



**FOR SALE**

**3901 HIGHLAND RD  
WATERFORD, MI**

**10,150 SF  
MEDICAL OFFICE  
BUILDING**

**Asking Price:  
\$799,000  
(\$78.72/SF)**

# CONTENTS

3901 HIGHLAND RD

10,150 SF

MEDICAL OFFICE  
BUILDING

OVERVIEW	3
PROPERTY PHOTOS	4
AERIAL MAP	5
STREET MAP	6
FINANCIAL SUMMARY	7
DEMOGRAPHICS	7
COMPANY SUMMARY	8



# OVERVIEW

3901 HIGHLAND RD

10,150 SF

MEDICAL OFFICE  
BUILDING

Freestanding single-story medical building offering great exposure and easy access. Approximately 50% occupied. Ideal for owner/user. Existing medical suites with direct suite entrances. Large monument sign plus building signage. Ample parking.

Minutes from area hospitals, banks, restaurants, retail, and golf courses.

## PROPERTY HIGHLIGHTS

- Great visibility
- Direct Suite Entry
- Building & Monument Signage available
- Ample Parking (60+ spaces)

## PROPERTY SUMMARY

- Price: \$799,000
- Lot Size: 1.03 Acres
- Building: 10,150 SF
- Year Built: 1965



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248.662.5066

# PROPERTY PHOTOS

3901 HIGHLAND RD

10,150 SF

MEDICAL OFFICE  
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**FORWARD COMMERCIAL GROUP**  
6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
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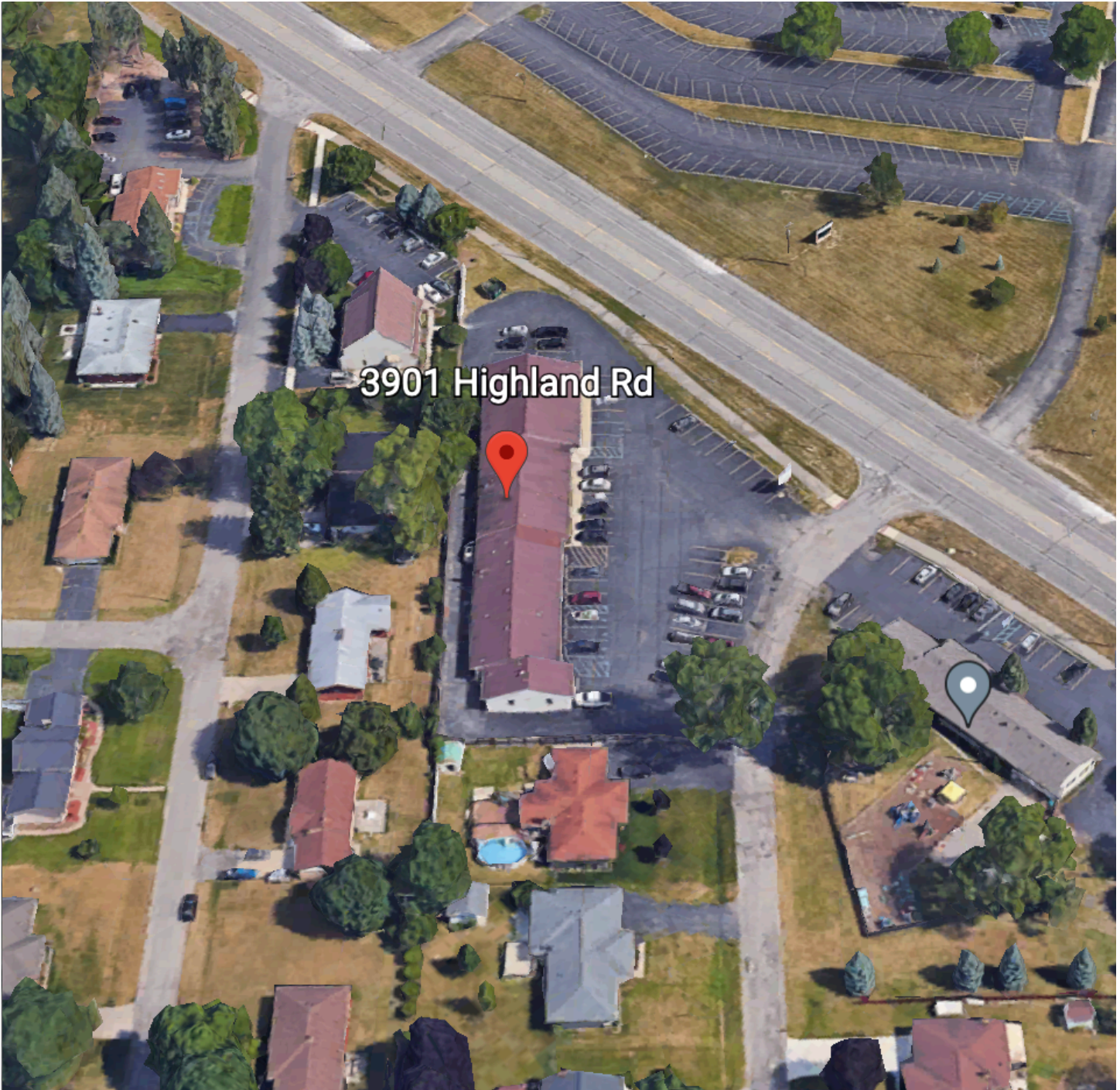
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# AERIAL MAP

3901 HIGHLAND RD

10,150 SF

MEDICAL OFFICE  
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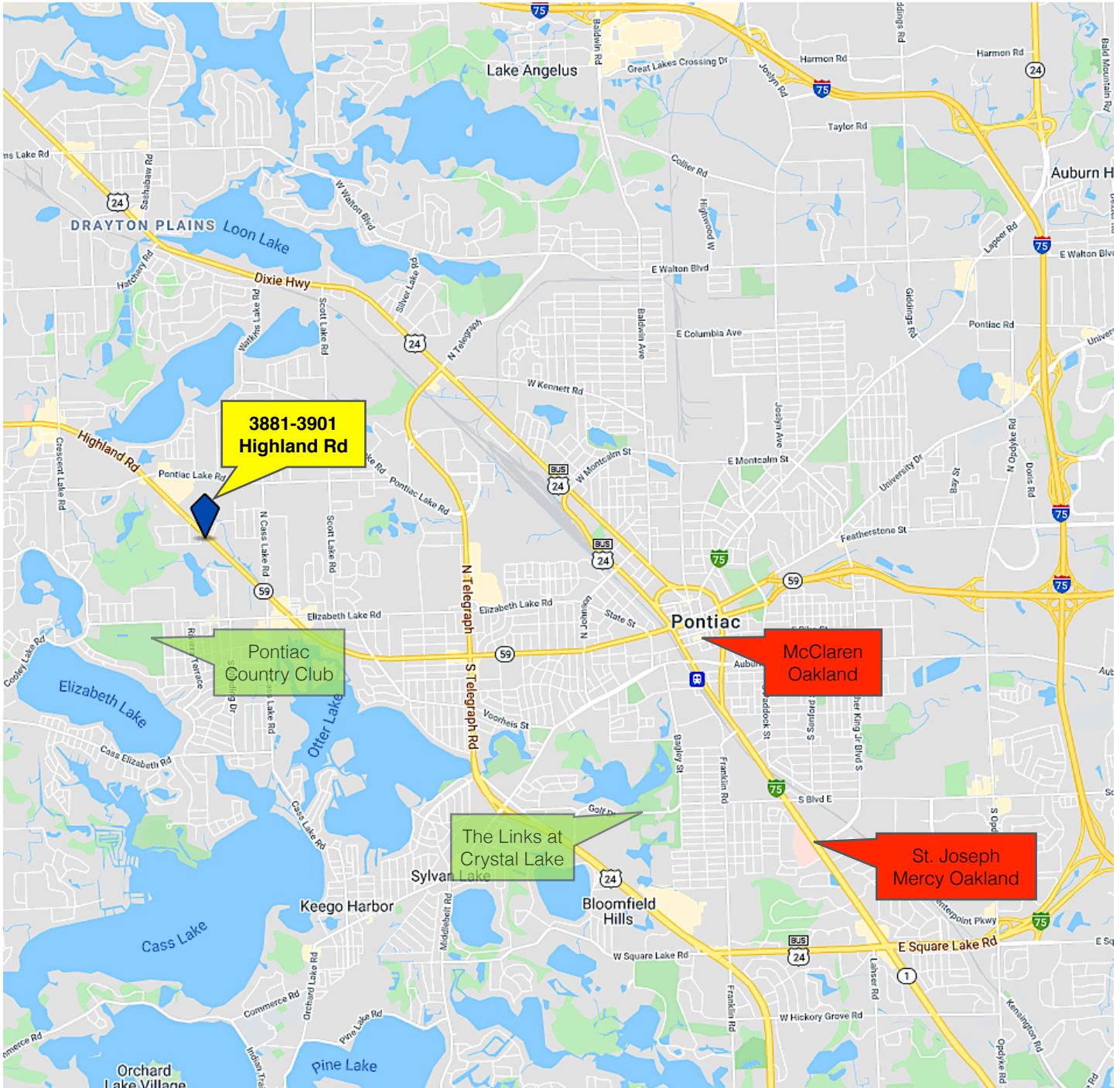
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# STREET MAP

3901 HIGHLAND RD

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# FINANCIAL SUMMARY & DEMOGRAPHICS

3901 HIGHLAND RD

10,150 SF

MEDICAL OFFICE  
BUILDING

Asking Price: \$ 799,000

Building Size: 10,150 SF

Price / SF: \$ 78,72

2021 Taxes: \$ 22,227



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,896	68,176	170,128
MEDIAN HOME VALUE	\$147,004	\$168,749	\$183,616
HOUSEHOLDS	4,158	27,570	66,321

## TRAFFIC COUNT

43,688 CARS DAILY

# FCG SUMMARY

3901 HIGHLAND RD

10,150 SF

MEDICAL OFFICE  
BUILDING

At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



**EMIL CHERKASOV**  
**PRINCIPAL BROKER**

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Leading a commercial real estate firm gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.