and tubing, as well as winter favorites such as ice fishing and lake hockey. The property's Main Street location places it in a highly visible corridor, surrounded by local shops, dining, and community amenities—all directly across from the lake's scenic shoreline.

OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	0.265 Acres
Building Size:	4,341 SF
APN:	B-02-05-254-016
Zoning:	WLD-D (Waterfront District)

Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

PROPERTY HIGHLIGHTS

- Dual-use asset: commercial storefront + residential unit
- Ideal for owner-occupant or investor
- First floor: retail space with kitchens, baths, garages, and basement
- Second floor: 4-bedroom residential unit with private access
- Generate rental income or live/work on site
- Highly visible Main Street location across from Whitmore Lake

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PROPERTY DESCRIPTION

Position your business and residence in the heart of Whitmore Lake with this highly visible mixed-use property offering both commercial and residential space. Located directly across from scenic Whitmore Lake—covering 667 acres in Northfield Township—this property benefits from year-round activity. Summer draws include boating, swimming, water-skiing, and tubing, while winter brings ice fishing and lake hockey, ensuring consistent visibility and foot traffic.

The first floor features a 1,500 SF open retail storefront with two half baths and a kitchenette, making it ideal for retail, service, or office use. Additional main-level amenities include larger flex rooms, a full bathroom, a fully equipped kitchen, and two separate garage areas—offering versatile options for business or storage needs.

The second floor offers a spacious four-bedroom residential unit with a full kitchen, full bathroom, laundry area, and an accessible attic for storage. The unit has private access via an exterior staircase or interior connection from the ground level, making it perfect for an owner-occupant or as a rental.

Additional highlights include a full basement, a dedicated parking lot in the rear with space for up to 10 vehicles.

Property Highlights

- Across from 667-acre Whitmore Lake in Northfield Township
- 150 feet of frontage on Main Street with strong visibility
- First floor: 1,500 SF open retail storefront with two half baths & kitchenette
- Additional main-level flex rooms, full bath, full kitchen & two garages
- Second floor: 4-bedroom residential unit with kitchen, bath, laundry & attic storage
- Dual access to upstairs unit (interior & exterior stairways)
- Full basement for storage or expansion
- Dedicated rear parking lot with up to 10 spaces

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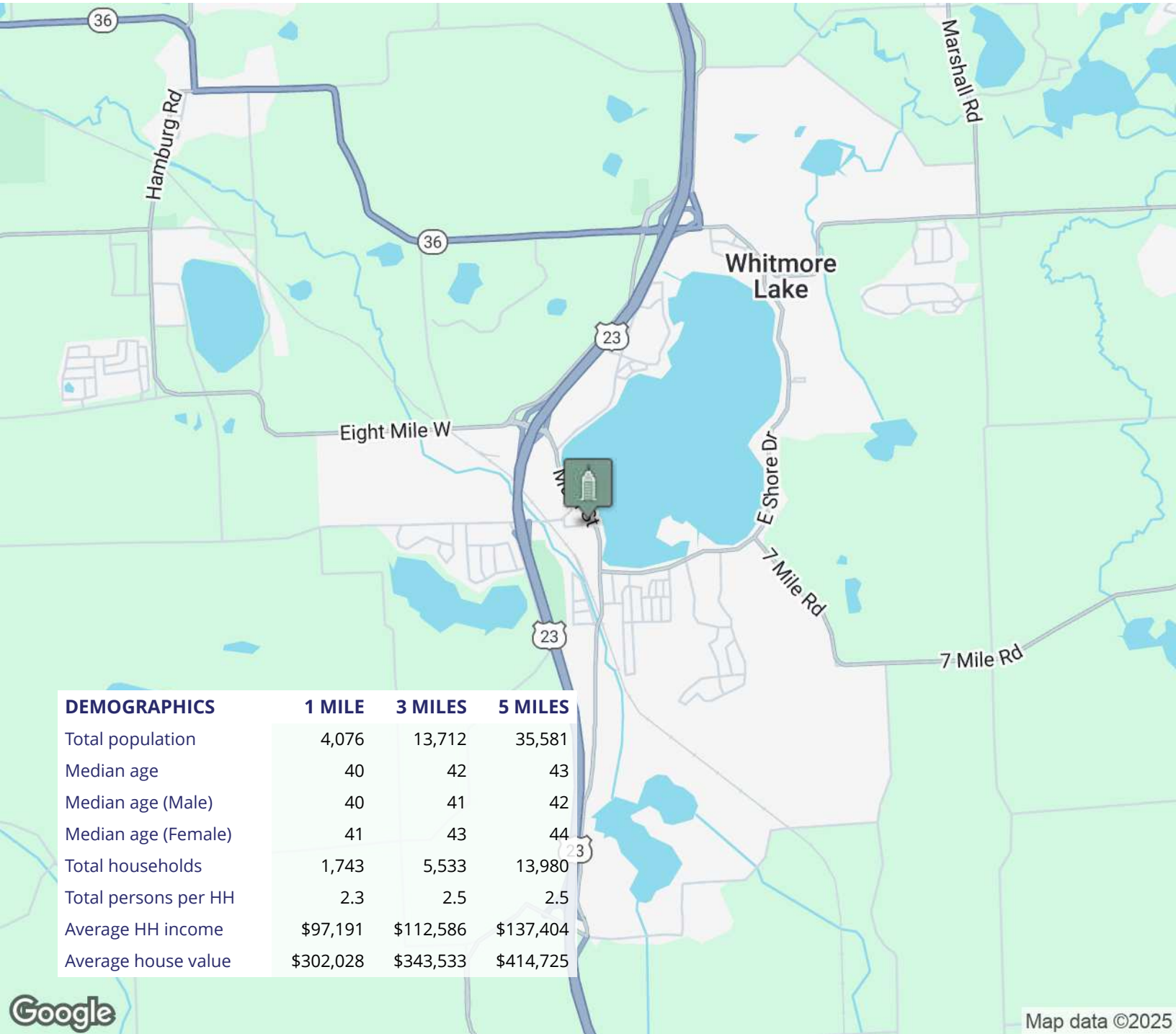
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