



**SIGNATURE
ASSOCIATES**
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Retail For Sale

Property Name: Klever Kreations Bakery
Location: 3177 Dixie Highway
City, State: Waterford, MI
Cross Streets: Scott Lake Road
County: Oakland
Zoning: BI
Year Built: 1989

Total Building Sq. Ft.:	3,000	Property Type:	General Retail-Commercial
Available Sq. Ft.:	3,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,000	Total Acreage:	0.38
Max Cont. Sq. Ft.:	3,000	Land Dimensions:	N/A
Ceiling Height:	10'	Parking:	20
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Wood Frame	Power:	Yes
Structural System:	N/A	Restrooms:	1
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Pylon
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	Good	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 41,888	Dixie Hwy. W. of Scott Lake Rd. 2-Way
1 Mile: 5,348	1 Mile: \$91,894	Yr: 2025	Count: 39,371		Dixie Hwy. E. of Scott Lake Rd. 2-Way
3 Miles: 63,164	3 Miles: \$72,753	Yr: 2025	Count: 12,274		Scott Lake Rd. S. of Dixie Hwy. 2-Way
5 Miles: 162,062	5 Miles: \$77,814	Yr:	Count:		
Current Tenant(s): N/A	Major Tenants: N/A				

Sale Price:	\$500,000 (\$166.67/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$4,809.07 (2024)		
TD:	N/A		
Parcel #:	13-14-226-004		

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Outstanding opportunity to own a 3,000 sq. ft. freestanding commercial building along heavily traveled Dixie Highway. With excellent visibility, strong traffic counts, and flexible layout, this property is ideal for a wide range of retail, office, or service uses. DO NOT APPROACH EMPLOYEES! Contact Broker for additional information.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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