



**SIGNATURE
ASSOCIATES**
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Office For Sale

Property Name:

Location: 8970 Dixie Highway

City, State: Clarkston, MI

Cross Streets: I-75

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 14,430

Total Available Sq. Ft.: 14,430

Class: B

Typical Floor Plate: 14,430

Min / Max Cont. Sq. Ft.: 14,430 / 14,430

No. of Floors: 1

PROPERTY INFORMATION

Zoning: R-1

Parking: Ample

Exterior Construction: N/A

Power: N/A

Structural System: N/A

Security Systems: No

Roof: N/A

Restrooms: Yes

Floors / Covering: N/A / N/A

Sprinklers: No

Heating: Yes

Signage: N/A

Air-Conditioning: Yes

Delivery Area: N/A

Ceiling Height: 8'

Date Available: Immediate

Year Built: 1990

Acreage: 4

Current Tenants:

PRICING INFORMATION

Sale Price: \$1,200,000 (\$83.16/sqft)

Total Taxes: \$28,194.30 (2024/25) **Deposit:** N/A

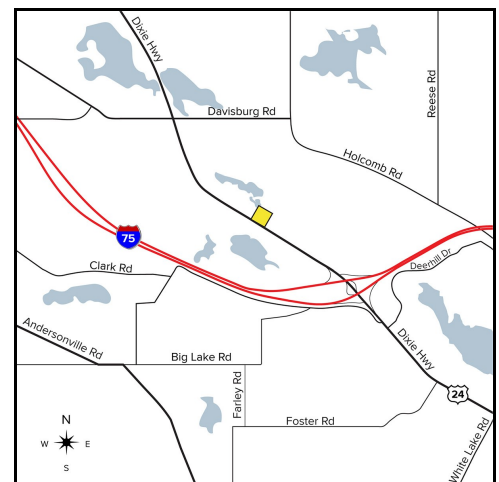
Options: N/A

Impr Allowance: N/A

Parcel #: See Comments

Tenant Responsibility:

Comments: Unique opportunity to purchase an office campus on 4 acres with lake access and moments from I-75 in Clarkston. Fantastic property with gymnasium. Formerly used as private school, but many other uses are possible. Building A: 7,694 sq. ft., Building B: 6,736 sq. ft. Parcel ID #07-13-301-004.



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Boyd, (248) 948-0102, jboyd@signatureassociates.com

Jeffrey Trepeck, (248) 359-0626, jtrepeck@signatureassociates.com